

**LOCAL DEVELOPMENT  
FRAMEWORK  
ANNUAL MONITORING REPORT  
2005**



COUNCIL FOR PEOPLE

December 2005

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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).
2. Progress on projects identified in the **Local Development Scheme** showed some slippage in 2005 due to staff resources. The Local Plan Inquiry will commence in April 2006, 4 months later than anticipated, but adoption of the plan is still on course for early 2007. As a result of the later inquiry date, the timetables for the Statement of Community Involvement and the Affordable Housing SPD have slipped by 6 months and 3 months respectively. The Managing Housing Supply SPD was approved by the Council largely according to timetable.
3. 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.
4. 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 2005, 55 hectares had been completed, 66.6 hectares were under construction or had planning permission and 10.9 hectares were allocated in the Local Plan. A total of 22,130 sq.m. of employment floorspace was completed in 2004/05 of which 18,990 sq. m. was for office use and 2760 sq.m. was for industrial or warehouse use. In the year 2004/05, 9.57 hectares of employment land was lost to residential use.
5. During the year 2004/05, **tourism** in the District was boosted by the grant of permission for improved tourist/leisure/conference facilities at 2 existing hotels. There was no loss of hotel floorspace in the District over the period.
6. In the rural area, permission was granted for a total of nine **rural diversification** projects, the majority of which were for changes of use to small scale office uses.
7. In 2004/05 a total of 746 (gross) **new dwellings** were provided in the District bringing the total number of completions since 2001 to 3,324. At April 2005, a total of 2,844 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 1,300. In September the Council agreed a Managing Housing Supply SPD to limit the emergence of new windfall sites. The proportion of new homes built at a density of over 30 dwellings per hectare in 2004/05 was 77%.
8. The number of new **affordable homes** provided during 2004/05 totalled 70 dwellings, less than the Council's target of 100 dwellings per year. However permission was granted for 155 affordable dwellings during the year. Evidence from the Council's Joint Waiting List and register of homeless households indicates an increasing level of need for affordable homes in the District. A Housing Assessment has been commissioned jointly with Stratford on Avon District Council and the findings will be available in early 2006.

9. During the year 2004/05 progress continued to be made on the improvement to the District's **transport infrastructure**. The County Council is working to secure a train operator for the Kenilworth railway station and is continuing in its attempts to bring forward a Park and Ride scheme for Warwick/Leamington. The Barford Bypass commenced in 2005 and a dedicated cycleway was provided along the Emscote Road corridor between Warwick and Leamington. Phases 1 and 2 of the Aylesford School to Woodloes Park Safer Routes to School project was completed with Phase 3 commencing in 2005/06.
10. The Council and the Environment Agency work together to encourage **sustainable drainage** systems in the District. The Revised Deposit Plan includes policies to require the use of such systems wherever possible and to encourage renewable energy projects both on-site and as a commercial venture.
11. In the year 2004/05, 84% of new dwellings were provided on **previously developed land** and 73% were provided on urban previously developed land. These are the highest percentage figures since 1996 and reflect the recent slowing down of development on greenfield sites. In 2004/05, 98% of employment development took place on previously developed land
12. The assessment of sites for the status of "**Sites of Importance for Nature Conservation**" (SINCs) has continued in the District with eight new sites being added in 2004/05. A further seven sites are currently under consideration for inclusion. In partnership with other Councils and Agencies, Warwick District is supporting the ongoing Habitat Biodiversity Audit, managed by the Warwickshire Wildlife Trust.
13. There was progress on new and/or improved areas of **open space** in the District in 2004/05. Work started in 2005 on the restoration of parkland in St Nicholas Park. This formed part of a Planning Obligation agreement associated with a private housing development in Warwick. Outline permission was granted for mixed use development at the former Pottertons site in Warwick and this includes 3.8 hectares of public open space.
14. The Local Plan identifies a number of "Major Developed Sites" in the **Green Belt** – existing developed areas where some new development will be appropriate. In early 2005 the Council resolved to approve a major development at Stoneleigh Park following a period of consultation and negotiation. At Stoneleigh Business Park, the first phase of the redevelopment scheme commenced following approval in March 2005. Elsewhere in the Green Belt a number of permissions were granted for a variety of developments such as extensions to dwellings, cattery units, communication masts, a replacement sports club and new agricultural buildings.
15. In **town centres**, permission was granted for a total of 5,713 sq.m (gross) of retail floorspace and 751sq. m for new office floorspace. In Kenilworth town centre, proposals for the partial redevelopment of Talisman Square were approved subject to a legal agreement. In Leamington town centre, new leisure development included a cinema extension to provide two new auditoria.

16. Two **major retail** applications are currently under consideration by the Council. These both involve extensions to existing food stores outside of town centres. During the monitoring year, permission was granted for a total of 54,612 sq.m. of **office** floorspace outside town centres including 25,000 sq m at South West Warwick and 25,980 sq m at Spa Park.
17. Progress continues to be made on bringing forward the redevelopment of **Old Town regeneration** sites. In early 2005 the Council invited tenders from companies interested in developing the wider Court Street area in partnership with the Council. Development of the Spencer Yard Cultural Quarter scheme has commenced and is due for completion in early 2006.
18. Following a review of **Conservation Areas** in Kenilworth, the Council approved two new Conservation Areas and two extensions to the existing Conservation Area. During 2004/05, no **Listed Buildings** were demolished in the District.

## 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 have come into being following 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 2004<sup>1</sup>. From 2005, it is 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 31<sup>st</sup> December of each year.

**1.5 The AMR for any year covers the period 1<sup>st</sup> April to 31<sup>st</sup> 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 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005 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 2005 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 2004 and brought into effect in February 2005)

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

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;
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 hopes to submit this to the Government Office in December 2005.

3.1 **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 indicators as required by the government
- Objectives from the Council's Community Strategy
- Targets set in the Local Plan itself, and
- Targets from other planning policy documents

3.2 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.

### **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. In particular this includes information about individual planning applications, that can be accessed from officer knowledge and the Council's recently acquired planning IT system (Acolaid), and the land use monitoring work on housing numbers and employment land that is undertaken annually.

4.2 One of the outputs of carrying out the work on preparing this AMR has been that it has identified 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.

## 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 4-5 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 2005 Milestones

2.1 The following table sets out the milestones that the Council intended to meet by the end of 2005, in the current LDS, alongside the actual achievement.

<b>Warwick District Local Plan</b>			
<b>LDS Milestone: By Dec 2005</b>	<b>Actual Milestone: By Dec 2005</b>	<b>Slippage</b>	<b>Comment</b>
Commencement of Local Plan Inquiry	Consultation on Revised Deposit	4 months	Delay due to continued resource difficulties owing to Coventry Airport Inquiry
<b>SPD : Managing Housing Supply</b>			
<b>LDS Milestone: By Dec 2005</b>	<b>Actual Milestone: By Dec 2005</b>	<b>Slippage</b>	<b>Comment</b>
Preparation and Consultation stages completed	Preparation and Consultation stages completed	none	Approved by the Council's Executive in Sept 2005

#### **Warwick District Local Plan**

2.2 The Revised Deposit Version of the Local Plan was approved by the Council's Executive on 10 May, 2005 as a basis for public consultation. The formal public consultation period took place in July/August of this year during which time 681 comments were received from 138 individuals/organisations. The Planning Inspectorate, who will oversee the Local Plan Inquiry, have given the Council a date of the 4th April 2006 for the commencement of the Inquiry.

2.3 The slippage in the programme for the preparation of the Revised Deposit Local Plan was primarily due to continued staff resource difficulties as a result of the lengthy Public Inquiry into development at Coventry Airport. However, it is still anticipated that the Local Plan will be adopted in the first quarter of 2007. This is because the Planning Inspectorate is now committed to speeding up the local plan inquiry process.

