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## Introduction

### 1. Why prepare an Annual Monitoring Report?

- 1.1 This is the first Annual Monitoring Report (AMR) on the Warwick District Local Plan 1996-2011. It is the Council's intention to produce a Monitoring Report into its local plan (and subsequently its Local Development Framework) every year.
- 1.2 The introduction of mandatory AMRs comes from the Planning & Compulsory Purchase Act 2004<sup>1</sup>. From 2005, it will be a legal requirement for local authorities to produce an AMR every year. It must be based on the period 1<sup>st</sup> April to 31<sup>st</sup> March and be submitted to the Secretary of State no later than the following 31<sup>st</sup> December.
- 1.3 Annual monitoring reports are required to assess:-
  1. the implementation of the local development scheme; and
  2. the extent to which policies in local development documents are being achieved.
- 1.4 For this first year, however, a Local Development Scheme has not been prepared. It is the Council's intention to seek approval from Executive for this in December 2004. Furthermore, since no Local Development Documents (LDDs) have been prepared, the only appropriate document that requires to be monitored is the local plan. Therefore, for this year only, the scope of the AMR will only be to assess the policies of the new draft local plan.

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

- 2.1 The role of this Annual Monitoring Report is therefore to assess:-
  1. 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;
  2. 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.
- 2.2 It is fortuitous that this AMR is being prepared at the same time as the Council is considering objections to the first deposit draft of the local plan. This will give the Council an opportunity to consider in the light of the information contained in this report whether the policies of the local plan need adjusting or replacing because they are not working as intended, or whether the policies need changing to reflect changes in national or regional policy.

### 3. The format of this Annual Monitoring Report

- 3.1 This Annual Monitoring Report is structured to follow the core strategy, set out in chapter 3 of the draft local plan. It is set out as follows:-

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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.

## Aims

There are four aims of the local plan:-

- *to maintain high and stable levels of economic growth;*
- *effective protection of the environment;*
- *prudent use of natural resources; and*
- *social progress which recognises the needs of everyone*

3.2 Under each heading are a series of:-

## Objectives

There are 20 objectives in total for the local plan. For example, two of the objectives under the aim of maintaining high and stable levels of economic growth are:-

- *To meet the employment needs of the whole community to 2011, and*
- *To support diversification of the rural economy.*

3.3 Under each objective are one or more:-

## Targets

For the purposes of monitoring the local plan, wherever practical targets have been established. 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 of providing land for 8,000 dwellings within the district
  - iii. To meet Structure Plan Target that 45% of the 8,000 dwellings required in Warwick District should be located on previously developed land
- Targets set by the Council through its corporate strategy and/or measured through performance indicators. These include:-
  - i. To provide 100 affordable houses per year
  - ii. To increase tourist numbers by 2%.
- 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

Inevitably, given the overlapping nature of the objectives of the local plan, some targets will serve to assess the local plans performance against more than one

objective. For example, the target of meeting the Structure Plan Target of providing 132 hectares of industrial land within the district between 1996 and 2011 is used to assess the objectives of meeting the employment needs of the whole community to 2011 (objective 1A), supporting small businesses (objective 1B) and promoting the regeneration of deprived areas (objective 1F).

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) however applying a target specifically to the local plan is not appropriate or helpful.

- 3.4 Where a target has been identified, and also under objectives where no target is considered relevant, there is one or more:-

#### Indicators

The indicators are used to measure performance against the target or, where there is no target, measure performance against the objective. Each indicator is cross referenced with those relevant policies of the local plan that are the key tools to help achieve the objectives and the targets.

## **4. Limitations of the Annual Monitoring Report**

- 4.1 Monitoring 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 prioritization 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 these are 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.

Aim 1: To maintain high and stable levels of economic growth.

**Objective 1A: To meet the employment needs of the whole community to 2011**

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

**Indicator(s)**

- 1) Progress on employment commitments and other sites which have come forward since 1996. Appendix 1

Table 1 - Large Sites (1996 – 2003)

Site	Area (hectares)	Completed 1996-2004
<b>Leamington / Whitnash</b>		
Tachbrook Park	24.89	10.57
Queensway Business Park	5.48	1.97
Spa Park	13.5	4.09
<b>Warwick</b>		
Warwick Tech. Park	7.75	7.75
South West Warwick	23.7	0.00
Warwick Gates	20	4.9
Volvo Trucks	1.96	1.96
<b>Rural Areas</b>		
Siskin Drive	14.39*	11.68
Stoneleigh Business Park	1.6	0.00
<b>Total: Large Investment Sites</b>	<b>113.27*</b>	<b>42.9</b>

\* Minor amendment to site area in 03/04.

