

Warwick Local Plan Proposed Modifications Consultation 2016
Warwick Local Plan Submission Version (Policies not Subject to Modification but Requiring Review) (Relevant Policies Only)
Representation on Behalf of Lioncourt Strategic

This schedule outlines Lioncourt Strategic' response to the policies contained within the Warwick Local Plan Submission Version (February 2015). These are considered to have bearing on the proposed allocation at Kings Hill. Warwick DC has confirmed that where these policies apply to Kings Hill, it would be entirely reasonable to make comments and it would consider this to be a duly made representation on the basis that such representations could not have reasonably been made prior to the publication of the modifications.

Document showing all accepted changes to the emerging Local Plan up to 04 February 2015 (date of submission to the Inspector)

Policy Ref	Topic	Summary	Response
Strategic Policy DS2	Providing the Homes the District Needs	<i>[Subject to Modification - see above]</i>	<p><i>(OBJECT – request for further clarification on Warwick DC approach to affordable housing for the Coventry housing requirement being met in Warwick District and further guidance being provided on the provision of starter homes within the affordable housing definition).</i></p>
Strategic Policy DS3	Supporting Sustainable Communities	<p>We [the LPA] will promote high quality new development including:</p> <ul style="list-style-type: none"> a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs; b) caring for our built, cultural and natural heritage; c) regenerating areas in need of improvement; d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets; e) delivering a low carbon economy and lifestyles and environmental sustainability; f) delivering communities and developments that are safe, secure and experience very low crime levels. <p>We [the LPA] will expect development which enables new communities to develop and sustain themselves. As part of this we [the LPA] will provide for the infrastructure needed to support communities and businesses including:</p> <ul style="list-style-type: none"> a) physical infrastructure (such as transport, flood defence and utilities); b) social infrastructure (such as education, health, the emergency services and sport facilities); c) green infrastructure (such as parks, open space, playing pitches and ecosystem services such as Sustainable Drainage Systems (SuDS and habitats). 	-
Strategic Policy DS4	Spatial Strategy	<p>Allocated Housing and Employment will be distributed across the District to take account of the following:</p> <ul style="list-style-type: none"> a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement; b) <i>[Subject to Modification - see above]</i> c) where greenfield sites are required for employment, they should only be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing subject to ensuring there is no undue impact on residential amenity; d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained; e) sites which have a detrimental impact on the significance of heritage asses will be avoided unless the public benefits of development outweigh the harm; f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and g) taking the national Green Belt policy in to account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified - the following will be taken into account in considering exceptional circumstances: <ul style="list-style-type: none"> i. the availability of alternative suitable sites outside the Green Belt; ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere; iii. the potential of the site to support regeneration within deprived areas; and iv. the potential of the site to provide support to facilities and services in rural areas. 	<i>(SUPPORT modification)</i>

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			<i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation * '-' denotes relevant but 'no comment'
DS5	Presumption in Favour of Sustainable Development	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b) specific policies in that Framework indicate that development should be restricted.	-
DS6	Level of Housing Growth	<i>[Subject to Modification - see above]</i>	<i>(SUPPORT modification and the inclusion of Kings Hill allocation to assist in meeting the revised housing target).</i>
DS12	Allocation of Land for Education	<i>[Subject to Modification - see above]</i>	N/A
DS13	Allocation of Land for a Country Park	Land adjoining the Tach Brook, as shown on the Policies Map, will be allocated for a Country Park.	N/A
DS14	Allocation of Land for a Community Hub	Land at Myton, adjoining Warwick Technology Park, as shown on the Policies Map, will be allocated as a Community Hub to provide the following infrastructure and services: a) local retail facilities; b) a community meeting place; c) community sports complex and complementary uses; and d) a medical centre.	N/A
DS19	Green Belt	<i>[Subject to Modification - see above]</i>	<i>(SUPPORT the removal of land from the Green Belt at Kings Hill).</i>
DS20	<i>[Subject to Modification - see above]</i>	<i>[Subject to Modification - see above]</i>	<i>(SUPPORT)</i>
PC0	Prosperous Communities	The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with following principles: a) to support more sustainable patterns of growth focusing development, where we can, on previously developed land in the most sustainable locations; b) to ensure employment opportunities are provided to balance housing growth across the District; c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering; d) to deliver a local economic and prosperity strategy; e) to enable thriving and vibrant town centres which fulfil a range of functions including retail, leisure, arts and culture, employment and a safe night-time economy; f) to support major sites in the District which play a key role in the economy; g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit; h) to support the important role that culture, leisure and sports assets play in our communities and economy, particularly focusing on the role of town centres; i) to support opportunities for regeneration.	-

