WARWICK DISTRICT COUNCIL	**Executive – 6th April 2016**	**Agenda Item No. 9**

Title	Master-planning of housing site allocations south of Coventry
For further information about this report please contact	Bill Hunt – Deputy Chief Executive bill.hunt@warwickdc.gov.uk 01926 456013
Wards of the District directly affected	Kenilworth Abbey, Kenilworth Park Hill, Stoneleigh & Cubbington
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No
Date and meeting when issue was last considered and relevant minute number	Local Plan – Proposed Modifications, Council 24/2/16
Background Papers	Local Plan documentation

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	No
Equality Impact Assessment Undertaken	N/A

Officer/Councillor Approval		
Officer Approval	**Date**	**Name**
Chief Executive/Deputy Chief Executive		Bill Hunt - author
Head of Service	18/3/16	Tracy Darke
CMT	18/3/16	
Section 151 Officer	18/3/16	Mike Snow
Monitoring Officer	18/3/16	Andrew Jones
Finance	18/3/16	Mike Snow
Portfolio Holder(s)	21/3/16	Cllr. Coker
Consultation & Community Engagement		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. Summary

1.1 The purpose of the report is to inform members of the framework for engaging with public sector partners and other stakeholders on the master-planning of the area to the south and west of Coventry, in which strategic allocations have been made in the revised Local Plan, including the arrangements for member oversight of the process.

2. Recommendations

2.1 That Executive note the draft Vision for the area, as set out at **Appendix One**, which will be used as the basis of discussions with strategic partners.

2.2 That Executive note that the officer lead for the master-planning process will be the Deputy Chief Executive (BH).

2.3 That Executive agrees that the member lead for the process will be Cllr. Coker, supported by Cllr. Illingworth in his role as 'champion' for HS2.

3. Reasons for the Recommendations

3.1 The Local Plan- Proposed Modifications report approved by full Council at its meeting of 24 February 2016 proposed two strategic housing allocations to the south and west of Coventry, abutting the district's border with the city.

3.2 The first of these areas is the 269 hectares of land known as Kings Hill. The site has an overall capacity of c4,000 homes although only c1,800 of these are likely to be deliverable by the end of the current plan period. The mixed use development of the site will also deliver opportunities for employment provision and land will be made available for open space, leisure, sports and recreation and amenity uses and a green infrastructure network to link the development to countryside to the south and east and the urban area to the north. A local centre will be provided at an appropriate scale, incorporating a range of local community facilities and services including meeting space / community buildings, emergency services infrastructure, youth facilities / play areas and local retail provision for convenience shopping. A new primary school will be required to serve the development, which may need to be expanded as the site develops over time, and further discussion will be required on how second provision is best met.

3.3 The other area is land south of Westwood Heath Road and east of Burton Green, allocated for a residential-led, mixed-use development. Given the current infrastructure constraints, especially along the strategic and local highways network, the housing to be provided on site is capped at 425 dwellings during the current plan period. However, the creation of improved road infrastructure / additional network capacity could allow for further residential development to be accommodated without undue adverse impacts on local amenity on a larger area of land to the east of the allocated site which has been safeguarded in the revised Plan.

3.4 In addition to the site allocations and the safeguarding of land the future development of this area will also be influenced by the following factors:

- The development of HS2
- The development of a revised masterplan for the University of Warwick, to replace the existing masterplan and support their ambitions to become a world class university

- The long term plans for a new road link between the A46 Stoneleigh/University junction through to the UK Central development and linking to the NEC and Birmingham International Airport

3.5 The master-planning of this area therefore needs to consider both the delivery of the allocated sites during the Plan period and the longer term planning required for developments that may fall beyond the Plan period, e.g. full development at Kings Hill, future development of the link road, the future expansion plans of the University. In addition there is an immediate issue of ensuring that, within the next 6 months, we have a Statement of Common Ground and/or Memoranda of Understanding with land owners and developers to ensure the negotiation of the Local Plan sites through the Examination in Public process and, within 12 months, collective agreement on funding arrangements from this sites towards infrastructure delivery.

3.6 Officers have, therefore, begun a process of engagement with key partners and stakeholders. Initially this is focussing on engagement with the County and City Councils, Highways England and the University but will rapidly progress to include dialogue with the CWLEP, health authorities, HS2 and local landowners and developers. Given the strategic nature of these discussions the Corporate Management Team has assigned a corporate lead – the Deputy Chief Executive (BH). To assist these discussions officers have produced a draft Vision for area, set out at Appendix One, which will form the basis of the initial discussions

3.7 Members will receive reports as appropriate but given the strategic master-planning required it is also considered appropriate to assign a member lead, Cllr. Coker the Deputy Leader.

3.8 It is envisaged that the member and officer leads will coordinate briefings for district ward councillors and engagement with Kenilworth Town Council and relevant Parish Councils in the area and any emerging cross-border governance structures.

3.9 In addition to the member lead it is also recommended that a formal role is assigned to Cllr. Illingworth to reflect his role as member 'champion' on HS2 issues and ensure that the potential impacts of these issues are fully explored during the master-planning process.

4. Policy Framework

4.1 The Local Plan is a key element of the Council's policy framework. The master-planning of these key strategic sites will significantly assist the successful delivery of an adopted Local Plan.

4.2 The draft Vision set out at Appendix One is directly aligned to the delivery of the Council's strategic priorities as set out in the Sustainable Community Strategy.

5. Budgetary Framework

5.1 There are no budgetary implications associated with these proposals. The master-planning work can be accommodated within existing staffing resource.

5.2 If any specialist studies are required at a future date these will either be accommodated within existing budgets or, if necessary, a report would be brought to a future Executive.

6. Risks

6.1 There is a risk that partner organisations will not engage with the master-planning process. This risk can be minimised by ensuring the process is given a high priority by the Council and led at a senior level.

6.2 There is a risk that land owners or developers will seek to minimise the contributions they make to the infrastructure needed to deliver a comprehensive masterplan. This risk is likely to increase after Local Plan adoption when they would be able to progress planning applications for sites removed from the Green Belt. This risk can be minimised by ensuring the work is progressed at a fast pace and Memoranda of Understanding or Statements of Common Ground pout in place pre-Plan adoption.

6.3 There is an overall risk that the desired outcomes are not achieved. This can be minimised through strong leadership of the work, hence recommendations 2.2 and 2.3.

7. Alternative Option(s) considered

7.1 The alternative option of not engaging with partners to agree a strategic master-plan for these sites has been discounted as it would not enable to the maximisation of deliverable community and planning benefits for the district, would not assist in integrated development being brought forward.