## SPD : Managing Housing Supply

- 2.4 A pre-consultation exercise was carried out in May 2005, following which a Draft Supplementary Planning Guidance (SPD) was approved by the Council's Executive as a basis for consultation. The formal consultation process then took place in July/August and in September the final policy was approved by the Executive for development control purposes. There was some minor slippage in the programme, again due to staff resource difficulties, but the key milestone was met by the end of the year.
- 2.5 The policy is now being implemented by the Council although it is currently too early to assess the impact of the policy. This will be included within next year's AMR.
- 2.6 Due to the new government regulations regarding the production of SPD documents, the SPD cannot be formally adopted until the Local Plan has been adopted.




### 3. Future Programme

Due to the slippage in the timetable for the start of the Local Plan Inquiry, there is some slippage in the timetable for the preparation of other documents, namely, the Statement of Community Involvement (SCI), and the Affordable Housing SPD. 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 is still underway.

- 3.3 The Council will submit a revised LDS to the government in December 2005 with amendments to the timetable for the SCI and the Affordable Housing SPD. The following table outlines the likely changes to the timetable for the above documents.

Year	04/05		05/06				06/07				07/08			
Quarter	3	4	1	2	3	4	1	2	3	4	1	2	3	4
<b>Statement of Community Involvement</b>														
Timetable in 2005 LDS								S		A				
Likely Slippage									S		A			
<b>Affordable Housing SPD</b>														
Timetable in 2005 LDS											A			
Likely Slippage												A		

#### Key

SCI Production   
 SPD Production   
 SCI Post Submission 

Submission S  
 Adoption A

## Part 3: 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 that 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 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 Council<sup>2</sup>. 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 Housing trajectories 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

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<sup>2</sup> 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 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



Permission was granted during this monitoring year for the development of a new office building at Spa Park for the Woseley Headquarters. This was under construction at April 2005 and is now complete. A further application was submitted for the development of a warehouse building which has since been approved.

- *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 1<sup>st</sup> April 2005 62.9 ha of land was available with planning permission for employment development within Warwick District. This consists of 58.68 hectares of mixed B1/B2/B8 uses, 1.92 hectares for B1 use, 1.7 hectares for B2 use and 0.6 hectare for B8 use. Development on a further 3.7 hectares was under construction and development on 55 hectares was completed. This gives a total supply of employment land of 121.6 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 (10.9 hectares). 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 and 2.

**Table 1 Large Employment Sites 1996 - 2005**

Site	Completed 1996-2005	Under construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
Tachbrook Park	15.16	0.75	8.98	24.89	B1, B2, B8	
Queensway Business Park	2.39	0.46	1.9	4.75	B1, B2, B8	✓
Spa Park	4.09	2.50	6.91	13.5	B1, B2, B8	✓
Warwick Technology Park	7.75	0.00	0.00	7.75	B1	
South West Warwick Severn Trent	0.00	0.00	15.60	15.60	B1, B2, B8	

\* Core indicator

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	0.00	3.09	14.77	B2 - 7.39 B8 - 7.39	
Stoneleigh Business Park	0.00	0.00	1.6	1.6	B1, B2, B8	✓
<b>Total: Large Investment Sites</b>	<b>47.43</b>	<b>3.71</b>	<b>56.72</b>	<b>107.86</b>	<b>-</b>	<b>21.81</b>

**Table 2 Small Employment Sites 1996 - 2005**

Site	Completed 1996-2005	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, Station Approach	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	
Quarry Park	1.22	0.00	0.00	1.22	B8	
Pools Peace Poultry Farm	0.9	0.00	0.00	0.90	B8	
<b>Total: Small Investment Sites</b>	<b>7.21</b>	<b>0.00</b>	<b>2.3</b>	<b>9.67</b>		<b>4.64</b>

**Table 3 Permissions Granted for New Employment Sites 2004/05.**

Site	Type	Area (ha)	Completed 2005	Previously developed land
Berrington Road	B8 (Warehouse)	0.20	0.20	✓
New Era Farm	B1 (office)	0.20	0.00	
The Piggery, Hatton	B1 (office)	0.5	0.00	
Pottertons, Emscote Road	B1	1.22	0.00	✓
Benfords, Cape Road	B1, B2	1.96	0.00	✓
Total area (ha)		4.08		3.38

\* Core indicator

2) Amount of floor space developed for employment by type (B1, B2, B8) during 2004/05\*.

During this monitoring year **22,130 sq m** of employment floor space was completed within Warwick District. Of this total **18,990 sq m** was developed for B1 (office) use, **1,500 sq m** for B2 (general industrial) use and the remainder, **1,260 sq m**, for B8 (warehouse/storage) use.

**Table 4 Employment Completions**

Completed employment floor space (sq m) during 04/05 monitoring year.	
Total B1	19,370
Manor Farm	380
Ricardo's	3,500
Farmer Ward Rd	1,110
Corunna Road	14,380
Total B2	1,500
Ricardo's	1,500
Total B8	1,260
Berrington Road	1,260

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 2004/05
A	Station Goods yard, Leamington	<del>4.8</del> 2.1	There has been no progress during this monitoring year. Site area was increased from 1.8 in the Warwick District Local Plan (Revised Deposit Version) to reflect new information from the landowner as to the precise area of land now available for employment uses.
B	Land at High St/Lower Avenue, Leamington	0.2	There has been no progress during this monitoring year
C	Land at Queensway, Leamington	3.2	Application submitted for mixed use retail and offices.
D	Land R/O Homebase, Leamington	1.8	There has been no progress during this monitoring year
E	Saltisford Depot, Warwick	<del>4.8</del> 1.2	Site area reduced following the grant of planning permission on part of the site for housing. An application (W03/1339) to develop this site for B1 uses was approved by the Council in September 2005 and is currently under construction.
F	Land off Nelson Lane, Warwick	0.5	There has been no progress during this monitoring year

\* Core indicator

G	Land off Wedgenock Lane, Warwick	1.9	There has been no progress during this monitoring year
H	Land at Pipers Lane, Kenilworth	0.8	Employment allocation deleted.
<b>Total employment allocation: 10.9ha</b>			

Two major employment commitments are identified at South West Warwick and Warwick Gates brought forward from the previous 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 has Warwick Gates 18.07 has.). (See indicator 1).

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. During this monitoring year permission was granted for office development at Althorpe Street within the Old Town area (see indicator 3).

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

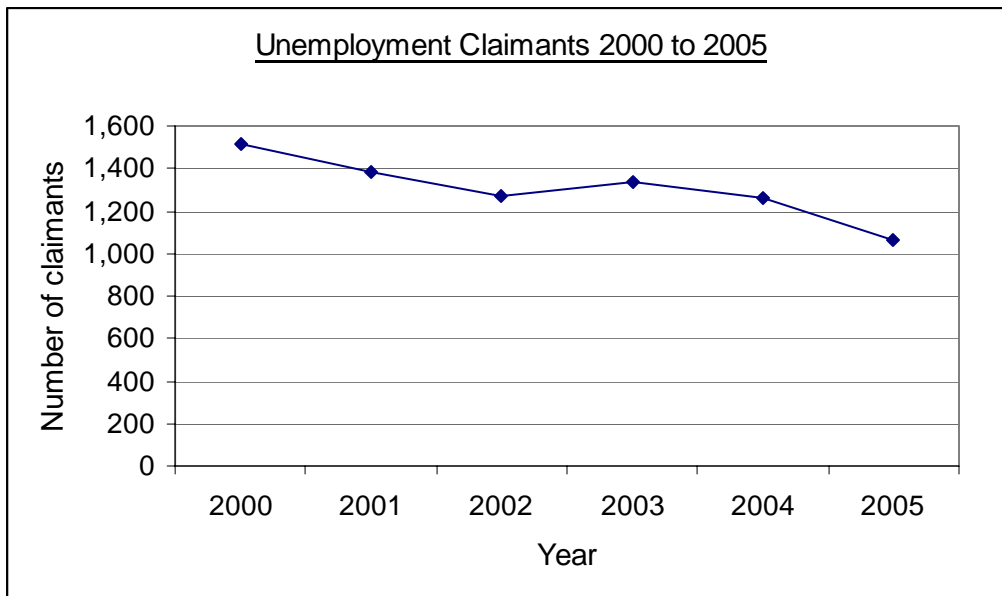
There have been no losses of employment land in identified employment or regeneration areas within the district over 500 sqm.

