

Revisions to Policy H1

H1 DIRECTING NEW HOUSING

1. Housing development will be permitted in the following circumstances:

a) Within the Urban Areas, as identified below and on the Policies Map;

b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42)

c) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map;

d) in the open countryside where

I. the site is adjacent to the boundary of the urban area or a growth village, and

II. there is an identified housing need to which the proposed development can contribute, and

III. the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and

IV. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and

V. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.

e) Elsewhere within the open countryside; where:

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;

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- 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. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or
- V. 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.

Explanation

- 4.1 The Development Strategy of this Plan (Policy DS4) directs most new housing development towards built up areas. The built up areas comprise the urban areas set out below, allocated sites on the southern edge of Coventry (site H42 and H43) and growth villages. These are the most sustainable locations where there is an existing wide range of services and facilities including schools, shops, cultural and recreational facilities as well as jobs and transport facilities. These locations also provide the best opportunities for developing new, and expanding existing, infrastructure to meet the needs of new development. The urban areas are identified on the Policies Map and are listed below.

Urban Areas
Royal Leamington Spa
Warwick
Kenilworth
Whitnash

- 4.2 The Development Strategy also recognises the value of directing some growth to those villages which have a reasonable range of services and facilities. The Settlement Hierarchy Report 2014 identifies Growth Villages as being the most suitable for housing growth according to a range of sustainability indicators. New housing development in these villages will provide the opportunity for newly-forming households to stay in the area and for existing households to move house as their circumstances change.

It will also provide for affordable housing and help to support existing services and facilities. The Limited Infill Villages are identified as having a lower level of services and facilities but limited infill development in these villages will help to deliver a wider choice of housing and help to support services in any nearby Growth Villages.

Growth Villages	Limited Infill Villages
Baginton	Ashow
Barford	Baddesley Clinton
Bishop's Tachbrook	Beausale
Burton Green	Bubbenhall
Cubbington	Chessetts Wood
Hampton Magna	Eathorpe
Hatton Park	Hampton-on-the-Hill
Kingswood	Haseley Knob
Leek Wootton	Hatton Green
Radford Semele	Hatton Station
	Hill wootton
	Lapworth
	Little Shrewley
	Lowsonford
	Norton Lindsey
	Offchurch
	Old Milverton
	Rowington
	Rowington Green
	Sherbourne
	Shrewley Common
	Stoneleigh
	Wasperton
	Weston-under-Wetherley

4.3 In the case of Limited Infill Villages which are included within the Green Belt, the type and scale of development will be more limited. In line with national Green Belt policy, appropriate development includes rural affordable housing, limited infill development, the re-use of buildings; the redevelopment or partial redevelopment of previously-developed land and replacement dwellings.

4.4 Open Countryside is defined as those areas lying outside built up areas (see paragraph 4.1 above) and Limited Infill Villages (see paragraph 4.2 above). New housing development in the open countryside will be permitted in accordance with clause 1(d) and 1(e). In considering proposals in accordance with 1(d) the Council will grant permission:

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- where the proposal contributes to an unmet housing need. This need is likely to relate to the delivery of the overall housing requirement set out in this Plan and in this context a site is likely to contribute to need if the Council is unable to demonstrate a 5 year supply of housing land. The site may also contribute to a more local housing need where this is demonstrated through an up to date Local Housing Needs survey. Proposals
- where the proposal is for small scale development. In considering the scale of development, the Council will take in to account that suitable sites with capacity of 50 dwellings or more have been allocated in the Local Plan. Sites with a capacity of over 50 dwellings will therefore not normally be considered to be small scale. The impacts of sites on the character and infrastructure of the settlement will also be taken in to account in considering the scale of development. In considering these impacts, the Council will have regard to the quantum and impact of development already completed, committed or allocated for that settlement within the Plan period.
- Where proposals can demonstrate that they also accord with clauses d(I), d(IV), and d(V)

4.5 In all other cases residential developments in the open countryside will only be permitted for rural affordable housing, rural workers' dwellings, replacement dwellings and other developments outlined in national planning policy. Where a new home of a design of exceptional quality or innovative nature is proposed the Council will only grant consent where the proposals are truly outstanding.

There is a limited supply of vacant, urban brownfield land in the District at any one time due to the fact that when sites become available, or vacant, they are relatively quickly redeveloped and re-used. However, windfall sites play an important role in the supply of housing in the District and these are expected to continue to come forward. Development on infill sites on greenfield land will only be permitted following a strict assessment against policies aimed at protecting the District's green and open spaces for recreation, biodiversity, or landscape quality.

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