

Warwick District Council

Local Development Framework
Annual Monitoring Report 2006

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Executive Summary

- 1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the relevant documents in their Local Development Frameworks in the form of an Annual Monitoring Report (AMR). This AMR monitors Warwick District's Local Development Scheme and the Local Plan (Revised Deposit Version). It covers in detail the period from the 1st April 2005 to the 31st March 2006.
- 2 The **Local Plan Inquiry** opened on the 4th April 2006 and was closed by the Inspector on the 6th September 2006. During this time the Inspector heard 150 objections to the policies and proposals in the Local Plan from a range of developers, interest groups, statutory consultees and individuals. The Inspector has now retired to write his report and it is anticipated that this should be available in spring 2007.
- 3 Progress on projects identified in the **Local Development Scheme** has showed some slippage during 2005/06. This is due to the Local Plan Inquiry program over running by 3 months due to the unexpected high number of objectors wishing to appear. As a consequence adoption of the Managing Housing Supply SPD will be delayed and production of the Affordable Housing SPD will slip by 6 months. The Statement of Community Involvement and Parking SPD are both on track.
- 4 The implementation of the Local Plan is measured according to a series of targets and indicators from various sources at national, regional and local level. These are grouped under headings which reflect the key objectives of the Local Plan
- 5 The Local Plan is on course to deliver the 132 hectares of **employment land** required by the Structure Plan between 1996 and 2011. At April 2006, 65.97 hectares had been completed and 58.38 hectares were under construction or had planning permission. A further 9.7 hectares allocated in the Local Plan had yet to receive planning permission. A total of 49,894 sq m of employment floorspace was completed in 2005/06 of which 14,339 sq m was for office use, 1,140 sq m for general industry and 34,415 sq m for warehouse use. In the year 2005/06, 1.55 hectares of employment land was lost to residential use.
- 6 In the rural area, permission was granted for a total of 12 **rural diversification** projects, the majority of these involved the redevelopment or conversion of agricultural buildings for uses within Class B1, B2 and B8
- 7 In 2005/06 a total of 782 new **dwelling**s (gross) were provided in the District bringing the total number of completions since 2001 to 4,106. At 1st April 2006, a total of 2401 dwellings were committed. The RSS housing requirement for the period 2001-2007 of 3,084 homes has already been exceeded and the balance of the requirement to 2011 is 518. To address this, the development of new urban windfall sites for residential development has been restricted since September 2005 through the Managing Housing Supply SPD. During this monitoring year a total of 21 dwellings were granted permission because they satisfied the criteria in the SPD. The proportion of new homes built at a **density** of over 30 dwellings per hectare in 2005/06 was 87.5%.

- 8 The number of new **affordable homes** provided during 2005/06 totalled 30 dwellings, less than the Council's target of 100 dwellings per year. However, at April 2006, 57 affordable units were under construction, 164 had planning permission and a further 183 were allocated or had permission subject to the completion of a planning agreement. A draft version of the Housing Assessment for South Warwickshire, (commissioned jointly by Warwick and Stratford on Avon District Councils) was completed during this monitoring year. A final version has since been published in September 2006 which will be used to provide the evidence base for planning and housing policy, the review of Developers' Guidance and the SPD on affordable housing.
- 9 During 2005/06 progress continued to be made on improving the District's **transport infrastructure**. Funding was sought for Kenilworth Railway Station as part of the Cross Bidding Franchise process which went out to tender in June 2006. The proposed site was discussed at the Local Plan Inquiry. Funding for the Park and Ride scheme was approved in July 2006 as part of the 'SPARK' bid submitted to the Government by the County Council. An area of search for the Park and Ride at Greys Mallory was included in the Revised Deposit Version of the Local Plan. Construction of the Barford Bypass commenced in autumn 2005 and it is anticipated that the scheme will open in **April 2007**.
- 10 In terms of promoting **renewable energy**, permission was granted for the installation of solar water heating collectors at The Mill, Rowington (05/1804) and for the development of a Sustainable Building Centre at Spa Park. This will demonstrate best practice in sustainable design in conjunction with the operations of Woseley UK.
- 11 During 2005/06, 88.7% of new dwellings were provided on **previously developed land** and 79.7% were provided on urban previously developed land. In 2005/06 88% of completed employment development took place on previously developed land. This is well above the Council's performance indicator of 60%.
- 12 Warwick District was awarded its first **Green Flag Award** for Jephson and Mill Gardens this year. These gardens were also the first and only site in the West Midlands to be awarded **Green Heritage Site** status.
- 13 During this monitoring year there were 318 permissions granted in the **Green Belt** the majority of which were for minor works to dwellings such as extensions and alterations. The Local Plan identifies a number of "Major Developed Sites" (MDS) in the Green Belt of existing developed areas where some new development will be appropriate. Applications were submitted for the development of a motor industry research and development campus at the Former Honiley Airfield and to provide a sub regional strategic police base at the Police Headquarters at Leek Wootton.
- 14 In **town centres**, a total of 7,810 sq m of retail floor space was completed. This included 6,510 sq m of new retail floor space at Regent Court, Leamington as part of a mixed use scheme to convert the Regent Hotel and redevelop land to the rear of it. In Kenilworth work began to prepare for the development of new retail units (with 25 residential units above) at Abbey End North, and a revised application for

the development of a Waitrose store at Talisman Square was submitted and later granted in April 2006. In Leamington progress continues to be made on bringing forward the redevelopment of the **Old Town, Regeneration** sites. In particular the conversion and refurbishment of the North Hall at **Spencer's Yard** for performance/arts space, and offices was completed during this year.

- 15 Three additional **Conservation Area** designations were approved in September 2006 following a review of late 19th century and early 20th century buildings during this monitoring year. There were no listed buildings demolished this monitoring year.

Part 1: Introduction

1. Why prepare an Annual Monitoring Report?

- 1.1 This document is an Annual Monitoring Report (AMR) into Warwick District Council's Local Development Framework (LDF). The LDF is the collective name for the portfolio of documents that contain the planning policies applying within the District and associated documents.
- 1.2 Annual Monitoring Reports are required to assess:-
1. the implementation of the local development scheme (the project plan produced by the Council that sets out its timetable for reviewing its planning policies); and
 2. the extent to which these policies are being achieved.
- 1.3 Local Development Frameworks were introduced through the 2004 Planning & Compulsory Purchase Act. In time, the Council will prepare the necessary new planning documents that will replace the local plan and various other planning policies currently in operation. For the time being, however, the local plan is still the most up to date and relevant expression of the Council's planning policies. It is therefore appropriate that in considering the extent to which its planning policies are being achieved, this AMR assesses the policies of the emerging Warwick District Local Plan.
- 1.4 The introduction of mandatory Annual Monitoring Reports comes from the Planning & Compulsory Purchase Act 2004¹. From 2005, it was a legal requirement for local authorities to produce an AMR every year. AMRs must be submitted to the Secretary of State no later than the 31st December of each year.

1.5 The AMR for any year covers the period 1st April to 31st March in terms of planning policy documents. However the Local Development Scheme must be assessed on progress to date. This AMR therefore covers the period 1st April 2005 to 31st March 2006 in respect of the Local Plan but the period to December in respect of the Local Development Scheme.

2. What is the role of this Annual Monitoring Report?

- 2.1 The role of this 2006 Annual Monitoring Report is therefore to assess:-
1. the extent to which the milestones have been achieved in the Council's 2005 Local Development Scheme (approved by the Council in December 2005)
 2. whether policies and related targets or milestones in the local plan have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;

¹ In particular, the requirement is set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

3. what impact the policies are having in respect of national, regional and local policy targets and any other targets identified in the Local or Structure Plan or the Regional Spatial Strategy.

3. The format of this Annual Monitoring Report

- 3.1 **Part 2** of this Annual Monitoring Report considers how the Council has achieved the milestones that it set itself in its Local Development Scheme (LDS). The Council is presently reviewing its LDS and will submit this to the Government Office in December 2006.
- 3.2 **Part 3** of the Annual Monitoring Report considers the impact of the policies in the local plan in relation to, or measured against, a number of targets and indicators. These targets and indicators are derived from a number of sources including:
 - Core Output Indicators as required by the government
 - Objectives from the Council's Community Plan and Corporate Strategy
 - Targets set in the Local Plan itself, and
 - Targets from other planning policy documents
- 3.3 This section also includes an element of benchmarking whereby local trends are examined in order to assess whether or not a particular policy is, either directly or indirectly, having an impact on achieving certain objectives.
- 3.4 From this year the AMR also includes baseline indicators which will be used in the preparation of forthcoming **sustainability appraisals**. This is to ensure that a consistent and up to date set of data is available on an annual basis. However as many of these indicators do not easily fit into the structure and style of the report it was considered more appropriate to include them as a separate **Appendix 2**.
- 3.5 To ensure that the AMR reflects changing local circumstances and issues it may be necessary to add or remove local indicators where appropriate. For this reason the following **new** indicators have been included this year
 - **41) Progress on the Chandos Street Retail Development**
 - **44) Progress on Land North of Leamington Railway Station**
 - **46) Number of rural facilities and services (excl. transport) opened and closed**

4. Limitations of the Annual Monitoring Report

- 4.1 Monitoring planning policy is a major task for the Council, and theoretically the list of things that we could monitor is almost endless. Clearly, within the Council's limited resources some prioritisation has taken place over which aspects of the local plan are monitored. The Council has relied heavily upon its existing sources of monitoring information to produce this report. This includes information about individual planning applications, that can be accessed from officer knowledge and the Council's planning IT system (Acolaid). It also reflects the land use monitoring of housing, employment, retail, leisure and green belt that is undertaken annually.

- 4.2 One of the outputs of preparing this AMR has been the identification of areas where the Council is presently deficient in its monitoring information. Future AMRs will be able to address this and the Council will, where appropriate and feasible, set up monitoring systems to provide more information on the effectiveness of policies in the local plan.
- 4.3 Whilst as much care as possible has been taken to ensure the accuracy of the information contained in this document, it is not a definitive list of planning applications determined by the Council.