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EC1	Directing New Employment Development	<p><u>In Urban Areas</u></p> <p>New office development (within Use Class B1(a)) will be permitted within the town centres. Outside of town centres office development will be permitted in accordance with criteria A to C below.</p> <p>Small scale office development may be appropriate within the upper floors of local shopping centres.</p> <p>New employment development (within Use Classes B1 (b) and (c), B2 and B8) will be permitted in the following locations:</p> <ul style="list-style-type: none"> a) within the employment land allocated as part of the Strategic Urban Extensions in policy DS9; b) within established and committed employment areas in Policy EC3; c) in accordance with policy TR11, within the town centres, subject to the town centre policies or any subsequent Area Action Plan coming into effect after this plan. <p>Proposals for office development in locations at the edge of the town centres will also be considered if no suitable sites are available in any of the preferred locations above. Only if no suitable sites are available in an edge-of-centre location will out-of-centre locations be considered. An impact assessment will be required for out of town proposals over 2,500 sq.m.</p> <p>Proposals for non-office employment development (i.e. development within Use Classes B1 (b) and (c) B2 and B8) not falling within any of categories a) to c) above will be resisted unless it is shown that no suitable sites are available within any of those categories.</p> <p><u>In Rural Areas</u></p> <p>New employment development will be permitted in the rural areas in the following circumstances:</p> <ul style="list-style-type: none"> a) to promote sustainable development in the growth villages (identified on the Policies Map); b) for the diversification of agricultural and other land based rural businesses in accordance with policy EC2; c) within the major sites identified on the policies map in accordance with Policy MS2; d) within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with DS16; e) to support the sustainable growth and expansion of rural business and enterprise. <p>In all instances applicants will be required to demonstrate that:</p> <ul style="list-style-type: none"> a) the proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2; b) the design and scale of the proposal would not have a detrimental impact on the landscape and character of the area; c) in the Green Belt proposals will be determined in line with national policy and policies MS1 and MS2. 	<p><i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation</p> <p>* '-' denotes relevant but 'no comment'</p> <p>OBJECT to policy as currently worded as conflicts with Modified Policies DS11 and DS15 which highlight potential for employment land at Kings Hill.</p> <p>Requirement to undertake sequential test where already allocated for employment generating uses conflicts with national policy requirements.</p> <p>The NPPF states that local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre <u>and are not in accordance with an up-to-date Local Plan</u> (Para 24 – emphasis added).</p>
TC1	Protecting and Enhancing the Town Centres	<p>Subject to Policies TC2 to TC16, and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre.</p>	N/A
TC2	Directing Retail Development	<p>Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map. Where a suitable site is not available for a large scale retail development proposal within these areas in Royal Leamington Spa, the order of preference is:</p> <ul style="list-style-type: none"> a) the Chandos Street allocation defined on the Policies Map in accordance with Policy TC4; and then b) the area of search defined on the Policies Map in accordance with Policy TC5. <p>Where a suitable site is not available for a retail development proposal in these areas in Warwick, the next preference is the mixed use area of Warwick town centre defined on the Policies Map in accordance with Policy TC11.</p> <p>Where suitable sites are not available in any of these areas, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.</p> <p>Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 square metres gross floorspace.</p>	<p>OBJECT - policy should indicate that retail provision would be acceptable as part of the comprehensive development of strategic residential sites. This would ensure alignment with strategic allocation. Furthermore, there is no justification to restrict the gross floorspace to 500 square metres.</p>
CT1	Directing New Meeting Places, Tourism, Leisure and Cultural and Sports Development	<p>New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.</p> <p>Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq.m gross floorspace.</p> <p>In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) there are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or b) the facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car. 	<p>OBJECT - policy should indicate that leisure provision would be acceptable as part of the comprehensive development of strategic residential sites. This would ensure alignment with strategic allocation.</p>