Permission was granted for the redevelopment of redundant employment land at the former Pottertons factory, Emscote Road (8.32ha), and Benfords, Cape Road (4.3ha) for mixed use development. As part of the redevelopment of these sites 1.2 hectares of new employment land will be created at Pottertons and 1.96 hectares at Benfords.

An application was granted for the change of use of offices, to the rear of 95 Warwick Street, Kenilworth, to use as a dental surgery (04/1045).

**5) Unemployment in Warwick District**

**Graph 1 Unemployment**



\* Core indicator

Since 2000 the number of unemployment claimants in Warwick District has steadily declined. At April 2005 the unemployment rate in Warwick District stood at 1.1% compared with 1.4% at the County level and 2.2% nationally. The local figure for Warwick District was 52% of the national unemployment rate which exceeded the corporate target to ensure that unemployment in Warwick District remains at or below 66% of the national unemployment rate.

#### 6) Amount of land lost to residential development\*.

During the year 2004/05, a total of 9.57 hectares of employment land was potentially lost to residential use by the grant of planning permission for housing. Of this, 0.6 hectare was lost through conversion and 8.97 hectares was lost through redevelopment.

### Rural Diversification

#### 7) Permissions granted for rural diversification schemes

During this monitoring year permission was granted for nine rural diversification proposals. Seven of these involved the change of use of agricultural buildings for employment floor space within Use Classes B1, B2 and B8. Other proposals involved the change of use of agricultural land for a golf course extension at New Kingswood Farm and for live / work units at Lower Fosse Farm.

### Tourism

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

The following permissions were granted for new hotel development during 2004/05

- Woodland Grange, Old Milverton - The erection of a two storey extension to form reception and leisure facilities and four storey extension to provide lecture rooms, office accommodation and 42 additional bedrooms.
- Mallory Court – New wedding / conference facility to existing hotel
- 61 – 63 Warwick Road, Kenilworth – Conversion of two dwellings for use as a guest house.
- The Pleasance, Upper Ladyes Hills – Change of use from residential care home to guest house.

#### 9) Loss of hotel floor space

There have been no permissions granted for the loss of hotel floor space during this monitoring year. It should be noted however that there is no policy within the Revised Local Plan to resist the loss of hotel floor space.

\* Core indicator

## MEETING HOUSING NEEDS

### Housing Development

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 3,324 new dwellings have been provided in the District. Taking into account demolitions and dwellings lost through conversions, the net addition to the dwelling stock was 3,201 dwellings. In the current monitoring year, 746 new dwellings were built and the net increase to the stock was 702 dwellings.

**Table 6 Housing Completions 2001-2005**

Year	Net	Gross
2001/02	844	872
2002/03	946	973
2003/04	709	733
2004/05	702	746
<b>2001-2005</b>	<b>3,201</b>	<b>3,324</b>

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 the monitoring year, 76.7% were on developments of over 30 dwellings per hectare and 62.6% were built at a density of over 50 dwellings per hectare.

**Table 7 Completions 2004/05 by Density**

Density (Dwellings per Ha)	Dwellings	% Total
<30	174	23.3
30-50	105	14.1
>50	467	62.6

\* Core indicator



This development at the former Whitemoor Engineering site in Piper's Lane, Kenilworth provided 61 dwellings of which 18 were affordable homes for rent provided by way of a planning agreement with the developer, Persimmon Homes. The Council worked with the developer and Servite Homes, a partner housing association, to ensure that high quality and sustainable affordable homes were provided to meet the needs and aspirations of local people.

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.

**Table 8 Housing Requirements 2001-2011**

	Dwellings (Gross)
RSS Requirement 2001-2007	3,084
Completions 2001-2005	3,324
Balance to be provided 2005-2007	0
RSS Requirement 2001-2011	4,624
Completions 2001-2005	3,324
Balance to be provided 2005-2011	1,300
Annual requirement 2005-2011	217

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\*.

\* Core indicator

The potential supply of housing, taking into account windfall sites, is 4,310 dwellings. This significantly exceeds the balance of the strategic requirement of 1,300 dwellings between 2005 and 2011. (See table 8)

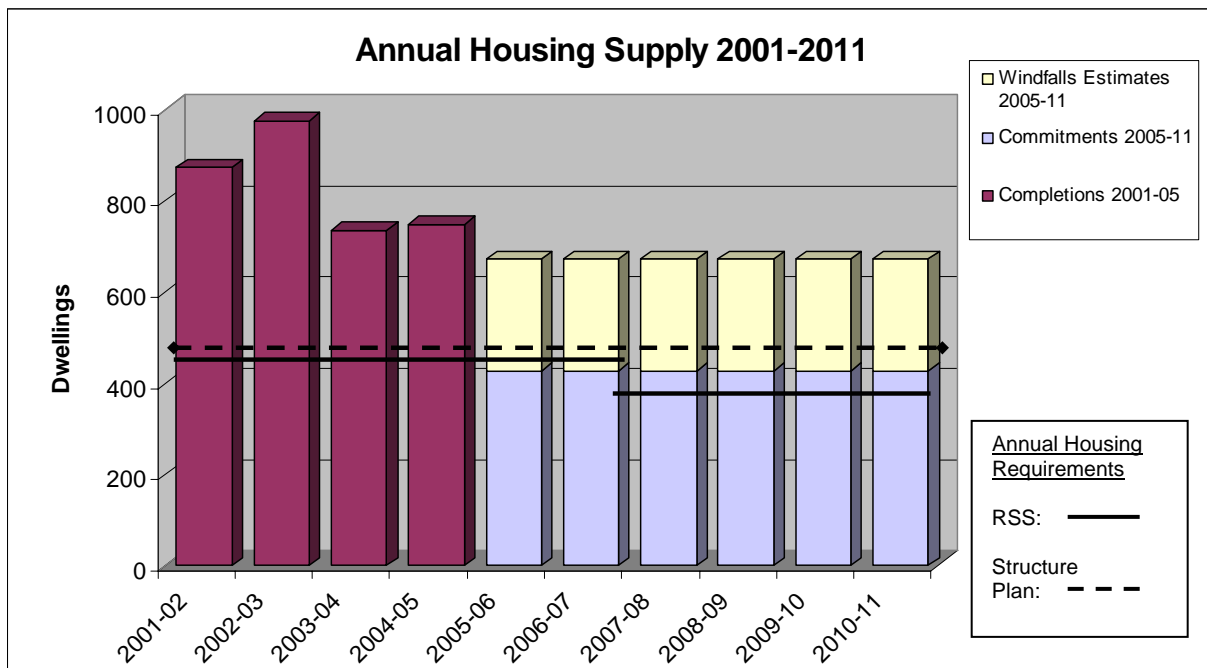
**Table 9 Housing Supply**

	Dwells
Under Construction and with Permission at 01/04/05	2,058
Other Commitments at 01/04/05	786
Potential Windfalls 2005-2011	1,466
Total supply 2005-2011	4,310

## Housing Trajectories

The following graphs illustrate past and potential future performance in relation to housing delivery. Graph 2 shows that the rate of house building since 2001 has exceeded both Structure Plan and Regional Spatial Strategy annual requirements. Further, analysis of the current supply of housing shows there is potential for future house building rates to exceed both annual requirements.