Part 2 : Monitoring the Local Development Scheme

1. Introduction

1.1 The Local Development Scheme (LDS) is a project plan that outlines what planning policy documents the Council intends to prepare over the next 3 years. In the LDS the Council sets itself milestones for the completion of certain stages of each planning document. One of the roles of this Annual Monitoring Report is to assess the progress made on the LDS and, where there has been some slippage, explain why this has occurred and how the Council intends to get the project plan back on track.

2. Meeting the 2006 Milestones

2.1 The following table sets out the milestones that the Council intended to meet by the end of 2006, in the current LDS (January 2006), alongside the actual achievement.

Warwick District Local Plan			
LDS Milestone: By Dec 2006	Actual Milestone: By Dec 2006	Slippage	Comment
Receipt of Inspector's Report	Local Plan Inquiry finished and awaiting Inspector's Report	3 months	Inquiry longer than anticipated due to unexpected high numbers of objectors wishing to appear.
Statement of Community Involvement			
LDS Milestone: By Dec 2006	Actual Milestone: By Dec 2006	Slippage	Comment
Production Completed	Production Completed	none	Start delayed but time made up
SPD : Managing Housing Supply			
LDS Milestone: By Dec 2006	Actual Milestone: By Dec 2006	Slippage	Comment
SPD completed but awaiting adoption of Local Plan before adopting SPD	SPD completed but awaiting adoption of Local Plan before adopting SPD	none	Adoption next year will be delayed due to delay in adoption of Local Plan
SPD: Affordable Housing			
LDS Milestone: By Dec 2006	Actual Milestone: By Dec 2006	Slippage	Comment
SPD Production in process	Production not started	6 months	Longer Inquiry has led to a delay in commencement of production of the SPD

SPD Parking Standards			
LDS Milestone: By Dec 2006	Actual Milestone: By Dec 2006	Slippage	Comment
SPD Production in process	SPD Production in process	none	

Warwick District Local Plan

- 2.2 The Local Plan Inquiry opened on 4th April, 2006 and a total of 150 objections were heard over 40 sessions. The Inquiry adjourned in July, due to timetabling difficulties during the Summer holidays, and resumed for a week in September. The Inspector closed the Inquiry on 6th September, 2006. The Inspector has indicated that the Council will receive his binding report by early May 2007.
- 2.3 The length of the local plan inquiry, which was longer than anticipated, will lead to a slippage in the programme for the adoption of the Local Plan. This is now expected to take place in Summer 2007.

Statement of Community Involvement

- 2.4 Due to the unexpected length of the Local Plan Inquiry there was some slippage in the commencement date of the preparation the Statement of Community Involvement (SCI). This is because the Local Plan Inquiry is particularly demanding in terms of staff resources and there would not be the capacity to commence other projects while it was still underway. However, although the SCI was delayed in terms of the commencement date, much progress has been made in the final quarter of the year, such that production is now back on track.
- 2.5 Pre-production consultation on the SCI took place between 8th September and 6th October and the Draft SCI was reported to the Council's Executive on 23rd October. Consultation on the draft document takes place for a 6 week period between 10th November and 22nd December 2006. The final submission version of the SCI will be reported to Executive in March 2007 prior to submission to the Secretary of State.

SPD : Managing Housing Supply

- 2.6 The Draft Supplementary Planning Document (SPD) was approved by the Council's Executive for development control purposes in September 2005. Under government regulations, the SPD cannot be adopted until the Local Plan is adopted. This is now expected to be in Summer 2007 so that the adoption of the SPD will also slip to Summer 2007.
- 2.7 The policy is now being implemented by the Council and some initial analysis of the effect of the policy on the District's housing supply is given in Part 3 of this report under "Meeting Housing Needs".

SPD: Affordable Housing

- 2.8 Evidence gathering for this SPD was programmed to commence in July 2006, following the end of the Local Plan Inquiry. With the Inquiry running until September, the commencement of the SPD was delayed.
- 2.9 The slippage in the LDS programme, caused by the length of the Local Plan Inquiry, has led to a shift in priorities. It was important that the SCI was brought back on track in order to meet the deadline for completion of 3 years following the commencement of new planning legislation. The issue of car parking had attracted much attention at the Local Plan Inquiry and it was considered that it would be in the public interest to keep this SPD to the original programme. In so far as the Affordable Housing SPD is concerned, this is now considered to be less urgent because the Managing Housing Supply SPD has meant that very few new private housing development sites are currently coming forward. A further consideration is the fact that the details of the Local Plan affordable housing policies will not be confirmed until the receipt of the Inspector's Report.
- 2.10 There is currently underway a review of the Regional Spatial Strategy. This is currently considering options which would increase the number of new homes required in Warwick District over the period to 2026. If any additional homes are required over this period the SPD would provide a framework for seeking affordable housing as a contribution from developers.
- 2.11 Commencement on this SPD, therefore, will now commence in January 2007. Work has, however, commenced on the sustainability appraisal that will underpin the SPD, and a consultation on the Scoping Report for this appraisal commenced in November 2006.

SPD: Parking Standards

- 2.12 Evidence gathering for this SPD commenced as programmed in October 2006. Consultation on the Sustainability Appraisal Scoping Exercise took place in early November and a Draft SPD will be submitted to the Council's Executive in March 2007. The pre-consultation questionnaire was circulated in November and December to coincide with the consultation exercise on Decriminalised Parking Enforcement (DPE).

3. Future Programme

- 3.1 The Council will submit a revised LDS to the government in December 2006 with amendments to the timetable for:-
- the adoption of the Local Plan,
 - the adoption of the Managing Housing Supply SPD,
 - the commencement of the Affordable Housing SPD, and
 - the commencement of work on the Residential Design SPD. It is proposed that work on this document commences in September 2008 due

to delays in preparing supplementary planning guidance on the same topic.

3.2 The following table outlines the likely changes to the timetable for the above documents.

Proposed Changes to the LDS 2006 Programme

Year	2006				2007				2008			
	1	2	3	4	1	2	3	4	1	2	3	4
Warwick District Local Plan												
Public Local Inquiry in LDS 06		X										
Slippage		X	X									
Receipt of Inspector's Report in LDS 06												
Likely Slippage				X					X			
Adoption of Local Plan in LDS 06												
Likely Slippage					X					X		
Managing Housing Supply SPD												
Timetable in LDS 06						A						
Likely Slippage							A					
Affordable Housing SPD												
Timetable in LDS 06							A					
Likely Slippage									A			
Residential Design SPD												
Timetable in LDS 06												A
Likely Slippage												