Policy Ref	Topic	Summary	Response <i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation * '-' denotes relevant but 'no comment'
CT2	Directing New or Extended Visitor Accommodation	<p>New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1.</p> <p>Other new or extended visitor accommodation with urban areas, will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport.</p> <p>Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.</p> <p>Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.</p>	SUPPORT
CT5	Infrastructure Contributions to Meeting Places, Cultural Facilities and Public Art	<p>New development will be required to make appropriate and proportionate financial contributions to cultural facilities where it can be demonstrated that there will otherwise be deficit of such facilities as a result of the proposed development. Contributions to new public art will be required where new development is closely related (either through proximity or through the nature of the use) to the District's centres of cultural and art activity.</p>	OBJECT – no evidence to justify the provision of public art on all new developments
MS2	Major Sites in the Green Belt	<p>Development at existing developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy. Due to the importance of the Former Honiley Airfield, Stoneleigh Park, and Stoneleigh Deer Park to the economy and the District, there may be very special circumstances to justify further development (within the boundary identified on the Policies Map).</p> <p>Where this can be demonstrated, proposals should be brought forward in line with an approved Masterplan or Development Brief which demonstrates that the openness and the purposes for including the land in the Green Belt is retained, and which complies with other relevant policies in this Plan.</p> <p>In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the Masterplan.</p>	N/A
Overarching Policy H0	Housing	<p>To ensure the District has the right amount, quality and mix of housing to meet future needs this Plan will:</p> <ol style="list-style-type: none"> a) provide in full for the District's Housing Requirement; b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the District that are most highly valued and which, where appropriate, support and regenerate existing communities; and c) ensure new housing delivers the quality and mix of homes needed in the District including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers. 	<p>SUPPORT in principle, however, it should be noted that the Kings Hill site will be predominantly seeking to meet Coventry's identified housing needs and requirements.</p> <p>Therefore, further clarification / justification is required as to whether the site will be required to meet Coventry's needs / requirements in part or in full.</p>
H1	Directing New Housing	<ol style="list-style-type: none"> 1. Housing development will be permitted in the following circumstances: <ol style="list-style-type: none"> a) within the Urban Areas, as identified below and on the Policies Map; b) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map; c) in the open countryside; where: <ol style="list-style-type: none"> i. the development is for rural affordable housing, in accordance with Policy H3; ii. the development is for a rural worker in accordance with Policy H12; iii. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; iv. assets; v. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or vi. the design of the dwelling is of very exceptional quality or innovative nature. 2. Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing. 	SUPPORT

Policy Ref	Topic	Summary	Response
H2	Affordable Housing	<p>Residential development on sites of 11 or more dwellings, where the combined gross floorspace is more than 1,000 sq.m., will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs.</p> <p>The form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles:</p> <ul style="list-style-type: none"> i. the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two; ii. the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information; iii. the accommodation provided will be genuinely available to those households who have been identified as being in housing need; iv. the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces; v. the affordable housing will normally be provided through the involvement of a Registered Provider (of social housing) who is either a Preferred Partner of the Council Subject to Examination or who has otherwise been approved in writing by the Council; vi. the affordable housing will be built within an agreed timescale; and vii. the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need. <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p>	<p><i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation</p> <p>* '-' denotes relevant but 'no comment'</p> <p>SUPPORT in principle, however, it should be noted that the Kings Hill site will be predominantly seeking to meet Coventry's identified housing needs and requirements.</p> <p>Therefore, further clarification on Warwick DC approach to affordable housing for the Coventry housing requirement being met in Warwick District and further guidance being provided on the provision of starter homes within the affordable housing definition.</p>
H4	Securing a Mix of Housing	<p>1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, in accordance with the latest Strategic Housing Market Assessment.</p> <p>In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:</p> <ul style="list-style-type: none"> a) physical constraints, such as those associated with small sites of less than 5 houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies; b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low/ medium densities may not be appropriate; c) sites with severe development constraints where housing mix may impact on viability; d) sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment which is a more appropriate indication of housing need. <p>2. In the strategic sites, listed in Policy DS15, developers will be required to provide at least 10% of homes as age friendly and/or adaptable homes, the details of which should be included in the submitted proposals.</p>	<p>SUPPORT in principle, however, it should be noted that the Kings Hill site will be predominantly seeking to meet Coventry's identified housing needs and requirements.</p> <p>Therefore, further clarification / justification is required as to whether the mix of housing on site will be required to meet Coventry's needs / requirements in part or in full.</p> <p>OBJECT to part 2 of the policy as 10% is not justified and no definition provided on what "age friendly" homes means</p>
H5	Specialist Housing for Older People	<p>Planning permission for specialist housing for older people will be granted where:</p> <ul style="list-style-type: none"> a) the site is in close proximity to shops, amenities and public transport; and b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care). 	<p>SUPPORT</p>