**Graph 2 Annual Housing Supplies 2001 to 2011.**

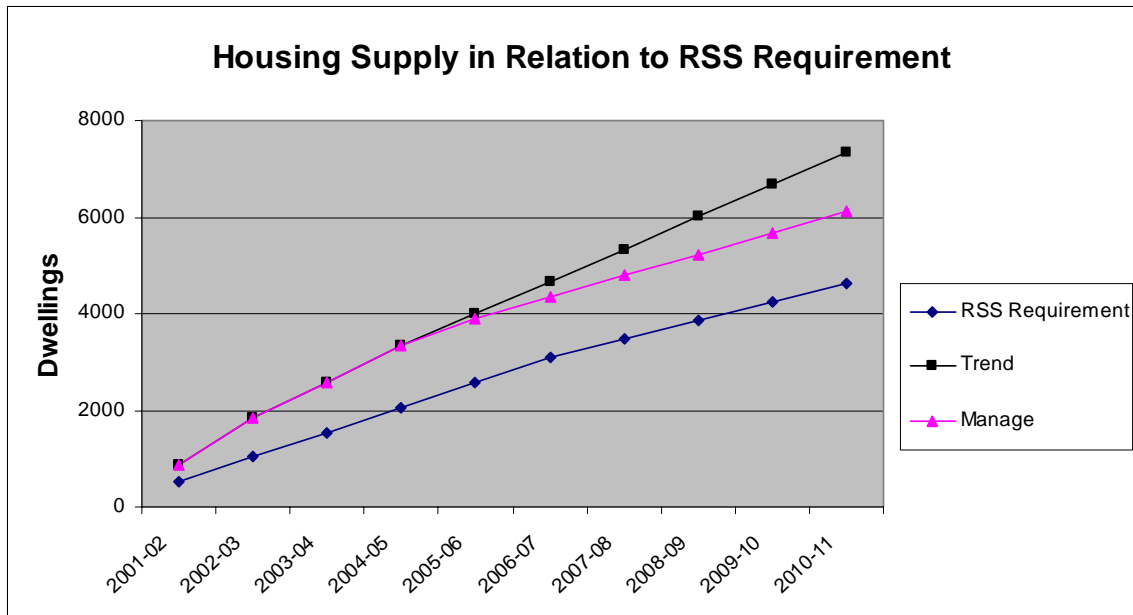


In September 2005, the Council approved a Supplementary Planning Document (SPD) to manage the supply of housing. This will have the effect of reducing the emergence of new windfall sites unless they meet a specific local need or objective. Graph 3 illustrates the level of oversupply if recent trends continue (“Trend” line) and the potential effect of implementing the SPD and managing the

\* Core indicator

release of new windfall sites (“Manage” line). The graph shows that, if current trends continue, over 7,000 dwellings could be provided by 2011 compared with the RSS requirement of 4,624. The effect of implementing the SPD from September 2005 would be to slow down the rate of growth to about 6,000 dwellings by 2011.

**Graph 3 Accumulative Housing Supply 2001-2011**



## 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 70 affordable housing completions. This falls short of the Council’s Corporate Strategy target of 100 per year. However during the monitoring year, permission was granted for 155 affordable homes on 5 sites.

#### **Affordable Housing Completions 2004/05**

Site	Dwellings
Pipers Lane, Kenilworth	18
King Edward VII Hospital, Hatton	26
Langley Road, Whitnash	3
Briar Close/ Buckley Road, Lillington	10
Haddon Road/ East Dene, Lillington	6
79, Upper Holly Walk, Leamington	7

\* Core indicator

Of the above sites, 44 dwellings were provided by way of Section 106 Agreements with private housebuilders on private development sites at Pipers Lane and King Edward VII Hospital. The dwellings at Langley Road, Briar Close and Haddon Road were provided on former garage sites owned by the District Council and sold to a partner Housing Association.

*Community Plan Key Action to identify public land for affordable housing development*

During the year 2004/05 no new public land has been identified for affordable housing development.

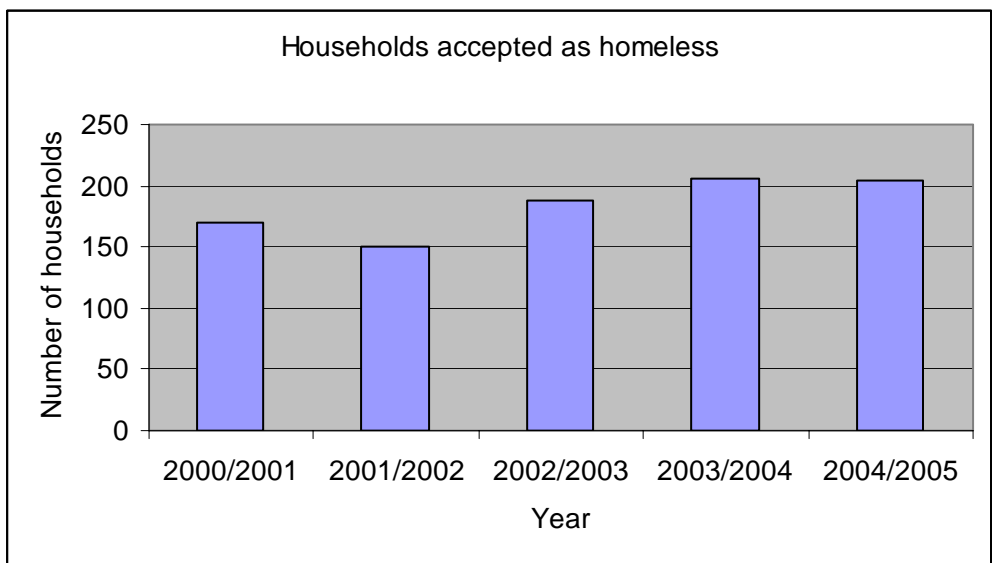
**17) Progress on the Housing Needs Survey**

A Housing Assessment for South Warwickshire was jointly commissioned by Warwick and Stratford on Avon District Councils in August 2005. The Assessment will include a household survey across both Districts and will provide an assessment of current housing needs and market trends. The final report will be available by the end of March 2006 and will provide the evidence base for planning and housing policy, the review of the Developers' Guidance and the SPD on affordable housing.

**Homelessness and Housing Waiting List**

The number of households accepted by the Council as being homeless in the year 2004/05 was slightly down on last year but the general trend is upwards. This is illustrated in Graph 4.