Key

SPD Production  Adoption A

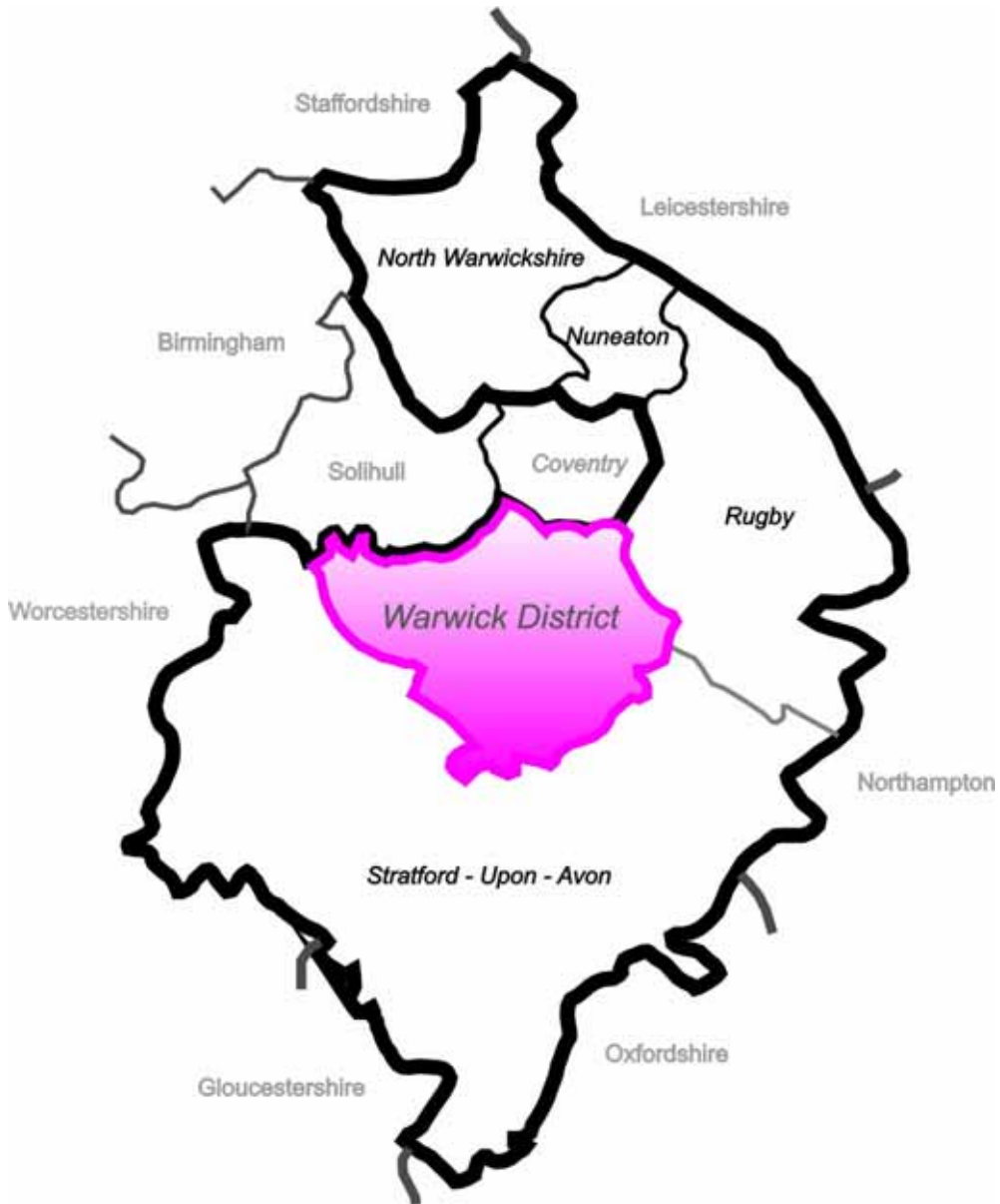
Part 3: Profile of Warwick District

- 1.1 Warwick District covers an area of 28,266 hectares and has a population of approximately 140,300², 85% of whom live within urban areas. It is one of five districts located within the county of Warwickshire (see map 1). Quality of life is high with life expectancy for both males and females above the national average.
- 1.2 The main centres of population are the four main towns of Royal Leamington Spa, Warwick, Kenilworth and Whitnash. The towns have a rich history with Warwick and, in particular the famous Castle, being a major tourist destination. The historical nature of the District is exemplified by the presence of over 1,500 listed buildings and 26 Conservation Areas.
- 1.3 The district is generally affluent with unemployment below the County and National average and the presence of a highly skilled population, with 29% having a degree or higher qualification. The proportion of those claiming key benefits is below the County and National average. Employment is split between light engineering, high technology business and the service sector the latter of which is still growing. A number of major institutions are located in the District including the National Agricultural Centre and Coventry Airport. There are however, pockets of deprivation particularly within the Old Town area of Leamington which has been the focus of a major regeneration program over the last five years.
- 1.4 Approximately 25,400 hectares within Warwick District lie outside of the urban areas. However, nowhere within the rural area is more than 5 miles from an urban area. The West Midlands Green Belt covers approximately 81% (20,545 hectares) of the rural area.
- 1.5 There is a well developed highway network linking the district to other settlements in the West Midlands. In particular the M40 passes through the district with access to Warwick and Leamington and the A46 provides the main north-south route intersecting with the motorway at junction15.
- 1.6 The historic environment, attractive countryside and good facilities together with its proximity to the West Midlands conurbation means that the district has an enviable reputation as a good place to live and work. The 2005 Warwick District Citizens Panel found that 86% of residents were satisfied with their neighbourhood as a place to live.
- 1.7 In 2004/05 the District experienced nearly half of all population growth in the County and it continues to experience the greatest rate of growth. As such there is significant pressure for development. In 2005 alone over 2,100 planning applications were submitted in the district.
- 1.8 Warwick District has experienced particular pressure for housing development and has one of the highest rates of house building in Warwickshire. Since 2001 the district has had the highest number of housing completions in Warwickshire and of

² Mid 2005 estimate Office for National Statistics.

any shire district in the West Midlands region. The house price to earnings ratio (for a semi detached dwelling) has steadily increased since 2001 and is well above the County average.

- 1.9 As a consequence the need for affordable housing is a significant issue. The 2006 Housing Needs Assessment identified that 821 additional affordable dwellings are required per year to meet the housing need over the next five years. In terms of size and type, the priorities for new affordable dwellings are two and three bedroom houses and two bedroom flats.
- 1.10 Warwick District has a high level of car ownership per household compared with the national average. In line with this, traffic volume in Leamington, Warwick and Kenilworth has increased since 2000 exceeding the target set by the Local Transport Plan. Despite this, the number of days per year when air pollution is moderate or high has reduced since 2003 and is significantly lower than the national average. The Council continues to monitor pollution levels in the District's three Air Quality Management Areas (AQMAs) in Leamington, Warwick and Barford (see Appendix 2).
- 1.11 The amount of waste produced across the district has increased since 1999/00 but remains lower than the County and National averages. The percentage of waste which is recycled and composted per head has increased since 02/03 but has not yet met the new Warwickshire Waste Strategy target which must be met by 2010. The district is however performing better than the County and National average.
- 1.12 Since 2000 the fear of home burglary and vehicle crime has decreased, and is at a lower level than the county average, although fear of being attacked has increased. In terms of actual crime the number of domestic burglaries, robberies and vehicle crime recorded per 1000 population has reduced since 2003/04 however violent crime has remained at the same level. The level of vehicle crime and criminal damage is a continuing cause for concern and detailed action plans are being put in place to tackle these problems.



Map 1: Location of Warwick District within Warwickshire County

Part 4: Monitoring the Warwick District Local Plan (Revised Deposit Version) 1996-2011

1. Introduction to this Local Plan Monitoring Report

- 1.1 Monitoring of housing and employment development has long been a key feature of local plan monitoring. More recently, the Council has undertaken monitoring of other key developments such as retail, leisure and tourism uses. The new Planning Act requires local planning authorities to take a more dynamic approach to monitoring so that they will be better able to understand the wider social, economic and environmental issues affecting their areas and the way in which planning policies impact on spatial change. Monitoring systems take time to be fully developed so the move towards this type of monitoring will be a gradual process.
- 1.2 This AMR monitors the Local Plan against the government's core output indicators, the Council's corporate objectives and key targets from planning policy documents. It introduces some benchmarking of local social and economic conditions.
- 1.3 The Government has identified 29 core output indicators of which 25 are applicable to this Council³. The Government has grouped these indicators under several headings. For the purposes of this AMR we have, however, varied from the headings used by the Government to better reflect the character of the district and the issues that we consider should be monitored. The main headings used by this AMR are as follows:-

<i>Heading</i>	<i>Sub headings</i>
• A strong local economy	Employment Development Rural Diversification Tourism
• Meeting housing needs	Housing Development Managing Housing Supply Affordable Housing
• A sustainable community	Travel and Transport Renewable Energy Brownfield Land
• Protecting the natural environment	Flood Protection and Water Quality Biodiversity Open Space Green Belt
• Supporting town centres and local services	Retail and Local Services Regeneration
• Protecting the built environment	Historic Environment

³ The other four indicators apply only to waste and minerals planning authorities.

- 1.4 Where appropriate, under each of the headings/sub headings appear one or more **targets**. These targets are derived from three main sources:-
- Targets set by the Warwickshire Structure Plan. In many cases, the Structure Plan sets targets that the local plan is required to follow. For monitoring purposes, it is important that we assess the performance of the local plan against these targets. Examples of these are as follows:-
 - i. To meet the Structure Plan Target of providing 132 hectares of industrial land within the district between 1996 and 2011.
 - ii. To meet the Structure Plan Target that 45% of new housing development in Warwick District should be located on previously developed urban land.
 - Targets set by the Council (through its corporate strategy and/or measured through performance indicators) and by the Council in conjunction with its partners (through the Community Plan). These include:-
 - i. To provide 100 affordable houses per year
 - ii. To ensure that unemployment in Warwick District remains at or below 66% of the national unemployment rate.
 - iii. To increase walking opportunities within the district.
 - Targets established by the various policies in the local plan themselves. A number of the policies, particularly those that seek to resist or promote a certain type of development in a certain defined area, can reasonably have a measurable target set against them. Examples of this are:-
 - i. To protect designated existing employment areas within the town centres
 - ii. To create a café quarter to form a specific area for the location of A3 uses within Warwick
- 1.5 There will be a number of instances where no target has been identified. This is because certain objectives do not lend themselves to target setting in the context of the local plan alone. In many cases, the local plan is one means of helping to achieve a wider objective (such as, for example promoting the regeneration of deprived areas) but applying a target specifically to the local plan is not appropriate or helpful.
- 1.6 Under each of the headings/sub headings appear one or more **indicators**. The indicators are used to measure performance against the target or, where there is no target, measure performance against the heading. Some of these indicators are the core output indicators identified by the Government and these are shown with an asterisk (*). Appendix 1 to this AMR cross references each indicator with the relevant policies of the local plan that are the key tools to help achieve the targets. Within the document indicators are highlighted in grey.

A STRONG LOCAL ECONOMY

Employment Development



Office Development at Tachbrook Park completed during this monitoring year.

- *Target: To meet the Structure Plan Target of providing 132 hectares of industrial land within the district between 1996 and 2011.*

1) Employment land available by type (B1, B2, B8)*

At 1st April 2006 53.17 ha of land was available with planning permission (either with outline or detailed permission) for employment development within Warwick District. This consists of 45.1 hectares of mixed B1/B2/B8 uses, 2.5 hectares for B1 use, 3.43 hectares for B2 use and 2.15 hectare for B8 use. Development on a further 5.21 hectares was under construction and development on 65.97 hectares was completed. This gives a total supply of employment land of 124.35 hectares against the Structure Plan target of 132 hectares for Warwick District between 1996 and 2011. The balance of land is met through sites allocated in the Local Plan (9.7 hectares⁴).

The Structure Plan requirement should be met by a combination of 110 hectares of Large Industrial Sites (LIS) and 22 hectares of Small Industrial Sites (SIS). The progress made in relation to this is shown in tables 1, 2 and 3. At April 2006 a total of 10.65 hectares (9.15ha existing and 1.5ha new sites) of employment land was made of small sites of less than 1 hectare. However it should be noted that some of the sites that are larger than 1 hectare (and have therefore been classified as Large Sites) have been subdivided into plots or units of less than 1 hectare and therefore would also contribute towards the total figure for small sites.

⁴ This figure has been amended to take into account the permission granted for employment development at the former Saltisford Depot (now included in the list of new sites granted permission during this monitoring year (table 3)).