Policy Ref	Topic	Summary	Response
Overarching Policy SC0	Sustainable Communities	<p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:</p> <ul style="list-style-type: none"> a) deliver high quality layout and design to integrate with existing communities; b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully coordinated; c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision; d) ensure access and circulation are inclusive and provide for a choice of transport modes including public transport, cycling and walking; e) take account of community safety including design and infrastructure measures to prevent crime and road accidents; f) provide good access to community facilities including meeting places, local shops, transport services, health facilities, emergency services and open space; g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate; h) ensure proposals are adaptable to climate change; i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets; j) protect, and where possible enhance, the natural environment including important landscapes, natural features and areas of biodiversity; k) protect, and where possible enhance, the historic environment and particularly designated heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas, and; l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding. 	<p><i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation</p> <p>* '-' denotes relevant but 'no comment'</p> <p>OBJECT.</p> <p>Suggest amendment to 'b)' as follows:</p> <p>b) be brought forward in a comprehensive <i>phased</i> way and where development sites are adjacent, layout, design and infrastructure provision should be carefully coordinated.</p> <p>Suggest removal of 'g)' and 'h)' as national policy now deals with how developments are to adapt to climate change and minimise energy and water consumption through Building Regulations.</p> <p>Clarification required as to how developments will be expected to encourage healthy diets.</p>
BE1	Layout and Design	<p>New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use; b) relate well to local topography and landscape features; (see policy NE4); c) reinforce or enhance the established urban character of streets, squares and other spaces; d) reflect, respect and reinforce local architectural and historical distinctiveness; e) enhance and incorporate important existing features into the development; f) respect surrounding buildings in terms of scale, height, form and massing; g) adopt appropriate materials and details; h) integrate with existing paths, streets, circulation networks and patterns of activity; i) incorporate building and street design and layout to reduce crime and fear of crime (see policy HS7); j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport; (see policy TR1); k) provide adequate public and private open space for the development in terms of both quantity and quality; (see policy HS4); l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained feature including incorporating sustainable water management features; m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender; p) ensures that layout and design addresses the need for development to be resilient to climate change; (see policy CC1); q) ensure that there is an appropriate easement between all water bodies/ watercourses to allow access and maintenance. <p>Development proposals which have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.</p>	<p>OBJECT to item 'p)' - national policy now deals with how developments are to adapt to climate change and minimise energy and water consumption through Building Regulations.</p>

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BE2	Developing Significant Housing Sites	<p>Development sites of over 200 dwellings, or sites which (in combination with other sites) form part of a wider development area which exceeds 200 dwellings or other developments which have a significant impact on the character and appearance of an area, will be expected to comply with a development brief. Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters set out in a) to k) below.</p> <p>Development briefs will set out requirements for:</p> <ul style="list-style-type: none"> a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan; b) layout proposals, including where appropriate linkages and alignment with adjoining sites; c) densities (which should not be lower than 30 dwellings per hectare (net) on average); d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus (or any subsequent design guidance adopted by the Council) and Buildings for Life 12; e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure; f) landscaping; g) site access and circulation; h) managing and mitigating traffic generation (see policy TR2); i) the requirements set out in Policy BE1; j) community facilities, in accordance with policies HS1, HS6 and the Infrastructure Delivery Plan, including how they will be viably managed and maintained in the long term protection and enhancement of the historic environment . <p>Development Briefs will be approved by the Local Planning Authority.</p>	<p>SUPPORT the requirement for a Development Brief / Layout and Design Statement for Kings Hill where this forms part of a planning application submission.</p> <p>If this is to be agreed prior to the submission of an application, then we are concerned that this could lead to delays in the progress of the site and frustrate the ability to deliver 1,800 on site by 2029. The timing of this Development Brief / Layout and Design Statement should be made explicit (i.e. application for the comprehensive development of strategic sites should be accompanied by either a Development Brief or Layout and Design Statement...")</p>
BE3	Amenity	<p>Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.</p>	-
BE5	Broadband Infrastructure	<p>Residential developments of over 5 dwellings or employment development of over 500sq. m are required to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.</p>	-
BE6	Electronic Communications and Infrastructure	<p>The Council will support the development of electronic communications networks including telecommunications and high speed broadband. In considering proposals, the Council will have regard to:</p> <ul style="list-style-type: none"> the needs of telecommunications operators; any technical constraints on location of telecommunications apparatus; the potential for sharing sites; the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus. <p>Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.</p> <p>Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset. Where the level of harm in these locations may be considered acceptable, the proposal will be permitted only if there is no other technically suitable location that both meets operational requirements and causes less environmental harm and any facility is at a distance of at least twice its height from the nearest residential properties.</p> <p>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.</p>	-
TR1	Access and Choice	<p>Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) are not detrimental to highway safety; b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport and the emergency services; c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development; d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling; and e) have taken account of the needs of people with disabilities by all modes of transport; f) have considered and addressed impacts on historic environment and specifically impacts on heritage assets and their setting. 	<p>OBJECT - Clarification required as to whether this policy, particularly item 'd)', would apply to all forms of development including housing.</p>