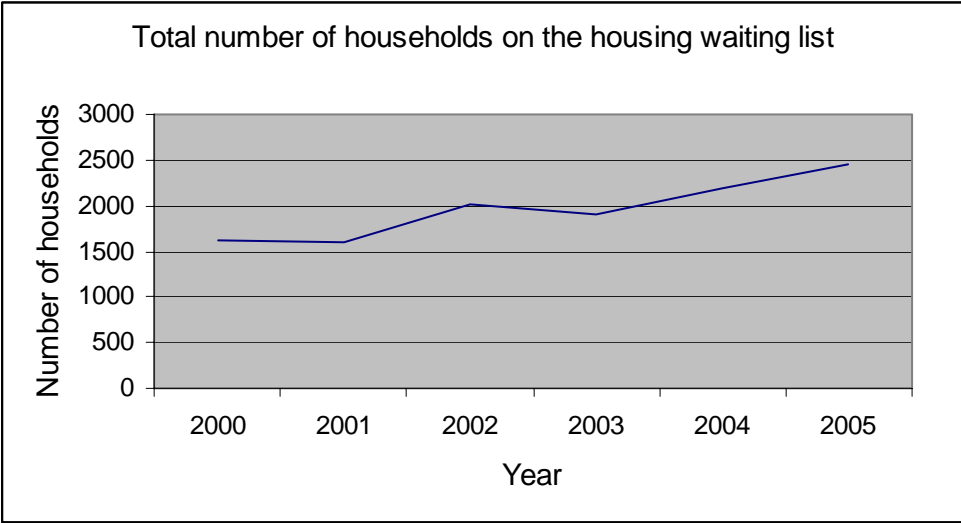
**Graph 4 Homeless Households**



Graph 5 illustrates the recent trend in households on the Council's Joint Housing Waiting List. This shows a general upwards trend and is an indication of the fact that the Council has been unable to fully meet the housing needs of the community.

\* Core indicator

**Graph 5 Housing Waiting List**



\* Core indicator

## 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's intention to produce parking standards SPD is set out in the Local Development Scheme.

There were no systems in place to adequately monitor parking standards for completed development during this monitoring year although it is the intention of the Council to set up an appropriate system in the future.

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)\*.

There are no systems in place to adequately monitor this at the present time although it is the intention of the Council to set up an appropriate system in the future.

### 20) Progress on Kenilworth Railway Station

The delivery of a new railway station in Kenilworth remains an important commitment within the 2005 Provisional Local Transport Plan. The County Council is working to secure a train operator to serve the station. Discussions are ongoing between the County Council and DfT Rail regarding track capacity issues within the Coventry – Leamington corridor.

### 21) Progress on Warwick and Leamington Park and Ride proposals

This scheme remains an important commitment within the 2005 Provisional Local Transport Plan. Whilst the proposal can be delivered as a stand alone scheme, it has been incorporated as part of the SPARK Major Scheme funding bid within the Provisional Plan. This seeks to deliver a step-change in public transport in the Warwick/Leamington Spa area. Following the allocation of a site for the Park and Ride facility within the First Draft Local Plan, the County Council made representations to pursue an alternative site at Greys Mallory. Subsequently this allocation was replaced by an area of search in the Revised Deposit Local Plan in May 2005.

### 22) Progress on Barford By Pass

The scheme received full approval from the Department for Transport in December 2004. Construction began in Autumn 2005, and it is anticipated that the scheme will open in April 2007.

\* Core indicator

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



### A445 (Emscote Road Scheme, Warwick)

The provision of on-carriageway cycle lanes and associated facilities for cyclists was completed during the monitoring year and provides a dedicated route along this busy corridor between Warwick and Leamington.

### **Aylesford School to Woodloes Park Safer Route to School**

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. Phase 1 and 2 have been completed and it is anticipated that Phase 3 linking Saltisford to Lock Lane will begin during the next monitoring year.

Two further cycle routes are proposed from Heathcote to the Warwick Technology Park and from Warwick to the Technology Park. It is anticipated that these will be delivered in the next financial year.

## **Renewable Energy**

### 24) Renewable energy capacity installed by type\*

The provision of sustainable drainage systems and the use of renewable energy is encouraged particularly on major planning applications. However, at present the Council does not have the resources to monitor implementation of these schemes or the planning powers to enforce them.

## **Previously Developed Land**

There are two local targets for the development of new houses on previously developed (brownfield) 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\*.

\* Core indicator

**Table 10 Housing Development on Previously Developed Land (PDL)**

	Dwells	% Total
Completions on PDL	627	84.0
Completions on Urban PDL	547	73.3

The proportion of dwellings completed on previously developed land (including conversions of existing buildings) was 84% in the year 2004/05, the highest since 1996. This was due to the fact that development on the allocated greenfield sites had slowed due either to final completion or the completion of a particular phase. It is likely that the proportion will increase next year as development on the two allocated sites of 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".

- *Structure Plan Target – 10% (13.5 ha) of new industrial land in Warwick District should be located on previously developed land.*

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

**Table 11 Employment Development on Previously Developed Land (PDL)**

Type	Completions on PDL (sq.m)	% Total
B1	18,980	98
B2	1,500	100
B8	1,260	100
Total	21,740	98

Overall 21,740 sq m of employment floor space on previously developed land representing 98% of the total employment land completed during this monitoring year.

At April 2005 approximately 29.83 ha of the supply was on previously developed land and buildings. This is 24.5% 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 40.73 ha. This is 33.5% of the total figure.

\* Core indicator

## 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 Environmental 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 Special Scientific Interest (SSSI) within Warwick District.

With regard to local sites, during 2004 ten potential Sites of Importance for Nature Conservation (pSINCs) were surveyed and of these eight were selected to be included in the list of SINCs for Warwick District. During 2005 the Wildlife Sites Project surveyed seven pSINCs. Reports for these sites are currently being written and will be presented to the SINC selection panel later this year or early 2006.

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 Councils and agencies to produce a comprehensive data set (stage one 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 habitat descriptions containing an estimated 200,000 species records).

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 recorded as SINC's (Sites of Importance for Nature Conservation). It is intended that SINC's will be 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 PPS7 (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

\* Core indicator

agricultural practices.

## Open space

- *Best value target (2003 – 07) to achieve green flag accreditation for two green spaces within Warwick District.*
- *2004/05: To achieve green flag status for Jephson Gardens by 2005*
- *Community plan key action to increase walking opportunities across the district*

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

There are currently no parks or open spaces within Warwick District which have attained the Green Flag Award. An unsuccessful application was submitted for St Nicholas Park during 2005, which the Council intends to resubmit along with Jephson Gardens in 2006. The Council recognises the importance of the award, as it is a corporate target, and is working to reach the required standard across the District. Green Flag encourages the provision of good quality public parks and open spaces, raises people's expectations and is an opportunity to develop best practice for parks management, as well as the attainment of an award itself.

### 30) Amount of open space lost

During this monitoring year there were four applications permitted for the conversion of agricultural land for use as residential gardens at the rear of 17, 18 Penfold, 19 Penfold, 21 Millway Drive, Bishops Tachbrook and at Wasperton House, Wasperton. In addition permission was granted for the conversion of agricultural land at Farm Barns, Case Lane for B2 industrial use and for a golf course extension at New Kingswood Farm, Dalehouse Lane.

### 31) Applications providing open space contributions

#### **St Nicholas Park – Site Remediation and Improvement**

The St Nicholas Park Site Remediation and Improvement project commenced in June 2005 as a result of planning application (04/2252). The cost of carrying out the contract was met by developers as a planning gain requirement. It is anticipated that the programme will be completed early (by the end of January) 2006.

Historically, the parkland has been laid out on what was previously the site of a domestic tip. This had caused the site to be increasingly unable to be used for its full amenities due to the prevalence of chemical contaminants above guideline trigger levels for public health. This included physical contaminants such as glass, clinker and other hard materials migrating to the surface layer, poor drainage to pitches and uneven playing surfaces.

In February 2005 after agreeing the principle of the programme of works with the Environment Agency (due to the parks floodplain location), the District Council agreed to accept the restoration of this parkland (5.541 ha) by developers Taylor Woodrow in lieu of pitch provision on-site at a nearby housing allocation that was under construction. In doing so this would ensure the future of the park for

\* Core indicator

the public and allow the demand for future pitch provision to be met at a sustainable location. The works were therefore seen as both a qualitative and quantitative improvement to leisure facilities in Warwick District.