Table 1: Large Employment Sites (over 1ha) 1996 to 2006						
Site	Completed 1996-2006	Under construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
Tachbrook Park	16.76	0.00	8.13	24.89	B1, B2, B8	
Queensway Business Park	2.85	0.00	1.90	4.75	B1, B2, B8	✓
Spa Park	12.4	0.00	1.35	13.75	B1, B2, B8	✓
Warwick Technology Park	7.75	0.00	0.00	7.75	B1	
South West Warwick Severn Trent	0.00	1.51	14.09	15.60	B1, B2, B8	
South West Warwick Capital and Counties	0.00	0.00	2.51	2.51	B1, B2, B8	
South West Warwick	0.00	0.00	2.46	2.46	B1, B2, B8	
Warwick Gates	4.40	0.00	13.67	18.07	B1, B2, B8	
Volvo Trucks	1.96	0.00	0.00	1.96	B1	✓
Siskin Drive	11.68	2.00	1.09	14.77	B2 - 7.39 B8 - 7.39	
Stoneleigh Business Park	0.6	0.00	1.00	1.6	B1, B2, B8	✓
Quarry Park	1.22	0.00	0.00	1.22	B8	
Pottertons, Emscote Road	0.00	0.00	1.22	1.22	B1	✓
Benfords, Cape Road	0.00	0.00	1.96	1.96	B1, B2	✓
Total: Large Investment Sites	59.62	3.51	49.38	112.51	N/A	

Table 2 Small Employment Sites 1996 – 2006						
Site	Completed 1996-2006	Under Construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
Corner of Queensway	0.6	0.00	0.00	0.6	B2	✓
Thwaites	0.00	0.00	1.00	1	B2	✓
Bus depot, Park Drive	0.00	0.00	0.6	0.6	B8	✓
Blick Road	0.34	0.00	0.00	0.34	B8	✓
Montague Road	0.00	0.00	0.7	0.7	B2	✓
Farmer Ward Road 1	0.2	0.00	0.00	0.2	B1	✓
Farmer Ward Road 2	0.16	0.00	0.00	0.16	B1	✓
Poplar Farm, Sherbourne	0.95	0.00	0.00	0.95	B1	
Shrewley Farm	0.85	0.00	0.00	0.85	B1	
Ricardo, Radford Semele	0.46	0.00	0.00	0.46	B1	✓
Squab Hall Farm	0.65	0.00	0.00	0.65	B8	

Manor Farm, Old Milverton	0.26	0.00	0.00	0.26	B1	
Broxell Close	0.19	0.00	0.00	0.19	B1	✓
Corunna Road	0.39	0.00	0.00	0.39	B1	✓
Lower Heathcote Farm	0.20	0.00	0.00	0.2	B8	
Pools Peace Poultry Farm	0.9	0.00	0.00	0.90	B8	
Berrington Road	0.20	0.00	0.00	0.20	B8	✓
The Piggery, Hatton	0.00	0.5	0.00	0.5	B1	
Total: Small Investment Sites	6.35	0.5	2.3	9.15	N/A	

Table 3: Permissions granted for **new** employment sites during 2005/06.

Site	Area (ha)	Under Construction	Available with permission	Completed 2006	Type	Previously developed land
Former Council Depot, Saltisford	1.2	1.2	0.00	0.00	B1	✓
Quarry Farm, Old Milverton Lane	0.35	0.00	0.35	0.00	B8	✓
Lock Lane	0.20	0.00	0.2	0.00	B2	✓
Greys Mallory Police	0.30	0.00	0.3	0.00	B1	✓
1 Common Lane, Kenilworth	0.65	0.00	0.65	0.00	B8	✓
Total						2.7

2) Amount of floor space developed for employment by type (B1, B2, B8) during 2005/06*.

During this monitoring year 49,894 sq m (site area of 11.51ha) of employment floor space was completed within Warwick District. Of this total 14,339 sq m was developed for B1 (office) use, 1140sqm for B2 (general industrial) use and the remainder, 34,415sqm for B8 (warehouse/storage) use.

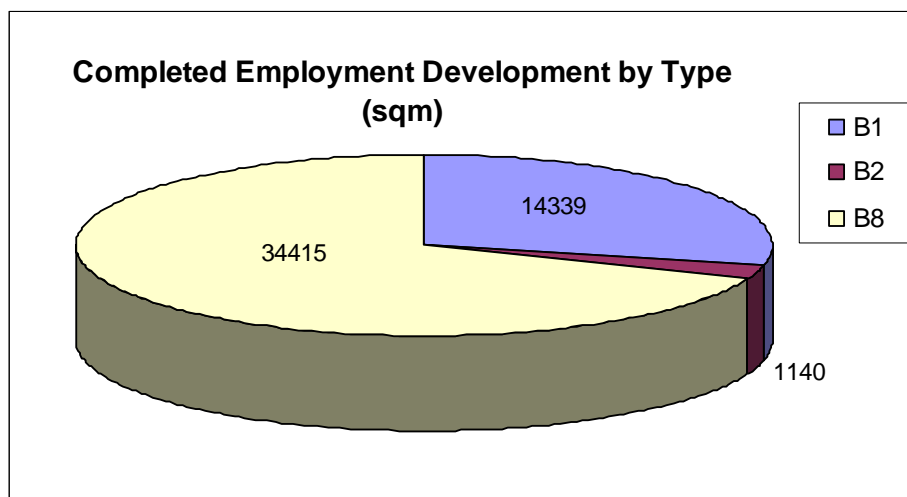
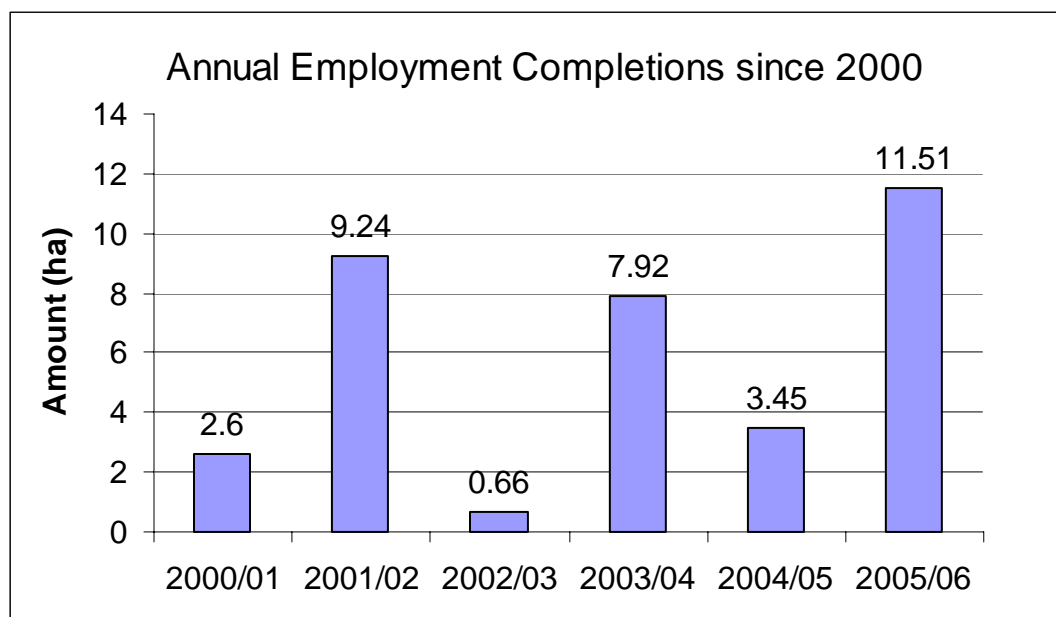


Table 4: Employment Completions 05/06					
Site	Area (ha)	B1	B2	B8	
Tachbrook Park	1.6	5,950	---	---	
Queensway Business Park	0.46	---	1,140	---	
Spa Park (Tachbrook Road)	8.85	7,009	---	34,415	
Stoneleigh Deer Park	0.6	1,380	---	---	
Total	11.51	14,339	1,140	34,415	49,894

Between 2000 and 2006 the average annual employment completion was 5.9 ha per year (see graph below). During this monitoring year 11.51 ha of employment land was completed which was the highest annual employment completion since 2000. This reflects the erection of a new office headquarters building (Phase 1) and warehouse on 8.85 hectares of previously developed land for Woseley UK at Spa Park.



3) Amount of floor space developed for employment by type in employment or regeneration areas*.

Table 5 Progress on current employment allocations			
	Site	Area (ha)	Progress in 2005/06
A	Station Goods yard, Leamington	4.8 2.1	No progress during this monitoring year.
B	Land at High St/Lower Avenue, Leamington	0.2	No progress during this monitoring year.
C	Land at Queensway, Leamington	3.2	No progress during this monitoring year.
D	Land R/O Homebase, Leamington	1.8	No progress during this monitoring year.
E	Saltisford Depot, Warwick	4.8 1.2	Permission was granted during this monitoring year for the erection of two and three storey B1 office units. At 1 st April 2006 these were under construction.
F	Land off Nelson Lane, Warwick	0.5	No progress during this monitoring year.
G	Land off Wedgenock Lane, Warwick	1.9	No progress during this monitoring year.
	Total outstanding employment allocations:	9.7ha⁵	

Two major employment commitments are identified at South West Warwick and Warwick Gates brought forward from the adopted local plan. These sites are intended for mixed B1, B2 and B8 use and have a total area of 38.64 hectares (South West Warwick : 20.57 ha Warwick Gates 18.07 hectares) (See indicator 1). At South West Warwick three reserved matters applications for office development have now been granted permission (one during this monitoring year). One of these for the development of an office village was under construction this year. There has been no progress at Warwick Gates during this monitoring year.



Landscaping at South West Warwick continues to mature, setting the context for the employment development.

⁵ This total only includes those allocated sites which have yet to receive planning permission. The site at the former Saltisford Depot (1.2ha) is not therefore included, however it now appears in table 3 (new sites granted permission during this monitoring year).

There is one regeneration area within Warwick District at Old Town in Leamington Spa. Of the above employment allocations sites A and B are located within this area.