Table 2 – Small Sites (1996 – 2003)

Site	Area (hectares)	Completed 1996-2004
<b>Leamington / Whitnash</b>		
Corner of Queensway	0.6	0.6
Thwaites	1	0.00
Bus depot, Station Approach	0.6	0.00
Blick Road	<b>0.34*</b>	0.34
<b>Warwick</b>		
Budbrook Industrial Estate	0.76	0.76
Montague Road	0.7	0.00
<b>Kenilworth</b>		
Farmer Ward Road	0.2	0.2
<b>Rural Areas</b>		
Poplar Farm, Sherbourne	0.95	0.95
Shrewley Farm	0.85	0.85
Ricardo, Radford Semele	0.46	0.46
Squab Hall Farm	0.65	0.65
Manor Farm, Old Milverton	0.26	0.00
<b>Total: Small Investment Sites</b>	<b>7.37*</b>	<b>4.81</b>

\* Minor amendment to site area in 03/04.

2) Permissions granted during 03/04 for employment floor space over 0.2ha\* (outside town centres) by use class type (B1, B2 and B8)

Table 3 – Employment floor space permitted by area and use class

Site	Type	Area (ha).	Completed 2004
Lower Heathcote Farm, Harbury Lane.	B8 storage	0.2	0.20
Quarry Park, Old Milverton Lane.	B8 storage	1.22	1.22
Pools Peace Poultry Farm.	B8 storage	1.87	1.87
Corunna Road	B1 offices	0.39	0.00
Broxell Close, Warwick	B1 offices	0.2	0.2
Total floor space		<b>3.87</b>	<b>3.49</b>

\*The indicator uses the regional thresholds for employment monitoring to comply with existing monitoring systems.

During this monitoring year a further 3.87 ha of employment land (over 0.2 ha) was granted planning permission within the district. Of this total, 3.28 ha was permitted for storage under use class B8 and 0.59 ha was permitted for B1 office use. This is in addition to the sites identified in Appendix One of the First Deposit Local Plan and the current

Appendix 1

UAP2 – Directing New Employment Development.

RAP7 – Directing New Employment.

employment allocations detailed below.

**Comment:**

At 1<sup>st</sup> April 2004, 51.2 ha of employment land had been developed out of a total of 124.7 hectares available within the district between 1996 and 2004. Of the remainder, 1.6 ha is under construction and 71.9 ha are outstanding commitments. This leaves the balance of land required to meet the Structure Plan Target at 7.3 ha. This is met through the current employment allocations detailed below in Table 4.

It should be noted that due to the changes in allocations E) and H) amendments will be required to the revised deposit draft local plan.

3) Table 4 - Progress on current employment allocations

SSP1: Employment  
Allocations

	Site	Area (ha)	Progress in 2003/04
A	Station Goods yard, Leamington	1.8	There has been no progress during this monitoring year
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	1.8	Application submitted for housing on part of this site.
F	Land off Nelson Lane, Warwick	0.5	There has been no progress during this monitoring year
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	Application granted on appeal for housing. Employment allocation cannot be implemented.
<b>Total site area: 12 hectares</b>			

4) 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 requested that no further work be undertaken on

SSP2 – Major  
Developed Sites.

SSP3 – Stoneleigh  
Park.

the brief and it has since submitted an outline planning application for the site (ref: W04/1068). This application is being considered by the Council.

### **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, there has been no further developments on the site (*A reserved matters application (ref: W04/1229) was submitted on the site in June 2004*).

SSP2 – Major  
Developed Sites.

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

There have been no major planning applications on this site during the monitoring period.

SSP2 – Major  
Developed Sites.

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

There have been no major planning applications on this site during the monitoring period.

SSP2 – Major  
Developed Sites.

Target: To protect Town Centre Employment Areas

#### **Indicator (s)**

- 5) Loss of employment uses within designated Town Centre Employment areas.

There were no applications permitted for the loss of employment floor space within the town centre employment areas during this monitoring year.

TCP9 – Protecting  
Employment Land  
and Buildings.

Target: To protect employment land and buildings

#### **Indicator(s)**

- 6) Loss of existing employment floor space (over 500 sq m in town centres and 0.2 ha elsewhere)\*

The following applications were permitted for the loss of existing employment / industrial floor space during this monitoring year:

SC2 – Protecting  
Employment Land  
and Buildings.  
TCP9 – Protecting  
Employment Land  
and Buildings.

#### Town Centres

- The conversion of offices at William House and George House, The Parade, L/Spa for 24 residential apartments (W2003/0671).
- The conversion of the upper floors of 160 to 164 Parade, L/Spa from use within B1 office to 7 residential flats.