Outline planning permission was granted for the development of the former Pottertons site, Emscote Road (02/1472). This will involve mixed use development consisting of approximately 3.3ha of residential development, 2323 sq.m of B1 office space and **the provision of 3.8 ha of public open space.**

## 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

Following publication of a prospectus early in 2003, the Royal Agricultural Society of England (RASE) prepared a draft planning brief for Stoneleigh Park. The Council approved this document in draft for public consultation in June 2003 and subsequently carried out a public consultation exercise.

Early in 2004 the 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 for "*the development and refurbishment of Stoneleigh Park to provide exhibition, hotel and conference facilities, showground facilities, a business innovation park, visitor centre, leisure and ancillary retail and catering facilities, a National Equine Centre and livestock facilities, together with a new access road and bridge, landscaping, parking, circulation works, an equine bridge and highway improvements.*"

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. (*The Secretary of State subsequently decided in October 2005 that he would not call in the application. Once the legal agreement has been signed, this planning permission will be issued.*)

### Stoneleigh Business Park

Following the approval in 2002 of the outline application for the redevelopment of Stoneleigh Business Park in accordance with the 1999 Design Brief, a reserved matters application (ref: W04/1229) was submitted on the site in June 2004 and approved in March 2005. The first phase of the redevelopment of this site has now commenced.



Construction work at Stoneleigh Business Park.

### **Police Headquarters Leek Wootton.**

There have been no major planning applications on this site during the monitoring period. The site boundary of this proposed MDS was amended in the Revised Deposit Draft local plan.

### **Former Honiley Airfield, Wroxall**

There have been no major planning applications on this site during the monitoring period. The site boundary of this proposed MDS was amended in the Revised Deposit Draft local plan.

## **33) Permissions allowed within the green belt**

There were 342 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 and part conversions. The remainder included:

- Ten applications for the change of use of agricultural buildings to office / workshop space
- Four applications for the conversion of agricultural buildings for visitor accommodation.
- The use of land as a temporary overflow car park for Warwick Parkway
- New NFU offices at the National Agricultural Centre, Stoneleigh.
- Twelve applications for the erection of new agricultural buildings.
- A change of use to a grooming parlour for dogs at High House Farm, Kenilworth.
- The erection of six timber framed cattery units at Bubbenhall Road, Baginton.
- Floodlighting to support Moorfields (Leamington Rugby Football Club) and a separate application for the demolition of the existing clubhouse and erection of a replacement facility.
- The erection of a replacement communication mast with antennae at the Radio Base Station Site.
- Five applications for replacement dwellings.
- Two proposals for the conversion of outbuildings for residential dwellings.
- An outline application for the redevelopment of Stoneleigh Deer Park.

## SUPPORTING TOWN CENTRES AND LOCAL SERVICES

### Retail and Leisure Services

#### 34) Amount of completed retail and leisure development\*

##### Retail

There was no retail floor space completed over 1000sqm during this monitoring year. The following applications were granted permission for new retail development;

**Table 12 Retail floor space granted during 04/05**

Site	Development	Status at April 2005	Floorspace (sq m)
Woodwards, Regent Street, Leamington Spa	Partial redevelopment for retail with residential above.	Under construction	1,813 (1631 existing)
Boots, The Parade, Leamington Spa	Change of use of part of first floor from D1 to A1	Under construction	300
Talisman Square, Kenilworth	Redevelopment to produce retail units with residential above	Not started	3,600 (2,300 existing 1,000 retained)



As part of the redevelopment of the Woodward's Store, Leamington to provide new retail and residential floorspace the original façade of the building was retained as an important feature within the Leamington Conservation Area.

An application was submitted during this monitoring year for the part demolition of the Bewise Store (73 Warwick Street) to provide retail floor space on the ground floor with 18 flats above. This is still to be determined.

##### Leisure

Following approval last year an extension to the existing Apollo cinema to provide two new auditoria was completed. Permission was granted for the partial demolition and redevelopment of Lillington Community Centre which was not started at the time of monitoring. A revised application for the erection of a new sports hall at Myton School to be jointly managed by Warwick District Council was

\* Core indicator

approved and was under construction this year.

## Office

There was 19,370 sq m of office floor (Use Class B1) completed during this monitoring year. Permission was granted for 54,612 sq m of new office floor space within the district (as outlined in Table 13).

**Table 13 Office permissions granted 04/05.**

Site	Area	Status
South West Warwick (Plot 9000)	15,169	Not started
South West Warwick (Plot 1000)	9,840	Not started
New Era Farm	2,200	Not started
British Telecom Building, Althorpe Street,	751	Not started
Spa Park (Plot 6)	25,980	Under construction
The Piggery, Hatton	672	Not started

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

Major retail applications were submitted for extensions to existing stores at Tesco, Emscote Road (04/0138) which was refused in accordance with TCP1 and TCP2 and Sainsburys, The Shires Retail Park which is still undetermined. A subsequent application has been submitted for the Tesco Store which is undetermined (05/0962). In addition an application was submitted but later withdrawn for an extension to the existing Sainsburys Store, Warwick Road, Kenilworth (04/1935).

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

There was no retail completed over 1000 sq m within the town centres during this monitoring year. Permission was granted for 751 sq m of office floor space as part of an innovation and enterprise centre at Althorpe Street, Leamington Spa. Following planning approval last year an extension to the existing Apollo cinema to provide two new auditoria was completed.

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

There were no applications refused for changes of use to non A1 within the town centre retail areas. Five applications were granted for the change of use to non A1 within secondary retail areas and three within primary retail areas all of which complied with the thresholds set out in TCP4 and TCP5.

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

An application was refused for the change of use of 75 Home Farm Crescent from A1 to A3 (04/0527) in order to maintain the predominately retail function of the local shopping centre. In Kenilworth an application was granted for the change of use of 2 – 4 High Street from A1 to A2 (04/1711).

\* Core indicator

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

### 39) Progress on Kenilworth Town Centre Draft redevelopment proposals

During 2003, major planning applications were submitted for refurbishment and partial redevelopment of units in Talisman Square and the erection of a new 4,400 sq.m food store (refs: W/03/1259 & 1260). In October 2004, Council recommended to approve the application subject to the completion of a legal agreement. This agreement has yet to be completed. Waitrose has been confirmed as the occupier of the new store.

- *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 have been no applications submitted during this monitoring year for the change of use of units within the designated café quarter to A3, A4 or A5. We will continue to monitor the café quarters in Warwick.

## Regeneration

### 41) Progress on Court Street brief proposals

The supplementary planning guidance (SPG) approved in 1999 for the Court Street area proposed a food store on the car park. In the intervening period, no application has been submitted and in 2003 the Council commissioned consultants Taylor Young to look at the area again and help draft new SPG. Following a period of public consultation a new Development Brief for the area of the Court Street car park was approved in September 2003. Subsequent to this tenders were invited to develop the site, however the Council has since agreed that no tender will be accepted but that a partner will be sought for the redevelopment of a wider area of Old Town. To this end, the Council published a prospectus in February 2005 and invited tenders from interested partners.

### 42) Progress on the Spencer Yard cultural quarter scheme

Permission was granted during this monitoring year for the conversion and refurbishment of buildings (including a single storey extension) at Spencer Yard for performance space, artist's studios and offices. Work on the scheme has commenced and the completion date is scheduled for February 2006. The scheme has successfully been awarded £307,000 through the Single Regeneration Budget and Advantage West Midlands. Draft lease agreements are being drawn up with prospective users.

### 43) New Community facilities

Approval of reserved matters for the erection of a new Sikh temple (Gurdwara Sahib) in compliance with the outline permission (02/0010).