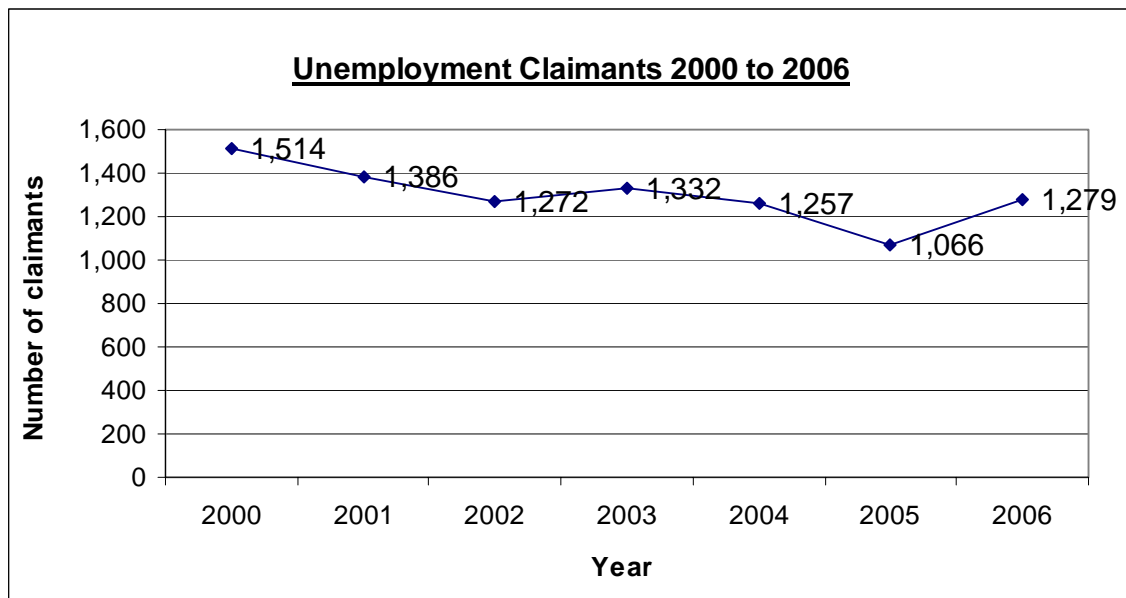
4) Losses of employment land in i) employment / regeneration areas ii) local authority area*.

There have been no significant losses of employment land (over 0.2ha) in identified employment or regeneration areas within the district.

5) Unemployment in Warwick District

Since 2000 the number of unemployment claimants in Warwick District has steadily declined however the figure increased in 2005/06 compared with previous years (see graph 1). At April 2006 the unemployment rate in Warwick District stood at 1.5% (1,351) compared with 1.8% (5,998) at the County level and 2.5% (828,800) nationally. The unemployment rate for Warwick District as a % of the national unemployment rate was 64% which met the Corporate target to ensure it remained at or below 66%.

Graph 1: Unemployment Claimants 2000 to 2006



6) Amount of land lost to residential development*.

During the year 2005/06 a total of 1.55 hectares of employment land was potentially lost to residential use by the grant of planning permission for housing. Of this, 0.17 hectares was lost through conversion and 1.38 hectares was lost through redevelopment.

Rural Diversification

7) Permissions granted for rural diversification schemes

During this monitoring year 12 rural diversification schemes were granted permission. Eight of these involved the redevelopment or conversion of agricultural buildings for uses within Class B1, B2 and B8. Other proposals involved:

- the part change of use of a farm dwelling for use as a bed and breakfast
- a barn conversion for a live / work unit
- conversion of outbuildings for two holiday let dwellings
- the erection of 10 stables

Tourism

8) New hotel development (including extensions to existing hotels) over 5 bedrooms.

There were no permissions granted for new hotel development during this monitoring year. Of existing planning permissions the following were completed during this monitoring year:

- The conversion of a play barn for visitor accommodation at The Oak, Baginton
- The erection of a two storey extension to form reception and leisure facilities and a four storey extension to provide lecture rooms, office accommodation and 42 additional bedrooms at the Woodside Training Centre, Old Milverton.

9) Loss of hotel floor space

Permission was granted during this monitoring year for the conversion, part demolition and extension of the Abbacourt Hotel (40 Kenilworth Road) for the development of 14 apartments (05/0814). It should be noted however that there is no policy within the Revised Deposit Local Plan to resist the loss of hotel floor space.

MEETING HOUSING NEEDS

Housing Development



Former Saltisford Depot, Ansell Way

During this monitoring year 106 dwellings were under construction at the site of the former Saltisford Depot. As part of Phase 1 of this development 16 affordable housing units were completed.

10) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period*.

11) Net additional dwellings for the current year*.

Since 2001, a total of 4,106 new dwellings have been provided in the District. Taking into account demolitions and dwellings lost through conversions, the net addition to the housing stock was 3,934 dwellings. In the current monitoring year, 782 new dwellings were built and the net increase to the stock was 733 dwellings.

Table 6 Housing Completions 2001 – 2006		
Year	Net	Gross
2001/02	844	872
2002/03	946	973
2003/04	709	733
2004/05	702	746
2005/06	733	782
2001 - 2006	3934	4106

12) Percentage of new dwellings completed at*:

- i) less than 30 dwellings per hectare
- ii) between 30 and 50 dwellings per hectare.
- iii) above 50 dwellings per hectare

Of the total number of dwellings built during this monitoring year, 87.5% were on developments of over 30 dwellings per hectare and 68% were built at a density of over 50 dwellings per hectare.

Density (Dwellings per Ha)	Dwellings	% Total
<30	98	12.5
30-50	152	19.5
>50	532	68.0

13) The annual net additional dwelling requirement*.

14) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance*.

Warwick District's housing requirement is derived from the strategic housing requirement for Warwickshire in the West Midlands Regional Spatial Strategy (RSS) (June 2004). Warwick District's share of this county requirement is based on the proportion for Warwick District in the Warwickshire Structure Plan housing requirement (25.7%). Housing requirement figures in both documents are gross figures rather than net figures. For this reason the figures given below all relate to gross dwellings.

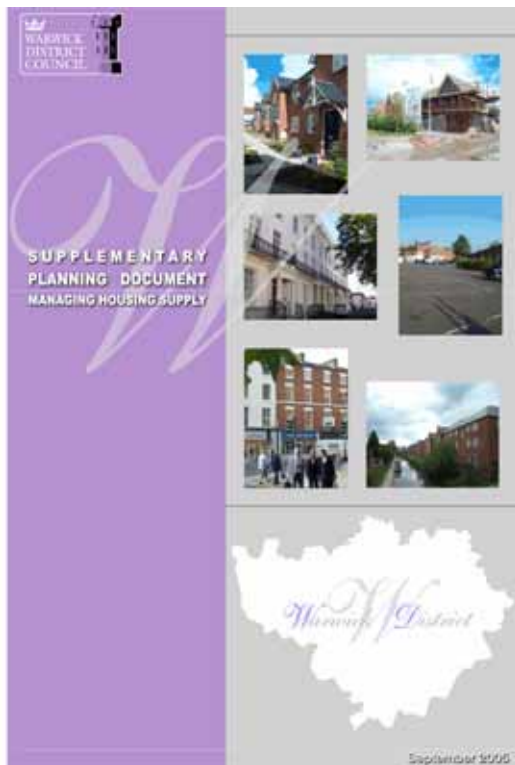
	Dwellings (Gross)
RSS Requirement 2001-2007	3,084
Completions 2001-2006	4,106
Balance to be provided 2006-2007	0
RSS Requirement 2001-2011	4,624
Completions 2001-2006	4,106
Balance to be provided 2006-2011	518
Annual requirement 2006-2011	104

15) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption whichever is the longer*.

The potential supply of housing, taking into account future windfall sites (restrained by the Managing Housing Supply SPD) is 2,750 dwellings. This significantly exceeds the balance of the strategic requirement of 518 dwellings between 2006 and 2011 (See table 9).

	Dwellings
Under Construction and with Permission at 01/04/06	1,788
Other Commitments at 01/04/06	613
Potential Windfalls 2006-2011	349
Total supply 2006-2011	2,750

Managing Housing Supply



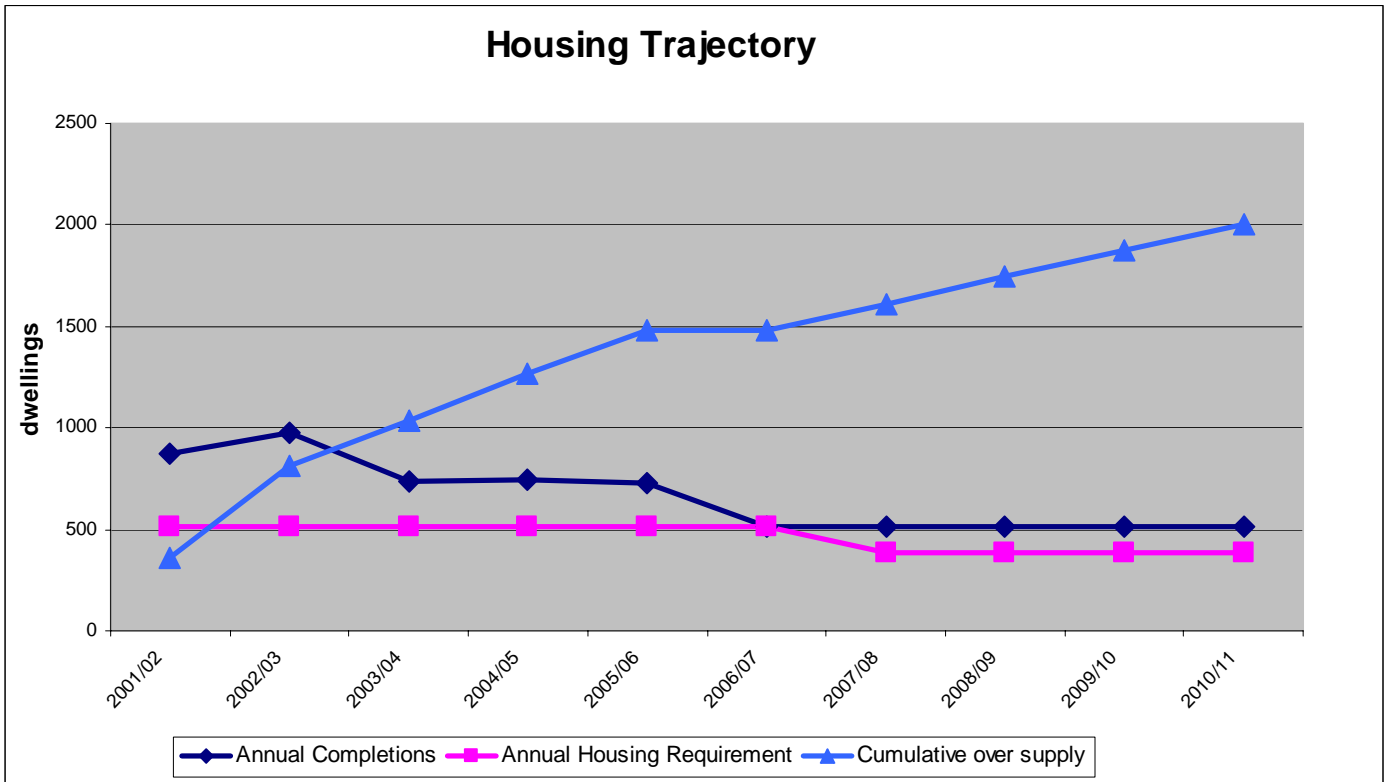
The Managing Housing Supply SPD, approved by the Council in September 2005, restricts new urban windfall housing development to that which meets some of the key objectives of the Council. These include affordable housing, the regeneration of Old Town and the vitality and viability of town centres.