### Other areas

- An outline application (ref: W2002/0010) was approved for the change of use of employment land / buildings at Tachbrook Park Drive for the erection of a Sikh Temple and community centre. (Since the end of the monitoring year the reserved matters application (ref: W2004/0194) has been approved).
- Reserved matters were approved (W2002/0739) for the demolition of the car showroom at Spirit Motor Garage, 1 Coventry Road, Warwick for the construction of 24 apartments.
- Permission was granted for the construction of 16 student flats on disused industrial land at 72 – 74 Ranelagh Terrace (W2003/0646).

Two applications were granted on appeal for the loss of employment land for residential development. These included an application for the construction of 61 flats on Land at Pipers Lane and the erection of 23 flats following the demolition of 24-26 Clarendon Rd and the industrial unit R/O 22 Clarendon Road.

\*The indicator uses the regional thresholds for employment monitoring to comply with existing monitoring systems.

### **Objective 1B: To support small businesses.**

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

#### **Comment:**

This target is addressed through Objective 1A; see in particular Table 2 which details commitments on small sites.

### **Objective 1C: To support the diversification of the rural economy**

Target: Not relevant.

#### **Indicator (s)**

##### 7) Permissions granted for rural diversification proposals.

During this monitoring year permission was granted for eight diversification proposals across the rural area. Five of these involved the change of use of agricultural buildings for industrial / employment floor space within use classes B1, B2 and B8. Other proposals involved the change of use of a barn for a visitor centre at Saltisford Canal Centre, the

RAP7 – Directing  
New Employment.

RAP8 – Converting  
Rural Buildings.

conversion of outbuildings for holiday let, and the erection of a farm shop building.

RAP9-Farm  
Diversification.

RAP12 -Farm  
Shops.

## Objective 1D: To meet the housing needs of the whole community to 2011.

Target: To meet the Structure Plan target of providing land for 8,000 dwellings within the district

### Indicator (s)

#### 8) Progress towards Structure Plan Housing Requirements

In the year 2003 /2004 a total of 733 dwellings were completed in the district bringing the total number of completions since 1<sup>st</sup> April 1996 to 6115 dwellings. Appendix One

The First Deposit Local Plan does not allocate any sites for housing development because existing commitments and anticipated windfalls will be sufficient to meet the housing requirements. Progress on outstanding housing sites from the adopted local plan (1995) is as follows:

Table 5 – Outstanding Housing Sites allocated in the adopted Warwick District Local Plan.

Site Name	Dwellings Allocated	Dwellings Completed 1996 - 2004	Dwellings Completed 03/04
Central Hospital, Hatton	650	579	29
South Sydenham	290	174	31
South West Warwick	1100	376	181
Whitnash Allotments	260	266	33
Coventry Road/Montague Rd *	30	0	0
Edmonscote Playing Field *	40	0	0
St John's Street *	10	0	0
* Sites unlikely to proceed			

The site at Coventry Road/Montague Road is a Greenfield site and as such was de-allocated in the Local Plan Review. It should be noted that planning permission has been refused for housing on this site and there is an appeal outstanding. The site at Edmonscote Playing Field lies within the flood plain and the site at St John's Street is now considered incapable of providing a feasible development opportunity.

The sites at Central Hospital, Hatton and Whitnash Allotments are likely to be completed in 2004/05.

Two sites allocated in the adopted local plan were completed in the year 2003/04. At Heathcote Home Farm, 77 dwellings were completed bringing the total number of dwellings to 1510. at Queens Road, Kenilworth, a total of 23 dwellings were completed.

Table 6 – Summary of Housing Land Supply Position.

<b>Summary of Housing Land Supply Position at 1<sup>st</sup> April 2004</b>	
	<b>No</b>
<b>A Completions 1996-2004</b>	<b>6115</b>
<b>B Commitments at 01/04/04:</b>	
Dwellings under Construction	745
Dwellings with Outstanding permission	1107
Allocated Sites with permission subject to S 106 Agreements	520
Other Commitments	686
<b>Total Commitments</b>	<b>3058</b>
<b>C Completions and Commitments at 01/04/04 (A+B)</b>	<b>9173</b>

Target: To provide a range of sizes and types of dwelling.

**Indicator (s)**

9 Dwellings completed by size and type

SC1 – Securing a  
Greater Choice of  
Housing.