Policy Ref	Topic	Summary	Response
TR2	Traffic Generation	<p>All large scale developments (both residential and non-residential) which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid the adverse impacts of traffic. Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p>Development will not be approved that results in a significant increase in traffic and results in associated measures to facilitate this increase in traffic which harms the significance of the heritage assets, unless appropriate mitigation can be achieved, or be justified in accordance with national planning policy. Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p>A Transport Statement will be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p> <p>All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.</p>	<p><i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation</p> <p>* '-' denotes relevant but 'no comment'</p> <p>OBJECT – suggest amendment to wording as follows:</p> <p>All large scale developments (both residential and non-residential) which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to <i>avoid mitigate</i> the adverse impacts of traffic. Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p>The NPPF refers to 'reducing' and 'limiting' in a cost effective way the impacts of traffic.</p>
TR3	Transport Improvements	<p>Contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network. Contributions should include provision for public transport, footpaths, cycleways, towpaths and sustainable drainage systems, both internal and external to development areas.</p>	-
TR4	Parking	<p>Development will only be permitted that makes provision for parking which:</p> <ol style="list-style-type: none"> does not encourage unnecessary car use; has regard to the location and accessibility of the site by means other than the private car; does not result in on-street car parking detrimental to highway safety; takes account of the parking needs of disabled car users, motorcyclists and cyclists; and takes account of the requirements of commercial vehicles. <p>Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.</p>	-
HS1	Healthy, Safe and Inclusive Communities	<p>The potential for creating healthy, safe and inclusive communities will be a guiding principle when considering all development proposals. Support will be given to proposals which:</p> <ol style="list-style-type: none"> are accessible for older people and those with disabilities; maximise opportunities to reduce fuel poverty; design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety; contribute to the development of a high quality, safe and convenient walking and cycling network; contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle; seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure; deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; provide good access to local shops, employment opportunities, services, schools and community facilities; do not involve the loss of essential community buildings and social infrastructure; protect natural resources (as set out in Policy NE5) and which ensure the impacts on the quality of natural resources does not give rise to undue impacts on human health. 	<p>SUPPORT, although clarification required as to how developments will be expected to encourage healthy diets and maximise opportunities for reducing fuel poverty.</p>
HS4	Improvements to Open Space, Sport and Recreation Facilities	<p>Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and District wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development. Where appropriate, applicants will be required to ensure that provision is made for:</p> <ol style="list-style-type: none"> well designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document); appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance; and outdoor and/or indoor sport accessible within a 20 minute travel time by walking, cycling and/or public transport. <p>Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.</p>	<p>OBJECT – the Open Space SPD that is currently in place is considered to be onerous and negatively impacts on site design</p>