In the period between the approval of the Managing Housing Supply SPD (September 2005) and October 2006, a total of 600 dwellings received planning permission on urban windfall sites. Of these, 566 were proposals which were either the subject of an existing permission, had been deferred from a previous committee, or had been approved subject to a Section 106 Agreement. All of these circumstances are legitimate exemptions from the provisions of the SPD. A further 13 dwellings were granted permission by the Secretary of State following a successful appeal in the early stages following the approval of the SPD.

A total of 21 dwellings were granted permission because they satisfied the criteria in the SPD as follows:

Type of Scheme	Dwellings
Affordable housing/Supported Accommodation	9
Old Town "Living over The Shop" scheme	1
Development on an "Opportunity Site"	1
Town Centre Mixed Use scheme	3
Replacement Dwellings	7
Total	21

The following graph illustrates the past and potential future housing completion rates alongside the annual strategic requirement for housing taking into account the implementation of the SPD. The graph also shows the extent to which completions are likely to exceed the strategic requirement over the period 2001 to 2011 (cumulative over supply).



Affordable Housing

- *Community Plan Key Action to identify public land for affordable housing development*
- *Corporate Strategy Target of providing 100 affordable houses per year*

16) Affordable housing completions*

During this monitoring year there were 30 affordable housing completions. This falls short of the Council's Corporate Strategy target of 100 per year. However, at April 2006, 57 affordable units were under construction, 164 had planning permission and a further 183 were allocated or had permission subject to the completion of a planning agreement.

Affordable Housing Completions 2005/06

Site	Dwellings
King Edward VII Hospital, Hatton	6
Ansell Way Phase I, Warwick	16
47 Portland Street, Leamington Spa	8

Of these sites, 22 dwellings were provided by way of Section 106 Agreements with private house builders on private development sites at King Edward VII Hospital and Ansell Way. The dwellings at Portland Street were provided by a partner Housing Association as part of a refurbishment/conversion scheme.



New affordable housing units at King Edward VII Hospital, Hatton

During the year 2005/06 some progress has been made in identifying publicly owned land for affordable housing development. A shortlist of potential sites has been drawn up and these are being investigated further.

17) Progress on the Housing Needs Survey

Draft versions of the reports on the Housing Assessment for South Warwickshire, which were jointly commissioned by Warwick and Stratford on Avon District Councils in August 2005, were completed during this monitoring year. The reports include a Housing Market Assessment for South Warwickshire, and reports into the Housing Needs of Warwick District and the Housing Needs of Stratford on Avon District. The final reports became available in September 2006. These will provide the evidence base for planning and housing policy, the review of the Developers' Guidance and the SPD on affordable housing.

A SUSTAINABLE COMMUNITY

Travel and Transport

18) Amount of completed non residential development within Use Classes A, B and D (retail, office and leisure) complying with car parking standards set out in the local development framework*.

There are no up to date parking standards for the district except those set out in the Warwickshire Structure Plan and PPG13. The Council is currently in the process of preparing a Parking Supplementary Planning Document to set out the standards which will need to be provided with different types of development. It is anticipated that this will be adopted at the same time as the Local Plan.

For the first time the Council has been able to monitor (where information is available) the amount of completed employment development complying with the standards set out in PPG13. Two office developments completed during this monitoring year were over the threshold at which the parking standards in PPG13 apply (2500 sq m). Both of these were compliant with this parking standard (PPG13 does not set any standard for other B Class Uses).

Residential parking provision

In preparing the parking SPD the Council has monitored off-street parking provision in residential developments granted planning permission during this monitoring year (see table 11).

This analysis shows that the majority of one and two bed schemes provided one car parking space, the most common provision for three bed units was two spaces and the majority of units with four bedrooms or more had three spaces. However the table shows that there were a number of units granted permission with more or less than this. In particular a large proportion of two bed units had two parking spaces and a significant number of both one and two bed units provided no off-street spaces. This information will be used to inform the standards set in the SPD.

Size	Number of spaces					Mean	Mode
	0	1	2	3	4		
1 bed	33	212	8	1	0	0.9	1
2 bed	51(2)	493	164	1	0	1.2	1
3 bed	23	28	56	17	0	1.5	2
4 bed	7	8	33	64	4	2.4	3
5 bed	0	0	0	1	0	3	3

(1) In this analysis all garages have been included as one space and any unallocated visitor spaces have been distributed between the units.

(2) This includes 20 units at the former Woodward's Store where an arrangement has been made to sell season tickets for long stay parking in one of the Council's underutilised off-street car parks.

19) Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre(s)*.

Table 12: Housing completions 05/06 within 30 minutes public transport time from key services				
	Warwick District		Warwickshire	
	Number	% of total	Number	% of total
Hospital Access	656	83.9	2432	84.9
GP Access	760	97.2	2644	92.3
Areas of employment access	714	91.3	2679	93.5
Primary school access	758	96.9	2777	96.9
Secondary school access	759	97.1	2674	93.3
Major retail centre access	761	97.3	2646	92.3

Within Warwick District, a high proportion of housing completions during this monitoring year were located within 30 minutes public transport time of the key services identified in table 12. In particular a high percentage are within 30 minutes public transport time to GPs, Secondary Schools and Major Retail Centres compared with Warwickshire as a whole.

20) Progress on Kenilworth Railway Station

The delivery of a new railway station in Kenilworth is an important commitment in the 2006 Warwickshire Local Transport Plan which shows its implementation in 2007-2011. During the 2005/06 monitoring year the County prepared the Outline Business Case (which was then updated in October 2006) and demonstrated the feasibility of the station in order to secure its inclusion in the Cross Country Franchise bidding process (which went out to tender in June 2006). The station was included in the Franchise documentation as a 'Third Party Promoted Scheme' with bidders encouraged to work with the third party promoters, i.e. Warwickshire County Council, to develop the feasibility of the project.

The safeguarding of land for the station was discussed at the local plan inquiry with objectors primarily concerned about whether the safeguarded site had sufficient parking capacity and whether it should have parking to the east side of the railway line. Warwick District Council accepted that parking to the east of the station would enable customers from the east side of town to drive directly to the station rather than to drive to the station via the town centre but argued that the station had been located to encourage access by walking, cycling or public transport and extensive car park facilities would promote access by car. On the advice of the County Council, the District argued that the proposed level of car parking at the station was sufficient for the estimated demand and affordable within the economics of the scheme. Further facilities could compromise the viability of the whole project.

21) Progress on Warwick and Leamington Park and Ride proposals

This scheme is a major commitment in the Warwickshire Local Transport Plan 2006 where it forms part of the SPARK proposals (Leamington Spa and Warwick Integrated Public Transport Improvements), designed to bring about a step-change in public transport provision in the Leamington and Warwick Area. It formed part of the SPARK Major Scheme funding bid submitted to Government by Warwickshire County Council in July 2005. Funding was approved just after the end of the monitoring year in July 2006.

An Area of Search for the Park & Ride at Greys Mallory was included in the Revised Deposit Local Plan in May 2005, replacing the previous allocation of a site to the north-west of Heathcote Roundabout. The County Council undertook a Landscape and Visual Impact Assessment of the sites at Greys Mallory (January 2006) which formed part of the evidence base in support of a Greys Mallory location at the Local Plan Inquiry. Other evidence was summarised in the publication: Warwick and Leamington Park & Ride Proposals, Review March 2006, also produced by the County Council.

22) Progress on Barford By Pass

The Barford Bypass was a commitment in the Warwickshire Local Transport Plan 2000 that received full approval from the Department for Transport in December 2004. Construction has been on-going since Autumn 2005 and it is anticipated that the scheme will open in April 2007.

23) Progress on the development of quality cycle and pedestrian corridors

Please note this indicator was previously given as 'Progress on the development of Quality Cycle and Pedestrian Corridors' but these corridors no longer feature in the Local Transport Plan (2006-2011). Instead the County is continuing the development of 'cycle route networks' within the urban areas and has a cycle network development plan for Warwick & Leamington (as well as the other 3 main towns within the County).