Table 7 – Dwelling Types completed during 2003 / 04

<b>Dwelling Types</b>		
<b>Dwelling Type</b>	<b>Private</b>	<b>Affordable</b>
<b>Houses</b>	461	45
<b>Flats</b>	185	42
<b>Total</b>	646	87

Table 8 – Dwelling Sizes - Houses 03 / 04

<b>Dwelling Sizes : Houses</b>				
	<b>Private</b>	<b>Affordable</b>	<b>Total</b>	<b>% Total</b>
<b>1-Bed</b>	5	0	5	1.0
<b>2-Bed</b>	108	15	123	24.3
<b>3-Bed</b>	167	26	193	38.1
<b>4+Bed</b>	181	4	185	36.6
<b>Total</b>	461	45	506	100.0

Table 9 – Dwelling Sizes - Flats 03 / 04

<b>Dwelling Sizes : Flats</b>				
	<b>Private</b>	<b>Affordable</b>	<b>Total</b>	<b>% Total</b>
<b>1-Bed</b>	39	14	53	23.4
<b>2-Bed</b>	131	28	159	70.0
<b>3-Bed</b>	15	0	15	6.6
<b>Total</b>	185	42	227	100.0

Over the year 2003/04 a range of homes were built in terms of size, type and tenure. The council aims to ensure that particularly on large sites, a range of dwellings are built to give a greater choice of housing. Of the 733 dwellings which were built in the year 2003/04, 506 were houses and 227 were flats. Of the 506 houses, 38% were 3-bed houses and 37% were houses with 4 or more bedrooms. The majority of flats (70%) were 2-bedroomed. Approximately 12% of the total were affordable dwellings provided through a registered social landlord.

### **Objective 1E: To maintain and enhance the viability and vitality of the town centres**

Target: Not applicable

#### **Indicator (s):**

##### **10 Retail development permitted over 10,000 sq ft.**

There have been no permissions granted for major retail development over 10,000 sq ft within Warwick District during this monitoring year. Undetermined retail applications over 10,000 sq ft submitted during this year include:

UAP3 – Directing  
New Retail  
Development.

- **Land at Queensway, Leamington Spa (ref: W2003/1969)**  
Application proposes the demolition of industrial buildings and the development of a mixed use employment, community and retail scheme comprising of a three storey office building and a Class A1 food store.
- **85 – 91 Abbey End (ref: W2003/1517)**  
Application for the construction of retail units with 24 flats above.
- **Talisman Square, Kenilworth (ref: W2003/1259, W2003/1260)**  
Two separate applications, one proposing the erection of a class A1 food store and extensions to the existing retail units. The second involving the redevelopment of Talisman Square through the erection of 5 retail units with 4 flats above, erection of a restaurant and extension to existing retail units after demolition of some existing retail units.

- **Regent Hotel Development, L/Spa (ref: W2001/0483)**

This application was approved during 2002 and is currently under construction.

11 Applications for retail development refused over 10,000 sq ft.

Two major retail applications were submitted this year for extensions to the existing stores at Tesco, Emscote Rd, Warwick and Sainsbury's at The Shires Retail Park. These were refused in accordance with TCP1 and TCP2 which seek to protect and enhance existing retail areas by directing new retail development to within the town centres.

TCP1 – Protecting and Enhancing the Town Centres.

TCP2 – Directing Retail Development.

12 Progress on Area of Search for Leamington

The basis of this policy is a Retail Study carried out by consultants DTZ in 2002 which identified the need for further retail floor space within Leamington town centre. The Council considered that further studies should be undertaken to ascertain the extent of this need and to help inform the development and implementation of the policy. A further retail study, focusing on the demand for further convenience and comparison floor space, was commissioned from consultants DTZ in February 2004 (*This report has now been completed and will inform the production of the revised deposit draft local plan*) – See comment overleaf.

TCP3 – Providing for Shopping Growth in Leamington Town Centre.

13 Retail survey work undertaken.

To monitor the thresholds set out in policies TCP4 and TCP5 a retail survey was undertaken to determine the use class order of all units within the defined primary and secondary retail frontage in Leamington Spa, Warwick and Kenilworth.

TCP4 – Primary Retail Frontages.

TCP5 – Secondary Retail Areas.

Appendix One sets out the baseline position of the elevations within primary and secondary frontage where the thresholds have been exceeded, and further changes to non A1 along these elevations would be resisted. It should be noted that this assessment provides a 'snap shot' of the current situation (at this moment in time) and will be subject to change as future applications for changes of use to and from non A1 use are considered.

14 No of applications refused for change of use from A1 within primary and secondary retail frontages.

In order to protect the retail character of the secondary retail area permission was refused for the change of use of a unit on Warwick Street, Leamington from retail (class A1) to food and drink (class A3).