Policy Ref	Topic	Summary	Response
HS6	Creating Healthy Communities	<p>Development Proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:</p> <ul style="list-style-type: none"> a) good access to healthcare facilities; b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks; c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact, health or disability; d) high quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure); e) access to high quality and safe green or open spaces; and f) access to opportunities to partake in indoor and outdoor sport and recreation. <p>Guidance on meeting this policy will be expanded upon through the preparation of a Health Impact Supplementary Planning Document.</p>	<p><i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation</p> <p>* '-' denotes relevant but 'no comment'</p> <p>OBJECT – this policy is vague and requires greater clarification or re-wording on many aspects, including what “good access” means, “high quality housing outcomes”.</p> <p>Item d) open ended. Which category of Part M? ie part m (cat 2) is equivalent to lifetime homes – would this be for a limited percentage or for all dwellings?</p> <p>Item d) “right mix” is again open ended; we don't want restrictions in this regard, but want to prompt a fixed figure.</p> <p>The requirement for indoor sports sport on all developments is onerous and should be removed.</p>
HS7	Crime Prevention	<p>Crime Prevention developments will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) have adopted Secured by Design standards and principles such as by: <ul style="list-style-type: none"> i. orientating and designing buildings to enable natural surveillance of public spaces and parking areas; ii. defining private, public and communal spaces; iii. creating a sense of ownership of the local environment; and iv. making provision for appropriate measures such as lighting, landscaping and fencing, as an integral part of the development. b) have provided new or expanded emergency services infrastructure where this is required; c) create a sense of ownership of the local environment; and d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development. 	<p>OBJECT – the requirement in Item b) is vague and open ended. More details are required on what emergency services might be needed.</p>
CC1	Planning for Climate Change Adaptation	<p>All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:</p> <ul style="list-style-type: none"> a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures; b) optimising the use of multi-functional green infrastructure (including water features, green roofs, and tree planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1; c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3; d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SUDS in accordance with Policy FW2; e) to state minimising vulnerability to other climate change risks specific to the location (such as subsidence and storm damage). <p>Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p>	<p>OBJECT – the requirements of this policy are now dealt with by national standards via Building Regulations.</p>
CC3	Buildings Standards Requirements	<p><u>Residential Buildings</u></p> <p>All new dwellings are required to be designed and constructed in accordance with relevant national sustainability standards for new homes and from 2016 (or the date of its introduction) national zero carbon homes policy.</p> <p><u>Non-Residential Buildings</u></p> <p>All non-residential development over 1,000sqm is required to achieve as a minimum BREEAM Standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed with the Council.</p> <p>In meeting the carbon reduction targets set out in the Building Regulations and in the above and BREEAM standards, the Council will expect development to be designed in accordance with the following energy hierarchy:</p> <ol style="list-style-type: none"> 1) Reduce demand through energy efficiency measures (such as insulation, air tightness, efficient lighting and appliances, optimum use of solar gain and daylighting etc); 2) Supply energy through efficient means (i.e. by installing combined heat and power and / or connecting to a district heating system); 3) Utilise renewable and low carbon energy generation technologies. <p>The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks on the Strategic Sites identified in this Plan.</p> <p>Applicants will be required to submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met.</p>	<p>OBJECT – the requirements of this policy are now dealt with by national standards via Building Regulations.</p> <p>Suggest delete 'zero carbon' and replace with national building regs.</p>

Policy Ref	Topic	Summary	Response <i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation * '-' denotes relevant but 'no comment'
FW1	Development in Areas at Risk of Flooding	<p>Developers are advised to review the Environment Agency's 'flood map for planning' at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:</p> <ol style="list-style-type: none"> there will be a presumption against development in flood zone 3, and no built development will be allowed in the functional floodplain - development must be steered to areas with the lowest probability of flooding; land that is required for current and future flood management will be safeguarded from development - where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme; new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community; all new development proposals will contribute to meeting 'good status' as defined by the Water Framework Directive (WFD) - this will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum 8 metre buffer strip from the top of bank of all watercourses; new development must be resilient to surface water, fluvial and pluvial flooding. <ul style="list-style-type: none"> Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard for climate change to ensure new development is safe. Where development lies adjacent to a watercourse the supporting planning application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and there will be no impact upon priority habitat or designated sites of nature conservation. Modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan. Culverting open watercourses will not be allowed. 	-
FW2	Sustainable Urban Drainage	<p>All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure.</p> <p>All new development sites will discharge at the QBAR Greenfield run off rate including an allowance for climate change, for sites with a life expectancy of less than 60 years a 20% allowance must be applied, for sites with a greater than 60 year life expectancy the allowance must be 30%.</p> <p>SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a master planned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure including green roofs, walls and rain gardens.</p> <p>For development sites that are suspected to be contaminated the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site specific basis.</p>	OBJECT : The decision on the life expectancy of the development is made by the developer and there is no clear evidence to justify 20% or 30% allowance
FW3	Water Efficiency	<p>The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres/person/day. This includes 5 litres/person/day for external water usage.</p> <p>For non-dwellings, applicants must demonstrate that they have incorporated appropriate water efficiency measures into the building.</p> <p>All new development must incorporate water efficiency measures.</p>	Consistent with current Building Regulations.
FW4	Water Supply	<p>Developers must ensure that there is adequate water supply and waste water infrastructure to serve the existing and proposed developments by:</p> <ol style="list-style-type: none"> minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the finding of the Water Cycle Study; In accordance with the Water Framework Directive's Objectives, development must not affect the waterbodies' ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP). 	-
HE6	Archaeology	<p>Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies Map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.</p> <p>There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.</p> <p>The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.</p> <p>Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p>	-