Aylesford - Woodloes (Safer Routes to School route)

This route has been developed to provide a direct route between Aylesford School and the substantial residential area of the Woodloes estate via Warwick Racecourse. Phases 1 and 2 were completed in the previous monitoring year (2004/05). In November 2006 Warwickshire County Council is still looking at options for the northern section (i.e. Saltisford to Woodloes Park) and is liaising with Warwick District Council regarding the link at Lock Lane. Construction of the final phase should now take place in 2007/8.

North Leamington School - Town Centre (Safer Routes to School route)

Following the public consultation two years ago, proposals have been reviewed and updated. Construction is now planned for 2007/8.

Warwick Technology Park (WTP) Cycle Links (Heathcote - WTP and Warwick - WTP)

Design and consultation took place at the end of the monitoring year in March 2006. It is intended that construction will start before Christmas 2007 and be completed by the end of March 2007.

A429 Kenilworth Road - Crackley to the County Boundary (part of a joint route to Warwick University / Coventry in conjunction with Coventry City Council)

The section in Warwick District was completed in July 2006, just after the end of the monitoring year. The section within Coventry city boundary to be completed shortly.

In addition the Sustrans National Cycle Network route 41 opened between Stratford and Warwick in April 2006, although this route consists mainly of signed quiet country lanes rather than new cycle infrastructure. Other cycle improvements which are programmed include:

- Toucan crossing over Willes Road at Newbold Terrace junction, to improve links to the WDC constructed cycle track on Newbold Terrace East (November 06);
- Toucan crossing on Old Warwick Road, at the Tachbrook Road junction to improve cycle access to the rail station (February 07);
- Tachbrook Road (Queensway - High St) - Feasibility study underway, consultation and construction proposed 2007/8.
- A429 Coventry Road (Primrose Hill roundabout to A46 roundabout) – shared use of cycleway as part of National Cycle Network route 52 – Feasibility underway and construction anticipated spring 2007.

Renewable Energy

24) Renewable energy capacity installed by type*

An application (05/1804) was granted during this monitoring year for the installation of solar water heating collectors at The Mill, Rowington. Permission was also granted for the development of a Sustainable Building Centre to demonstrate best practice in sustainable design to both industry and the local community in conjunction with the wider operations of Woseley UK.

Previously Developed Land

There are two local targets for the development of new houses on previously developed (brown field) land and buildings:

- *Best Value target to build 60% of all new houses on previously developed land.*
- *Warwickshire Structure Plan Target: 45% of new housing on previously developed urban land and buildings.*

25) Percentage of new and converted dwellings on previously developed land*.

Table 13: Housing Development on Previously Developed Land (PDL)

	Dwellings	% Total
Completions on PDL	694	88.7
Completions on Urban PDL	623	79.7
Total completions	782	100

The proportion of dwellings completed on previously developed land (including conversions of existing buildings) was 88.7% in the year 2005/06, the highest since 1996. This was largely due to the fact that development on allocated greenfield sites had slowed prior to permissions being granted on future phases. It is likely that the proportion will increase next year as development on allocated sites at South West Warwick and South Sydenham picks up and development on windfall sites slows down due to the restraints placed on such development by the Supplementary Planning Document “Managing Housing Supply”.

The percentage of new and converted dwellings on previously-developed land continues to perform well

above the national target set by Government a few years ago of securing 60% completions on previously-developed land by 2006. This is also the Council's own best value performance indicator target.

26) Amount of developed employment land by type which is on previously developed land*.

Type	Completions on PDL (sq.m)	% Total
B1	8,389	19
B2	1,140	3
B8	34,415	78
Total	43,944	100

Overall 43,944 sq m of employment floor space was on previously developed land representing 88% of the total employment land completed during this monitoring year.

At April 2006 approximately 32ha of the supply was on the previously developed land and buildings. This is 26% of the total figure and exceeds the indicative figure in the Structure Plan. In addition all of the allocated employment sites set out in SSP1 are on previously developed land bringing the total to 41.7 ha. This is 31% of the total figure.

PROTECTING THE NATURAL ENVIRONMENT

Flood protection and water quality

27) Number of planning permissions contrary to the advice of the Environment Agency on either flood defense grounds or water quality*

There have been no applications granted planning permission contrary to the advice of the Environment Agency on either of the above grounds during this monitoring year. It should be noted that this is based on officer knowledge as at present there is no monitoring framework in place to record this.

Biodiversity

28) Change in areas and populations of biodiversity importance including i) change in priority habitats and species (by type) ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance*.

There have been no new sites of international or national significance designated during this monitoring year or any changes to the list of Sites of Specific Scientific Interest (SSSI) within Warwick District. With regard to local sites, during 2005/06 seven potential Sites of Importance for Nature Conservation (pSINCs) were surveyed as part of the Wildlife Sites Project. Reports for these are currently being written and will be considered by the SINC panel of experts for formal consideration / ratification in due course.

Habitat Biodiversity Audit

Work has continued on the Habitat Biodiversity Audit (HBA) which began in 1995 as a project intended to provide comprehensive information about the type and extent of natural habitat in this District. To facilitate this, Warwick District Council has engaged in a partnership with other Council's and agencies to produce a comprehensive data set (stage 1 audit) recording information on a GIS system for the whole of Warwickshire, Coventry and Solihull (an area of over 2250 square kilometres including almost 13,000 descriptions containing an estimated 200,000 species records). During this monitoring year, one fifth of the District's habitat data was resurveyed as part of an ongoing commitment to ensure the validity of the base data over time.

The partnership has also sought to build on this information by identifying the most valuable / fragile habitat areas so as to prevent their decline or total loss. Sites considered to be of particular merit are subjected to a further, more detailed analysis. In the event that they fulfill particular criteria they are afforded specific protection from development through the planning process. SINC identification will also be of particular value in informing future planning decisions, as well as the management and maintenance of such land / assets. The project is ongoing and is managed by Warwickshire Wildlife Trust. In parallel with the production of a Biodiversity Action Plan this project area will help regulate and influence land use decisions to achieve sustainable planning objectives and the protection of the natural environment in accordance with PPS9 (Nature Conservation). Ultimately it is the projects aim to continually resurvey these SINC's as part of a programme to ensure that they have not been degraded by development or agricultural practices.

Open space

- *Best value target (2003 – 07) to achieve green flag accreditation for two green spaces within Warwick District.*
- *Community plan key action to increase walking opportunities across the district*

29) Percentage of eligible open spaces managed to green flag award standard*

Warwick District Council was awarded its first Green Flag award for Jephson Gardens and Mill Gardens during this monitoring year. These gardens were also the first and only site in the West Midlands to be awarded Green Heritage Site status. Under the umbrella of the Green Flag Scheme this award is sponsored by English Heritage and encourages the care and upkeep of parks and green spaces in England that are of local or national historic interest.

An unsuccessful green flag award application was submitted for St Nicholas Park and Myton Fields. However the Council recognises the importance of the award, as it is a corporate target, and will continue to work to achieve the required standard across the district. The work being carried out to improve these facilities was reflected in the findings of the WDC Citizens Panel which found that 90% of residents were satisfied with parks and open spaces.

30) Amount of open space lost

There has been no significant loss of open space during this monitoring year.

31) Applications providing open space contributions

During this monitoring year open space contributions were secured as part of the redevelopment of the Former Pottertons factory, Emscote Road (2005/1259) and the Trinity School site (2005/0025) both developed for residential use.

Green Belt

- *Community plan key action to develop Stoneleigh Park into a centre of excellence for rural enterprise.*

32) Progress on Major Developed Sites in the Green Belt

Stoneleigh Park

In 2004, the Royal Agricultural Society of England (RASE) submitted an outline planning application for the whole of the Stoneleigh Park site (ref: W04/1068). This application would see a significant level of new development and redevelopment within the site.

The Council resolved to approve the application in February 2005, subject to the completion of a legal agreement and to the Secretary of State not calling in the application. In October 2005 the Secretary of State decided not to call in the application. The legal agreement has not been completed and therefore as of 31st March 2006 the permission had not been issued.

Stoneleigh Business Park

Planning permission was granted in 2002 for the redevelopment of this Business Park occupying buildings that were formerly a military hospital. The total approval was for 25,551 sq m of business floor space however within this, 20,441 sq m is a replacement of the existing buildings.

The first building within the redevelopment was under construction at 31st March 2006 and completed later during the year. This is now under review.

Police Headquarters, Leek Wootton

The site boundary of this proposed MDS was amended in the Revised Deposit Draft local plan and again in January 2006 prior to the start of the Local Plan inquiry.

There were no major planning applications on this site during the monitoring period (*However in June 2006, a planning application was submitted for a redevelopment of the site to provide a sub regional strategic operation police base and new office floor space ref: W06/1104*).

Former Honiley Airfield, Wroxall

During the monitoring year, a planning application was received for a “motor industry research and development campus of national and international importance” (ref: W06/0309). This would see the creation of c217,000 sq m of floor space over a site of c6 hectares. *The application was not determined during the monitoring year, however it was recommended for approval (subject to the completion of a legal agreement and subject to it being called-in by the Secretary of State) in July 2006.*

Other sites

There were no major planning applications at any of the other Major Developed Sites contained within the Revised Deposit Version of the Local Plan during the monitoring year. The Council did recommend amendments to the boundary of the North Leamington School/Manor Hall School site and the Woodside Management Training Centre in January 2006 prior to the start of the Local Plan inquiry.

33) Permissions allowed within the green belt

There were **318** applications granted permission within the green belt during this monitoring year. The majority of these were for minor works to dwellings such as extensions, alterations, part conversions and replacement buildings. The remainder included:

- The erection of a two storey building for self storage and furniture manufacture following the demolition of existing buildings at Quarry Farm, Old Milverton Lane.