TCP4 – Primary Retail Frontages.

There were no refusals for changes of use along designated primary

TCP5 – Secondary

retail frontage within the district during this monitoring year.

Retail Areas.

There were no appeals brought against the council following the refusal of an application for the change of use from A1 within the primary and secondary retail frontage.

#### 15 Progress on Kenilworth Town Centre Draft Redevelopment Proposals

During the monitoring year, 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). The Council has since been requested to prepare a planning framework for Kenilworth town centre that can help shape the town centre and guide future planning applications. *(This work was commissioned in April 2004 and a consultation undertaken after this time. The planning applications have yet to be determined.)*

TCP1 – Protecting and Enhancing the Town Centres.

#### **Comment:**

##### DTZ Retail Study

The DTZ Retail Study (2004) had two key outputs; firstly it assessed the quantitative likely future demand for convenience and comparison retail floor space across the District to 2016, and secondly the report identified particular retailer requirements for opportunities to invest in Warwick District.

A total of 7,600sq m (gross) convenience goods floor space capacity and 48,700sq m (gross square metres) comparison goods floor space capacity have been identified. In terms of qualitative investment, a total of 121 retailers have expressed that they would wish to invest (be represented) in this District.

Target: To create a café quarter to form a specific area for the location of A3 uses within Warwick.

#### **Indicator (s)**

##### 16 Applications for changes of use to Use Class A3 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 Use Class A3 (food and drink).

TCP6 – Café Quarters.

### **Objective 1F: To promote the regeneration of deprived areas.**

Target: Not applicable.

#### **Indicator (s)**

17 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 have been invited to develop the site. *(These have since been considered by the council and it has been agreed that no tender will be accepted but a partner will be sought for the redevelopment of a wider area of Old Town).*

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

(Cross reference to Objective 1A)

**Indicator (s)**

18 Table 10 – Progress on employment allocations a) and b)

SSP1: Employment Allocations.

	Site	Area	Progress in 2003/04
A	Station Goods yard, Leamington	1.8	There has been no progress during this monitoring year.
B	Land at High St/Lower Avenue, Leamington	0.2	There has been no progress during this monitoring year.

**Objective 1G: To promote sustainable tourism**

Target: Best value target to increase tourist numbers by 2%

**Indicator (s)**

19 Progress on Hatton Country World.

There have been no applications submitted for development within Hatton Country World. The council will continue to guide future uses according to the principles set out within the approved supplementary planning guidance.

SSP8 – Hatton Country World.

20 New hotel development (including extensions to existing hotels) over 5 bedrooms within use class C1 and A3.

Local Plan Policy  
Reference

Two proposals were permitted for new hotel development over 5 bedrooms. These include the erection of a three storey rear extension to the Express by Holiday Inn, located within the urban area of Warwick and the partial change of use to a guest house at Wethele Manor Farm in the village of Weston-Under-Wetherley.

RAP16 – Directing  
New Visitor  
Accommodation.

UAP8 – Directing  
New Visitor  
Accommodation.

21 Loss of hotel floorspace within Use Class C1 and A3.

Permission was granted for the change of use of 89 Clarendon Street from hotel to residential use (ref: 03/0197).

It should be noted that there is no policy within the local plan to resist the loss of hotel floor space within the district.

## Aim 2: Effective protection of the environment.

### **Objective 2A: To minimise the development of green field land.**

Target: To meet Structure Plan Target that 45% of the 8,000 dwellings required in Warwick District should be located on previously developed land.

#### **Indicator (s)**

##### 22 Residential development permitted on previously developed land

In the year 2003/04, 51.4% of housing completions were located on previously developed land. Over the period since 1996 the proportion of dwellings provided on previously developed land is 53.5%. The district is on course to exceed the Structure Plan target of 45% over the plan period.

UAP1 – Directing  
New Housing.

Target: To meet Structure Plan target – 10% of new industrial land in Warwick District should be located on previously developed land.

#### **Indicator (s)**

##### 23 Employment development permitted on previously developed land (over 500sq m in town centres and 0.2 ha in other areas).

At 1<sup>st</sup> April 2004, 26.79ha of the employment land supply was on previously developed land. This represents 21.5% of the total exceeding the target of 10% for Warwick District set out in the Structure Plan. It should be noted these are amended figures to those set out in Appendix One to take account of permissions granted during 03/04.

Appendix One

UAP2 – Directing  
New Employment  
Development.

All of the current employment allocations are located on previously developed land.

Cross reference to Objective 1A.

Target: Not applicable.

