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Philip Clark
Planning Policy
Warwick District Council
Riverside House
Leamington Spa
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9th January 2019

Dear Phil,

Consultation on Development Brief for Land East of Kenilworth

I refer to the above consultation.

The County Council welcomes this consultation for the above major site. The Development Brief will provide clear direction for the development of the site. The County Council has been engaged in the preparation of the Development Brief and support this approach.

We have had continuous engagement on this site and we make detailed comments following the meeting on 21st January with our Highways officers.

Our comments are:

We have some drafting suggestions regarding Flood Risk matters. These are attached to this letter.

Electric car charging points

There appears to be an omission on electric vehicle charging point's infrastructure for new developments. We assume this will also be picked up at the detail planning application stages and nevertheless it should be a requirement for the submission of the planning application. A reference to this should be included in the "Delivery" chapter of the Development Brief.

Employment land – short of smaller employment uses

Evidence from the LEP suggests that there is a need for smaller employment units in the Warwick District area. District Council also consider in meeting these needs.

*Working for
Warwickshire*

Financial implications of the Development Brief

We would like to state at the outset that the County Council cannot commit to any financial implications from any proposals emanating from Development Brief. However, we will assist the District Council in delivering infrastructure providing they receive any funding that may arise from S106 agreements, Community Infrastructure Levy or any other sources.

Looking forward the key tasks for the implementation of the Development Brief are;

1. The District Council continues to lead on this successful collaborative work on the strong partnership working with stakeholders and the land owners. This will ensure that the direction of the Development Brief and subsequent reserved matters/full planning applications for their sites relate effectively to the delivery of the site and ensure that on site and off site infrastructure is implemented in a timely way.
2. Non-sensitive information is shared in order for cumulative impacts to be fully considered comprehensively across the entire site and any impacts from other developments.
3. Businesses/ Business forums are also included in the development proposals for Kenilworth including in the meaningful consultation events from the developers.
4. Housing Mix - affordable housing and extra care provision. Our latest data shows that in the Kenilworth area that demand for extra care out strips supply. The County Council can offer assistance to the District Council in assessing these matters for extra care and housing needs for vulnerable residents.

Development pressures in the wider area and supporting infrastructure

As a general observation the expansion of Kenilworth, University of Warwick and South of Coventry will see significant development pressures in the wider locality from housing and employment, thus a joined up approach/ strategy is needed in delivering comprehensive development across both areas and a programme of supporting infrastructure would tie up the approach of this Development Brief. We would support a wider approach to ensure the timely delivery of the necessary infrastructure in the wider area.

Should you wish to discuss or require any of the above matters please let me know?

Yours sincerely

Jasbir Kaur
Strategic Planning and Development Manager