## PROTECTING THE BUILT ENVIRONMENT

### Historic Environment

#### 44) Number of listed building / conservation area applications approved / refused

There were 258 listed buildings applications submitted during this monitoring year. Of these 187 were granted, 36 refused and 35 withdrawn. There were 15 conservation area applications submitted of which 10 were granted and 5 withdrawn.

#### 45) Number of listed buildings demolished or partially demolished.

There were no listed buildings demolished during this monitoring year. Permission was granted for eleven applications for the replacement of existing extensions / outbuildings following demolition.

#### 46) Review of Conservation Areas

Following on from the review of the Leamington and Warwick conservation areas in 2003/04, a review of the Kenilworth conservation areas began in 2004. Following a public consultation, new conservation area boundaries were approved by the Council in March 2005. These are:-

- A new conservation area incorporating much of Station Road and Waverley Road
- A new conservation area incorporating part of Clarendon Road
- An extension to the existing conservation area at Lower Ladyes Hills, the Oddibourne allotments and Park Terrace
- An extension to the existing conservation area to include the wall to the south of Borrowell Lane.



Extension to the Kenilworth Conservation Area at Park Terrace.

A review of 19<sup>th</sup> and early 20<sup>th</sup> Century areas across the district is proposed for the winter of 2005/06 to consider whether these merit conservation area status.

#### 47) Progress on the SPD Residential Design guidance

A draft supplementary planning guidance on residential design was approved for public consultation by the council in March 2005. Staff shortages following a long term period of sickness within the planning department have delayed the production of this document, however it is anticipated that a public consultation will be undertaken early in 2006.

## Appendix One

This sets out the relationship between indicators and policies in the Revised Deposit Local Plan.

### A STRONG LOCAL ECONOMY

Indicator	Local Plan Policies
1) Employment Land available by type (B1, B2, B8)	UAP2 (Directing New Employment Development) RAP7 (Directing New Employment)
2) Amount of floor space developed for employment by type (B1, B2, B8) during 2004/05)	Appendix One
3) Amount of floor space developed for employment by type in employment or regeneration areas.	Appendix One
4) Losses of employment land in i) employment / regeneration areas ii) local authority areas.	SC2 (Protecting Employment Land and Buildings)
5) Unemployment in Warwick District	
6) Amount of land lost to residential development	SC2 (Protecting Employment Land and Buildings)
7) Permissions granted for rural diversification schemes	RAP7 (Directing New Employment) RAP8 (Converting Rural Buildings) RAP9 (Farm Diversification) RAP12 (Farm Shops).
8) New hotel development (including extensions to existing hotels) over 5 bedrooms.	RAP16 (Directing New Visitor Accommodation), UAP8 (Directing New Visitor Accommodation).
9) Loss of hotel floor space.	

### MEETING HOUSING NEEDS

Indicator	Local Plan Policies
10) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period.	UAP1 (Directing New Housing) Appendix 2
11) Net additional dwellings for the current year	UAP1 (Directing New Housing) Appendix 2
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	DP5 (Density)
13) The annual net additional dwelling requirement	UAP1 (Directing New Housing)

Please note indicators highlighted in grey are core indicators set by the Government.

		Appendix 2
14)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance.	UAP1 (Directing New Housing) Appendix 2
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 longest.	UAP1 (Directing New Housing) Appendix 2
16)	Affordable housing completions	SC9 (Affordable housing)
17)	Progress on the Housing Needs Survey	SC9 (Affordable housing)

## A SUSTAINABLE COMMUNITY

	Indicator	Local Plan Policies
18)	Amount of completed non residential development within Use Classes A, B and D complying with car parking standards set out in the Local Development Framework.	
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).	
20)	Progress on Kenilworth Railway Station	SSP4 (Safeguarding Land for Kenilworth Railway Station)
21)	Progress on Warwick and Leamington Park and Ride Proposals	SSP5 (Safeguarding Land for Warwick and Leamington Park and Ride)
22)	Progress on Barford By Pass	SSP6 (Safeguarding land for the Barford Bypass)
23)	Progress on the development of quality cycle and pedestrian corridors	SC4 (Supporting Cycle and Pedestrian Facilities)
24)	Renewable energy installed by type.	DP12 (Energy Efficiency) DP12a (Renewable Energy Developments)
25)	Percentage of new and converted dwellings on previously developed land	UAP1 (Directing New Housing)
26)	Amount of developed employment land by type which is on previously developed land.	UAP2 (Directing New Employment Development)

## PROTECTING THE NATURAL ENVIRONMENT

	Indicator	Local Plan Policies
27)	Number of planning permissions contrary to the advice of the Environment Agency on either flood defense grounds or water quality	DP10 (Flooding)
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	DP3 (Natural and Historic Environment and Landscape).

Please note indicators highlighted in grey are core indicators set by the Government.

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	environmental value including sites of international, national, regional or sub regional significance.	
29)	Percentage of eligible open spaces managed to green flag award standard.	SC11 (Open Space and Recreation Improvements)
30)	Amount of open space lost	SC5 (Protecting Open Spaces)
31)	Applications providing open space contributions	SC11 (Open Space and Recreation Improvements)
32)	Progress on Major Developed Sites in the Green Belt.	SSP2 (Major Developed Sites)
33)	Permissions allowed within the green belt.	DAP1 (Protecting the Green Belt)

### **SUPPORTING TOWN CENTRES AND LOCAL SERVICES**

<b>Indicator</b>	<b>Local Plan Policies</b>	
34)	Amount of completed retail and leisure development	UAP3 (Directing new Retail Development)
35)	Applications for retail development refused over 1000 sq m	UAP3 (Directing new Retail Development)
36)	Amount of completed retail, office and leisure development in town centres.	TCP2 (Directing Retail Development) TCP9 (Protecting Employment Land and Buildings)
37)	Number of applications refused for change of use from A1 within primary and secondary retail frontages.	TCP4 (Primary Retail Frontages) TCP5 (Secondary Retail Frontages)
38)	Applications refused for changes of use from retail (Use Class A1) within designated local shopping centres.	UAP4 (Protecting Local Shopping Centres)
39)	Progress on the Kenilworth Town Centre Draft redevelopment proposals.	TCP1 (Protecting and Enhancing the Town Centres)
40)	Applications for changes of use to Use Class A3, A4 or A5 approved within designated café quarters.	TCP6 (Café Quarters)
41)	Progress on Court Street Brief.	TCP7 (Opportunity Sites in Old Town)
42)	Progress on the Spencer Yard cultural quarter scheme	TCP7 (Opportunity Sites in Old Town)
43)	New Community facilities	SC12 (Community Facilities)

Please note indicators highlighted in grey are core indicators set by the Government.

## PROTECTING THE BUILT ENVIRONMENT

	Indicator	Local Plan Policies
44)	Number of listed building / conservation area applications approved / refused.	DAP6 (Protection of Listed Buildings) DAP7 (Changes of Use of Listed Buildings)
45)	Number of listed buildings demolished or partially demolished	DAP6 (Protection of Listed Buildings)
46)	Review of Conservation Areas	DAP10 (Protection of Conservation Areas)
47)	Progress on the SPD Residential Design guidance.	DP1 (Layout and Design) DAP10 (Protection of Conservation Areas).

Please note indicators highlighted in grey are core indicators set by the Government.

## GLOSSARY

This Glossary of terms is intended to act as a reference point for unfamiliar or technical terms included in the Annual Monitoring Report. Unless stated these are not definitive or legal descriptions.

**Annual Monitoring Report (AMR)** - The report prepared by the Council to assess the implementation of the *Local Development Scheme* and the extent to which the policies of the *Local Development Framework* are being achieved.