#### **Indicator (s)**

##### 24 Number of dwellings completed at:

- Less than 30 dwellings per ha.
- Between 30 and 50 dwellings per ha.
- Above 50 dwellings per ha.

Of the 733 dwellings completed in 2003/04, 523 (71%) were on sites with a housing development density greater than 30 dwellings to the hectare.

DP3 – Density

Table 11 – Density of Housing Completed

<b>Density of Housing Completed in 2003/04</b>	
<b>Density : dwellings per hectare</b>	<b>No of Dwellings</b>
Less than 30	210
30-50	376
Over 50	147

## **Objective 2B: To protect and enhance the natural environment**

There is no one indicator that can effectively monitor the overall effectiveness of the policies of the local plan to protect and enhance the natural environment. The local plan contains a range of measures which together meet this aim. In particular, the following objectives and indicators should be noted.

Table 12 - Objectives and Indicators which aim to protect and enhance the natural environment

	<b>Objective</b>	<b>Indicator</b>	<b>No.</b>
<b>1E</b>	To maintain and enhance the viability and vitality of the town centres	Retail development permitted over 10,000 sq ft.	10
		Applications for retail development refused over 10,000 sq ft.	11
		Progress on Area of Search for Leamington	12
		Retail Survey	13
		No of applications refused / lost on appeal for change of use from A1 within primary and secondary retail frontages.	14
<b>2A</b>	To minimise the development of green field land	Residential development permitted on previously developed land	22
		Employment development permitted on previously developed land.	23
		Number of dwellings completed at: <ul style="list-style-type: none"> <li>• Less than 30 dwellings per ha.</li> <li>• Between 30 and 50 dwellings per ha.</li> <li>• Above 50 dwellings per ha.</li> </ul>	24
<b>4D</b>	To protect the amenity of the local community	Amount of open space lost	41

Objectives 3A and 3C should also be noted.

## Objective 2C: To protect and enhance the historic environment

Target: Not applicable.

### Indicator (s)

25 Number of listed building / conservation area applications approved / refused

There were 84 listed building applications submitted this year and of these 33 were refused permission. Of the 12 conservation area applications submitted 4 were refused.

DAP6 – Protection of listed buildings.  
DAP7 – Changes of use of listed buildings.

26 Number of listed building demolished or partially demolished.

There were two permissions granted for the partial demolition of a listed building within the district. These included the demolition of internal walls at Woodcote Farm, Woodcote Lane (grade II listed) and the conversion (including part demolition) of 61 – 63 Warwick Road for use as a guest house (grade II listed dwellings).

DAP6 – Protection of listed buildings.

27 Review of Leamington and Warwick Conservation Areas

As part of the Council's commitment to periodic review of its conservation areas, a review of the Leamington and Warwick conservation areas was undertaken during the monitoring year. The review was completed and revised boundaries approved in March 2004. There have been a number of changes agreed and a new conservation area designated in Lillington. The revised deposit draft of the local plan will show these boundaries.

DAP10 – Protection of Conservation Areas.

28 Progress on Kenilworth Conservation Review.

Following on from the review of the Leamington and Warwick conservation areas, a review of the Kenilworth conservation areas is proposed for 2004/05. (*The draft conservation area boundary changes were considered by Executive in September 2004.*)

DAP10 – Protection of Conservation Areas.

29 Applications permitted which may harm or affect the setting of an ancient scheduled monument.

There were no applications submitted this year which had an adverse impact on the setting of an ancient scheduled monument.

DP4 - Archaeology.

## Objective 2D: To protect the character and setting of towns and villages.

Target: Not applicable.

### Indicator (s)

#### 30 Progress on the Barford By Pass

Following the provisional approval of funding for this project, the County Council obtained planning permission for the Bypass in February 2003. Following this, applications were made for Compulsory Purchase and Side Road Orders and a public inquiry was held in September 2003. The Orders were confirmed in March 2004. *(The County Council is now seeking final approval from the Government Office for total funding for the project. Subject to early Government approval it is expected that work will commence on site in the Spring/early Summer of 2005.)*

SSP6 Safeguarding  
Land for the  
Barford By Pass

#### 31 Permissions allowed on green belt sites

During this monitoring year 95 permissions<sup>2</sup> were granted on sites located within the green belt. The majority of these involved minor works to dwellings such as extensions, alterations and part conversions. The remainder included;

DAP1 – Protecting  
the Green Belt.

- Two proposals for the erection of stables.
- Three proposals for replacement dwellings.
- The change of use of agricultural land for a Frisbee Disc Golf Course.
- A proposal for the erection of a rural workers dwelling at Montgomery Equestrian Centre<sup>3</sup>.
- The change of use of agricultural buildings for storage (B8) at Pools Peace Farm (see indicator 2).
- The erection of a telecommunications mast at Milburn Grange.

