

## Warwick District Local Plan – Revised Deposit Version

### Topic Response Analysis

#### Topic: Proposals Map 1 : District Wide

##### Summary of matters raised in objections.

1. Proposals Map should show most up to date Flood Risk Areas  
*226/RAK Environment Agency*
2. Site at Brownley Green Lane should be removed from the Green Belt and allocated for housing  
*239/RAA Mr D Austin*
3. The base map is out of date  
*260/RAB Baginton Parish Council; 353/RAB Alan Brown*

##### Response of Head of Planning & Engineering to matters raised

1. Agree to show flood risk areas from most up to date flood risk maps.
2. The site at Brownley Green Lane is located on the edge of Hatton village which is washed over by Green Belt. The site is not suitable for residential development as it is a greenfield site in the rural area and allocation for housing use would be contrary to policies in the Structure Plan and Regional Spatial Strategy (RSS). Structure Plan Policy GD.3 directs most new development to previously developed land in the urban areas of the District. Policy H.3 requires local plans to minimise the development of greenfield sites and Policy RA.3 only allows for development in the rural area where it meets local needs as identified by the community in an appraisal or assessment. Similarly, RSS Policy RRI states that in rural areas which are subject to strong influences from the MUA's and which are relatively prosperous and which have generally good access to services the main priority will be to manage the rate and nature of further development to that required to meet local needs. RSS Policy CF2 also states that in rural areas the provision of new housing should be to meet local needs or support services with priority being given to the reuse of previously developed land or buildings within existing villages. Notwithstanding the above, there is an over supply of housing in the District and the the plan does not need to allocate further sites for housing development.
3. This is the most up to date base map available from Ordnance Survey who update large scale maps less frequently than small scale maps. If a more up to date base map is available at adoption stage this will be used

##### Recommended revision(s)

1. Amend Proposals Maps to incorporate flood risk areas from the Environment Agency's most up to date flood maps. These are likely to be amended again between now and the final Proposals Map
2. No change
3. No change

## Topic: Proposals Map 2 : Leamington and Warwick

### Summary of matters raised in objections.

1. The Area of Restraint boundary should be extended to include gardens and allotment beside St John's House  
*199/RAN James Mackay*
2. Map should be extended to allow greater flexibility in the retail area boundary  
*224/RAE Mr & Mrs R M Orr*
3. Boundary of Area of Restraint in relation to the racecourse should be amended  
*303/RAF Racecourse Holdings Trust*

### Response of Head of Planning & Engineering to matters raised

1. I consider that these areas do not relate well to the area of restraint to the south in view of the strong boundary that exists at the southern end of the allotments – bordering onto St. Nicholas's car park. The edge of the car park provides an appropriate boundary for the Area of Restraint in this situation.
2. The purpose of the retail area boundary is to protect existing retail outlets and to protect the shopping function of the town centres. This principle is supported in government policy as outlined in Planning Policy Statement 6 paragraphs 2.15 -2.18 which states that plans at the local level should define the extent of the primary shopping area for their centres and distinguish between primary and secondary frontages.
3. The boundary of the Area of Restraint at the racecourse was amended at Revised Deposit stage in response to the objector's representations at the First Deposit stage (303/AJ). The response to that objection was as follows:  
*" A review has been made of the Area of Restraint in this area and a revised boundary has been proposed. The boundary is now proposed to exclude the main racecourse buildings that form a continuous mass of development (often at 2 or more storeys). Their bulk prevents there being any views into the St. Mary's Land area. Some of the buildings are of a poor quality, and were these to come forward for redevelopment it is considered that there would be no justification in principle for opposing development under the terms set out in policy DAP2. The aim of DAP2 is to protect "the generally open nature of the area" and it is considered that this area does not contribute towards this objective. To remove it would improve the robustness of the designation of the remainder of the Area of Restraint in this area."*  
It is considered that the removal of any further parts of the racecourse would prejudice the effectiveness of the Area of Restraint and its aim of preserving the open nature of the area.

### Recommended revision(s)

1. No change
2. No change
3. No change

**Topic: Proposals Map 3 Leamington Town Centre – No objections received.**

**Topic: Proposals Map 4 : Warwick Town Centre**

**Summary of matters raised in objections.**

1. There are inaccuracies on the town centre map, in particular the number of shops in Smith Street is incorrect  
*66/RBS The Warwick Society*
2. The allotments to the rear of St John's House should be excluded from the Town Centre area as they relate more to land to the south and east of St John's House  
*199/RAP James Mackay*

**Response of Head of Planning & Engineering to matters raised**

1. It is not the purpose of the map to show the number of shops but rather the main retail area. The number of shops within it will change as shops join together or sub-divide.
2. In view of the strong boundary that exists at the southern end of the allotments (bordering St. Nicholas's car park) I do not consider that this area should be excluded from the town centre boundary. The site would be protected as a historic park and garden under DAP10 and as allotments through policy SC5.

**Recommended revision(s)**

1. No change
2. No change

**Topic: Proposals Map 5 : Kenilworth**

**Summary of matters raised in objections.**

1. The boundary for the Scheduled Ancient Monument at Kenilworth is incorrect  
*149/RAB Warwickshire County Council ( Museum Field Services – Archaeology);  
221/RAH Kenilworth Society*
2. The Town Centre boundary should be extended to include the site of the proposed supermarket and associated car park (currently Kenilworth Community Place)  
*221/RAH Kenilworth Society*
3. Crackley Barn should be removed from the Green Belt to follow a more logical line  
*332/RAA Mr R Foskett*

**Response of Head of Planning & Engineering to matters raised**

1. It is agreed that the boundary is incorrect and should be changed
2. The supermarket proposal was assessed on the basis of the site being outside of the

town centre boundary but rather being an edge of centre site. It would be inappropriate to change the boundary as the proposal has not yet been implemented.

3. The site at Crackley Barn has the character of being in the open countryside rather than urban and therefore there is no justification to remove it from the green Belt

**Recommended revision(s)**

1. Change boundary to correct boundary of SAM
2. No change
3. No change