- Extensions to the existing Quality Hotel, Blackdown, to provide additional bedrooms and a new leisure facility.
- The erection of a four storey extension to Warwick Business School, University of Warwick.
- The change of use of 56 Glasshouse Lane, Kenilworth from residential for use as a place of worship (Class D1).
- The erection of a cold store extension at the Abbatoir, Rouncil Lane.
- The erection of new kennels and a canine hydrotherapy unit at the Greyhound Racetrack off Emscote Rd.
- Twenty four permissions were granted for new rear conservatories or sun rooms.
- Change of use of part of the dwelling at Grounds Farm, Grounds Farm Lane for use as a bed and breakfast.
- The construction of a tennis court at Sewa Hall, Hill Farm, Kings Hill Lane, Stoneleigh.
- Nine applications were granted for the development of new stables or extensions to existing stables or buildings related to equestrian uses.
- Nine applications for the erection of replacement dwellings.
- Change of use at Blackdown Mill, Hill Wootton Road from residential and antiques restoration to a mixed use of residential and dental implantology surgery.
- The erection of an office building for AGCO and a security / site management office with meeting room and shop as part of the redevelopment of Stoneleigh Deer Park, Stareton (Identified as a Major Developed Site in the Green Belt – see **indicator 32**).
- The erection of a single storey clubhouse at Old Warwickian Sports Ground following the demolition of the existing clubhouse.
- Extension to the existing ticket office at Baddesley Clinton Hall.

SUPPORTING TOWN CENTRES AND LOCAL SERVICES

Retail and Leisure Services

34) Amount of completed retail and leisure development*

Retail

During this monitoring year 7,810 sq m of new retail floor space (consisting of schemes over 1000 sq m) was completed. This consisted of 6510 sq m at Regent Court as part of a mixed use scheme to convert the Regent Hotel and redevelop land to the rear of it and the conversion of the upper floor of Boots (Parade, Leamington) back to retail use (1300 sq m)



New retail development at Regent Court

Leisure

The John Atkinson Sports Centre at Myton School (jointly managed by Myton School and the District Council) was completed during this monitoring year.

35) Applications for retail development refused over 1000 sq m.

There were no applications for retail development refused over 1000 sq m. However the following applications are still outstanding:

- 1575sq m of additional comparison floor space at the Tesco store, Emscote Road
- 2031 sq m extension to the Sainsbury store at the Shires Retail Park

36) Amount of completed retail, office and leisure development in town centres*

Office Development

There was no new office development (over 500sqm) completed within the town centre during this monitoring year.

Leisure development

There was no new leisure development completed within the town centre during this monitoring year.

Retail development

During this monitoring year 7,810 sq m of new retail floor space (consisting of schemes over 1000 sq m) was completed within the town centre. This consisted of 6510 sq m at Regent Court as part of a mixed use scheme to convert the Regent Hotel and redevelop land to the rear of it and the conversion of part of the upper floor of Boots (Parade, Leamington) back to retail use (1300 sq m).

37) Number of applications refused for change of use from A1 within primary and secondary retail frontages

There were no applications refused for the change of use of units from retail (Use Class A1) within primary or secondary retail frontages. However this is expected as the majority of applications are the subject of pre application discussions which would indicate any conflict with the thresholds set in policies TCP4 and TCP5 prior to the submission of a planning application.

Two applications were refused for the change of use from A1 to other A Class Uses at 62 West Street, Warwick (**W05/1349**) and 6 Grove Street (**W05/2085**). Both of these units are located outside the designated town centre and would be assessed in accordance with UAP5.

38) Applications refused for changes of use from retail (Use Class A1) within designated local shopping centres

There were no applications refused for the change of use from retail (Use Class A1) within designated local shopping centres. However this is expected as the majority of applications are the subject of pre application discussions which would indicate any conflict with the thresholds set in policies TCP4 and TCP5 prior to the submission of a planning application.

- *Community plan key action to produce a Kenilworth Town Centre Action Plan.*

39) Progress on Kenilworth Town Centre Redevelopment proposals

Warwickshire Direct at Kenilworth opened at Kenilworth Library to provide Kenilworth with its first joint 'one stop shop' for access to public services. This is a joint venture involving Warwick District Council and Warwickshire County Council.

At Abbey End North the existing shops have been demolished in preparation for the development of 25 flats above five new retail units. At the time of writing it was anticipated that construction would begin in November 2006.

The existing Abbey End car park is currently being re-configured to provide an improved access road as well as improvements to car parking, pavements, lighting drainage and access to Talisman Square. This project was programmed for substantial completion by mid November 2006.

A scheme has been approved for the development of a new (re-located) youth centre to the rear of Southbank Road/ Abbey End car park. A revised planning application for the development of a new Waitrose foodstore (as part of the wider Talisman Square re-development) was submitted in December 2005. This was approved in April 2006 and will have the benefit of improving the relationship between the foodstore and Talisman Square in as much as the two elements will be more closely related. This also has the advantage of moving the store further away from the existing homes in Bertie Road. Works are estimated to commence in January 2007.

- *To create a café quarter to form a specific area for the location of A3 uses within Warwick*

40) Applications for changes of use to Use Class A3, A4 or A5 approved within designated café quarters

There were no applications submitted for a change of use to Use Class A3, A4 or A5 within the designated café quarters during this monitoring year. However in the event that an application was submitted the Council would need to carefully consider its response given that this is an emerging policy to which objections were raised (and one for which there is no equivalent policy in the adopted plan).

41) Progress on Chandos Street development (**New indicator 2005/06**)

Chandos Street car park lies to the north of Warwick Street in Leamington town centre. The Council has appointed consultants to undertake work to explore the feasibility of developing this site predominantly for retail uses to provide further shopping floorspace in the town centre. In March 2006, the Council considered the consultants report and agreed to seek expressions of interest from potential developers. Subsequent to this, the site was advertised and a number of developers expressed an interest in developing the site. Following a selection procedure, four developers were shortlisted in July 2006 and these companies have now submitted outline financial and development proposals. At the time of writing this report these proposals had not been assessed by the Council, however it is anticipated that the selection of the preferred partner will be completed by the end of December 2006.

It is anticipated that further work preparing a detailed scheme for the site, and public consultation on this, will take place early in 2007.

As a related proposal, the Council is seeking to increase car parking capacity elsewhere in Leamington town centre through an extension to the existing Covent Garden multi storey car park in Russell Street. Although there was no progress on this scheme during the monitoring year, a planning application was submitted in July 2006 (ref: W06/1145) for an extension to provide 272 additional spaces. This was approved in October 2006.

Regeneration

42) Progress on Court Street brief proposals

There have been no major changes or progress within this area during the monitoring year.

43) Progress on the Spencer Yard cultural quarter scheme

Following the grant of permission during the previous monitoring year for the conversion and refurbishment of the “North Hall” at Spencer’s Yard for performance space, arts studios and offices, this scheme was completed during the monitoring year.

44) Progress on Land North of Leamington Railway Station (**New indicator 2005/06**)

The land to the north of Leamington railway station is covered by two policies in the Revised Deposit Version of the Local Plan.

1. Policy SSP1(a) allocated 2.1 hectares of land at the eastern end of this area for B1 employment use. No applications were received during the monitoring year on this land, *however in June 2006 an application was received for 8,048 sq m of B1 office floor space (ref: W06/1058).*
2. Policy TCP7 allocates land to the east of the station goods yard for “housing / commercial & business uses (B1, B2 and B8), improved access to the railway station / improvements to rail related car parking / pedestrian accessibility”. The reference to “improved access to the railway station” was added in January 2006 prior to the start of the Local Plan inquiry. During the monitoring year, the following events should be noted.
 - A planning application was submitted for 145 station-related car parking spaces on land east of Quicks garage (*This application was subsequently refused in June 2006.*)
 - An application on the Quicks garage site for 166 flats was refused in September 2005 (*The appeal against this refusal, which was heard in April 2006, was subsequently dismissed.*)

45) New Community facilities

Permission was granted during this monitoring year for the erection of a new single storey church hall at St Mary’s Church, Cubbington (05/1301).

46) Number of rural facilities and services (excl. transport) opened and closed (**New indicator 2005/06**)

Closures

During this monitoring year the following rural services have closed:

- Loss of a doctors surgery to dwelling at 1 Hatherall Road, Radford Semele (**05/1203**)
- Loss of a post office to dwelling at 5 Mallory Road, Bishops Tachbrook (**05/0808**)

Gains

There were no additional rural facilities provided during this monitoring year.

PROTECTING THE BUILT ENVIRONMENT

Historic Environment

47) Number of listed building / conservation area applications approved / refused

There were 224 listed buildings applications submitted during this monitoring year. Of these 165 were granted, 32 refused, 25 withdrawn and 2 considered to be permitted development. There were 26 conservation area applications submitted of which 15 were granted, 2 withdrawn, and 9 refused.

48) Number of listed buildings demolished or partially demolished.

There were no listed buildings demolished during this monitoring year.

49) Review of Conservation Areas

Following the completion of the Leamington, Warwick and Kenilworth Conservation Area Reviews in 2004/05, a study was commenced into the merits of late 19th Century and early 20th Century buildings for Conservation Area status. This took the form of a comparative study with similar areas in the Midlands and as a result of the Study, three additional Conservation Area designations were approved in September 2006. These are:-

- A new Conservation Area in Warwick incorporating parts of Cape Road, Victoria Street and Edward Street.
- An addition to the Leamington Conservation Area to include Westgrove Terrace.
- An addition to the Leamington Conservation Area to include Waterloo Street.

The production of Conservation Area statements for Leamington, Warwick, Kenilworth and Whitnash are now under way and will be published during 2006/07

50) Progress on the SPD Residential Design guidance

The Residential Design Guide was taken to public consultation during June and July 2006 and a report was taken to the District Council's Environment and Economic Policy (EEP) Committee in September 2006. Following the recommendations of the public consultation and the EEP Committee alterations were made to the guide, which were taken to the EEP Committee for further consultation in October. Further changes have been proposed to the document which will then proceed to Planning Committee for their consideration and approval.