All of the above proposals were considered to be appropriate development in the Green Belt as set out in PPG2.

## Objective 2E: To promote excellence in design and enhance the built environment.

Target: Not Applicable

### Indicator (s)

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<sup>2</sup> It should be noted that this indicator only includes permissions granted since October 2003 due to the transition between computer systems during this monitoring year.

<sup>3</sup> It should be noted that there was considerable debate by members concerning whether this proposal was an appropriate use within the Green Belt.

32 Progress on the SPG on residential design guidance

No work was undertaken on producing this during the monitoring year; however there are proposals to prepare one during 2004/5. A budget has been agreed for this work through the Planning Delivery Grant.

DP1 – Layout and Design.

DAP10 – Protection of Conservation Areas.

33 Applications which have secured public art contributions

There have been no applications which have secured public art contributions during this monitoring year. It should be noted that this policy has been given limited weight as there is no corresponding policy in the adopted local plan. For this reason we would not expect contributions to have been secured during this monitoring year.

SC13 – Public Art

## Aim 3: Prudent Use of Natural Resources

**Objective 3A: To reduce the need to travel.**

Target: Not applicable

**Comment:**

There is no one indicator that can effectively monitor the overall effectiveness of the policies of the local plan to reduce the need to travel. The local plan contains a range of measures which together meet this aim. In particular, the following objectives and indicators should be noted.

Table 13 – Objectives and Indicators which aim to reduce the need to travel

	<b>Objective</b>	<b>Indicator</b>	<b>No.</b>
<b>1A</b>	To meet the employment needs of the whole community to 2011	Loss of existing employment uses in town centres employment areas	5
<b>1E</b>	To maintain and enhance the viability and vitality of the town centres	Retail development permitted over 10,000 sq ft.	10
		Applications for retail development refused over 10,000 sq ft.	11
		Progress on Area of Search for Leamington	12
		Retail Survey	13
		No of applications refused for change of use from A1 within primary and secondary retail frontages.	14
<b>1F</b>	To promote the regeneration of deprived areas.	Progress on Court Street Brief proposals	17
		Progress on employment allocations a) and b)	18
<b>2A</b>	To minimise the development of green field land	Residential development permitted on previously developed land	22
		Employment development permitted on green field sites	23
		Number of dwellings completed at: <ul style="list-style-type: none"> <li>• Less than 30 dwellings per ha.</li> <li>• Between 30 and 50 dwellings per ha.</li> <li>• Above 50 dwellings per ha.</li> </ul>	24
<b>4A</b>	To secure affordable housing	Affordable housing permitted and completed	37
		Progress on SPG on affordable housing	38

## Objective 3B: To promote more sustainable travel choices.

Target: Not applicable

### Indicator (s)

#### 34 Progress on Kenilworth Railway Station.

During this monitoring year the County Council has continued to develop proposals for a new station to serve Kenilworth. Work is ongoing to explore timetabling options and any necessary infrastructure improvements. This work will be carried out in conjunction with the Strategic Rail Authority and Network Rail – Warwickshire Local Transport Plan (Annual Progress Report 2003 – 2004).

SSP4 Safeguarding  
Land for Kenilworth  
Railway Station.

#### 35 Progress on Warwick and Leamington Park and Ride Proposals.

A preferred site has been identified by the County Council at Grey's Mallory near junctions 13 and 14 of the M40. This is not the site allocated in the Local Plan and the County Council has made representations to this effect to pursue the allocation of the preferred site through the Local Plan Process.

SSP5 Safeguarding  
Land for Warwick  
and Leamington  
Park and Ride.

#### 36 Progress on the development of quality cycle and pedestrian corridors.

##### **Emscote Road Scheme, Warwick.**

This will provide a dedicated facility for cyclists along a busy stretch of road between Warwick and Leamington. A section of this route was implemented in conjunction with a new housing development during this monitoring year. The remaining sections have been delayed, however the scheme is expected to be fully implemented by the end of 2004 - Warwickshire Local Transport Plan (Annual Progress Report 2003-2004).

SC4 – Supporting  
Cycle and  
Pedestrian  
Facilities.

##### **Aylesford School to Woodloes Park Quality Walking and Cycling Corridor.**

A pedestrian and cycle route has been planned to avoid the town centre and provide a direct route between the school and residential area via Warwick Racecourse. Phase 1 is complete and it is expected that the entire route will be finished in 2005.