**Community Plan** - a plan prepared by a partnership of local organisations, agencies and interest groups, including the local authority that sets out key social, economic and environmental objectives for the community. Warwick District Community Plan is the Community Strategy for the District under the provisions of the Local Government Act 2000. Details of the Warwick District Community Plan are set out in the introduction to the *Local Plan*.

**Corporate Strategy** – sets out the overall corporate vision of the council. The present Warwick District Council Corporate Strategy covers the period 2003 to 2007 and includes a series of environmental, economic and social aims and objectives. Further information about the Council's Corporate Strategy is set out in the introduction to the *Local Plan*.

**County Council** - Warwickshire County Council is currently the strategic planning authority for Warwickshire and is responsible for the *Structure Plan* and the Waste and Minerals Local Plans.

**Development Plan** - The collective term given to all relevant statutory documents that provide the basis for determining planning policy within an area. The Development Plan for Warwick District comprises of the West Midlands *Regional Planning Guidance*, the Warwickshire *Structure Plan* and the *Local Plan*.

**Green Belt** - land allocated within the *Development Plan* for a district to prevent urban sprawl by keeping land permanently open. Guidance on Green Belt policy is contained in PPG 2. The Warwickshire Structure Plan identifies the broad extent of Green Belt within Warwick District and the Local Plan defines detailed boundaries of Green Belt land.

**Housing Strategy** - a framework to monitor and identify housing need within the district and deliver a supply of housing in partnership with the *Housing Corporation* and developers.

**Listed Buildings** - relates to buildings which are designated for their architectural or historic interest, by the Department of Media, Culture and Sport upon the advice of English Heritage, and are statutorily protected to ensure their protection

**Local Development Documents (LDDs)** -The collective name given to all *Development Plan Documents*, *Supplementary Planning Documents* and the *Statement of Community Involvement*. The role of LDDs is to set out the spatial strategy and planning policies for a district.

**Local Development Framework (LDF)** - A portfolio of all *Local Development Documents* and therefore all planning policies which apply within a district. It also includes the *Annual Monitoring Report* and the *Local Development Scheme*.

**Local Development Scheme (LDS)** - The project plan detailing the timescale for the preparation of *Local Development Documents*. Warwickshire County Council is required to produce a Minerals and Waste Scheme.

**Local Plan** - is a land use document which regulates the development and use of land in the public interest. The aim of a local plan is to reconcile the demand for development and the protection and enhancement of the environment, social well-being and economic vitality. Local Plans forms part of the *Development Plan* and they are prepared by District Councils. Proposals should be in conformity with the strategic policies set in the *Structure Plan*.

**Local Transport Plans** - a five year integrated transport strategy setting out the aims, objectives and policies for achieving more sustainable and integrated transport. Local Transport Plans are prepared for the whole county area.

**Park and Ride** - an initiative whereby car parking areas are provided at the edge an urban/built up area and frequent public transport is provided linking this to the town centres or other foci of travel demand.

**Planning and Compulsory Purchase Act** - This is the Act of Parliament which introduced the legislation associated with the new planning system in 2004.

**Planning Policy Guidance (PPG)** - Government guidance covering a wide range of planning issues which advises on the role and function of the planning system. Local Authorities must take the guidance into consideration when producing a local plan and determining planning applications. Through the Planning and Compulsory Purchase Act these are now gradually being replaced by Planning Policy Statements (PPS's).

**Previously Developed Land (PDL)** - land which was or is occupied by a permanent structure including the curtilage of the development. It excludes agricultural or forestry buildings and land which has been previously developed but where there is a clear reason not to re-use the site such as its contribution to nature conservation PDL is often referred to as "*brown field*" land. A full definition is available in PPG3 Annex C.

**Proposals Map** - a map which identifies the location of any geographically specific policies and proposals within the *local plan*. The proposals map forms part of the local plan and should be read alongside the written statement.

**Public Transport Corridors** - corridor specifically identified as quality bus corridors in the *Local Transport Plan* (LTP). Along these corridors, Warwickshire County Council is committed to upgrading services.

**Public Transport Interchanges** - refers to sites within the public transport network such as rail stations and bus focal points which allow access to public transport. The *Warwickshire Local Transport Plan* outlines measures to protect and improve public transport interchanges by 2006.

**Regional Spatial Strategies** - is prepared at the regional level and is a formal part of the development plan. RPG11 for the West Midlands was automatically converted to RSS through the Planning & Compulsory Purchase Act.

**Renewable Energy** - Energy flows that occur naturally and repeatedly in the environment (e.g. from sun, wind or wave or fall of water). Plant and some waste materials are also potential sources.

**Retail Study** - Warwick District Council commissioned a Retail Study in 2002 to investigate the viability and economic prospects of the three town centres in the District. Further work was commissioned in 2004 to provide a better understanding of the retail floorspace requirements within the District. More details of this study are contained in the “context” section of Chapter 7 of the *Local Plan*.

**Revised Deposit Local Plan** – the version of the local plan which is subject to public consultation. The introduction to the *Local Plan* details the various stages that a local plan must go through before becoming adopted as part of the *Development Plan* for the district.

**Section 106 Agreement** - a legal agreement that ensures development provides an appropriate range of community and infrastructural benefits, relating to the requirements of the planning permission. Section 106 agreements are the principle means of securing *planning obligations*.

**Sites of Importance for Nature Conservation (SINCs)** - defined areas of ecological or geological importance identified to protect habitat and species diversity. These sites are currently being identified as part of the county wide Wildlife Sites project and include sites of geological value referred to as Regionally Important Geological and Geomorphological sites.

**Sites of Special Scientific Interest (SSSIs)** - relates to specifically defined areas where protection is afforded to sites of national wildlife or geological interest. Natural England is responsible for identifying and protecting approximately 4,100 SSSI's in England. Their protection has increased over the years, but is not fool-proof and is subject to changing Government regulations.

**Statement of Community Involvement (SCI)** - A statement setting out the standards which local authorities will achieve in involving local communities in producing *Local Development Documents* and planning applications.

**Structure Plan** - the document setting the strategic planning framework within which local plans must be prepared. Structure Plans form part of the *development plan* for each district and Local Plans must be in conformity with this document. Warwickshire County Council adopted the latest version of the Structure Plan in 2001.

**Supplementary Planning Document (SPD)** - These provide supplementary information on specific policies in DPDs. They are not subject to independent examination and do not have development plan status. These replace *Supplementary Planning Guidance* (see below).

**Supplementary Planning Guidance (SPG)** - additional planning guidance which is prepared by local planning authorities to provide detailed and specific guidance for developers to supplement statutory policies. Supplementary planning guidance may take the form of development briefs on particular sites or may cover a particular issue or topic relevant across the district.

**Sustainable Development** - a generic term given to development which meets local needs whilst minimising harmful social, economic, and environmental impacts. The widely used definition quoted by The World Commission on Environment and Development in 1987 states, 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'. The Government has set up four aims for sustainable development which are referred to within the 'Aims' of the Core Strategy.

**Windfalls or Windfall Sites** - sites that come forward for development that have not been specifically identified as available for development within the *local plan*.

**Use Classes Order** - A statutory instrument within the town and country planning system, which sets out categories of uses to clarify when planning permission is not required for the development of land, including the making of a material change in the use of any buildings or other land. Changes within the classes do not normally need permission, whereas changes between the classes normally do.

**Viability** - to be capable of existing /surviving successfully. The term is often used in the context of whether town centres are able to exist as viable retail areas.

**Vitality** - used to describe the liveliness of an area, which may be measured by particular local features, the general environment or the quality of life for local residents. In the context of town centres this term can be used to describe the capacity of a centre to grow or develop.