Policy Ref	Topic	Summary	Response <i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation * '-' denotes relevant but 'no comment'
NE1	Green Infrastructure	<p>The Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> a) sub regional level, crossing administrative boundaries; b) district-wide scale; c) town-wide scale, and at; d) local and neighbourhood scales. <p>The Council recognises the Warwickshire, Coventry and Solihull Sub Regional Green Infrastructure Strategy and will support the periodic updating of this important strategic document. The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership to plan for green infrastructure at a landscape scale: protecting and enhancing existing habitats and restoring fragmented areas ensuring access natural green space and improvements to landscape character.</p>	-
NE3	Biodiversity	<p>New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure that they:</p> <ul style="list-style-type: none"> a) lead to no net loss of biodiversity and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts; b) protect or enhance biodiversity assets and secure their long term management and maintenance; and c) avoid negative impacts on existing biodiversity. <p>Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.</p>	-
NE4	Landscape	<p>New development will be permitted which positively contributes to landscape character. Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> a) integrate landscape planning into the design of development at an early stage; b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area; g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and/or expanding these features through means such as buffering and reconnecting fragmented areas; h) maintain the existence of viable agricultural units; and i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. 	OBJECT: The provision of a new Sustainable Urban Extension on an agricultural greenfield site cannot comply with criterion h and is therefore inappropriate.
NE5	Protection of Natural Resources	<p>Development proposals will be permitted provided that they ensure that the District's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors; b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors; c) do not result in a reduction in the quality or quantity of groundwater resources, this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district, there will be a presumption against development within a groundwater SPZ1 which would physically disturb an aquifer; d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes; e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place; f) where appropriate, identify how the proposals will contribute to the EU Water Framework Directive and the Severn River Basin Management Plan, which requires the restoration and enhancements of water bodies to prevent deterioration and promote recovery of water bodies. 	-

Policy Ref	Topic	Summary	Response
DM1	Infrastructure Contributions	<p>Development will be expected to provide, or contribute towards provision of:</p> <ul style="list-style-type: none"> a) measures to directly mitigate its impact and make it acceptable in planning terms; and b) physical, social and green infrastructure to support the needs associated with the development. <p>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.</p> <p>The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</p> <p>Developer contributions in the form of Planning Obligations and/or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.</p> <p>The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p>	<p><i>Text in italics</i> repeats comments made in respect of Proposed Modification Consultation</p> <p>* '-' denotes relevant but 'no comment'</p> <p>SUPPORT, although consideration must be given to how contributions to infrastructure provision will be sought in order to provide certainty to developers. This includes consideration of how CIL and Section 106 will operate post adoption of the Warwick CIL and how CIL might affect the deliverability of key items of infrastructure on strategic sites such as Kings Hill – particularly where there are cross-boundary issues (Coventry / Warwick) to be resolved. The inclusion of certain items of infrastructure on the Regulation 123 List for example may form a barrier to delivery and / or increases the risk of 'double dipping' (i.e. inadvertently paying for certain types of infrastructure twice).</p>
DM2	Assessing Viability	<p>Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies which refer to the provision and funding of infrastructure) unless it can be demonstrated that the policies will result in the development being unviable.</p> <p>Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process.</p> <p>Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense.</p> <p>Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.</p>	SUPPORT