### **Comment**

#### **Warwick Traffic Management Proposals.**

Warwickshire County Council have progressed their approved Town Centre Traffic Management scheme. A public consultation exercise has been concluded, the results of which are to be reported to Warwickshire County Council's Area Committee later this year.

### **Objective 3C: To reduce the consumption of scarce resources.**

Target: No relevant target

### **Comment:**

#### **Renewable Energy Schemes.**

Warwick District Council, in partnership with Action 21 is seeking funding to develop small scale renewable energy schemes around the district.

Possibilities include a hydro-electric generator under Mill Bridge on the River Leam, Solar PV and Solar Water heating systems at Bath Place Community Venture and All Saints Church, Old Town, L/Spa and the development of a wind turbine at the Oakley Woods Crematorium. All of the above schemes are dependent on securing external funding.

#### **Nottingham Declaration on Climate Change.**

As a signatory of the Nottingham Declaration on Climate Change the Council has set out its commitment to work with other key providers within the local community to contribute at a local level to the delivery of the UK Climate Change Programme – see Draft Community Plan.

Cross reference to Objective's 3A, 3B, 2A, 2B, 1G.

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

DP11 – Flooding  
DP12 – Energy  
Conservation.

Aim 4: Social progress which recognises the needs of everyone.

**Objective 4A: To secure affordable housing.**

Target: Corporate Strategy Target of providing 100 affordable houses per year.

**Indicator (s)**

37 Affordable housing permitted and completed.

A total of 87 affordable homes were built in 2003/04, 12% of the total housing completions. These comprised of 45 houses and 42 flats.

SC9 – Affordable Housing.

Table 14 – Affordable Housing Completions 2003/04.

Site	No of units
Warwick Gates	39
Southwest Warwick	20
7 – 11 Warwick New Road	12
Coventry Road, Baginton	6
Off Mercia Way	5
Wallsgrove Court	5
Total:	87

RAP5 – Providing Rural Affordable Housing.

38 Progress on SPG on affordable housing.

There has been no progress during this monitoring year. Commitment to producing this is set out in the Local Development Scheme where it is anticipated that early stakeholder and community engagement will take place between September and November 2005.

SC9 – Affordable Housing.

RAP5 – Providing Rural Affordable Housing.

**Comment:**

**Housing Needs Survey**

An updated Housing Needs Assessment was due to take place in 2004 / 2005 in conjunction with Stratford District. However, this has been delayed pending the completion of the region wide Housing Market Assessment. This will provide the framework for local assessments of housing markets thereby ensuring a common evidence base and consistency of approach.

## Objective 4B: To promote social inclusion and reduce anti-social behaviour.

Target: Not applicable.

### Indicator (s)

#### 18 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 areas of the Court Street car park was approved in September 2003. Subsequent to this tenders have been invited to develop the site (*These have since been considered by the Council and it has been agreed that no tender will be accepted but a partner will be sought for the redevelopment of a wider area of Old Town*).

TCP7 –  
Opportunity Sites in  
Old Town  
Leamington Spa.

Cross reference to Objective 1F.

#### 39 Applications where DP13 has been applied or where the council has specifically consulted with Warwickshire Police.

It is the department's policy to refer all major planning applications to Warwickshire Police for consultation.

DP13 - Crime  
Prevention.

## Objective 4C: To promote healthy lifestyles.

Target: Not applicable.

### Indicator (s)

#### 40 Progress on SPG on Open Space Standards.

In accordance with the requirements set out in PPG17 an open space audit to assess the provision and quality of all publicly assessable open space within Warwick District is being jointly undertaken by the Council's planning and leisure departments. During this monitoring year all open space within Leamington, Warwick and Kenilworth was surveyed and the audit will be extended to rural areas during the forthcoming year. Once all data has been collected this information will be used to inform the Council's green space strategy and the SPG on open space standards.

SC5 – Protecting  
Open Spaces.

SC11 – Open  
Space and  
Recreation  
Improvements.

SC5 is intended as an interim policy until the outcome of the Open Space Audit is known.

## Objective 4D: To protect the amenity of the local community.

Target: Not applicable.

### Indicator (s)

#### 41 Amount of open space lost

There were no significant losses of public open space during the monitoring period. Permission was granted retrospectively for the change of use of public open space for use as domestic garden at Crane Close, Warwick (W03/0697)

SC5 – Protecting  
Open Spaces

#### 42 Applications providing open space contributions

In accordance with the section 106 agreement, public open space, at Harbury Lane was approved as the off site provision in lieu of the Warwick Gates development (ref: W03/0166). This proposal will involve the change of use of agricultural land to public open space, including the erection of a pavilion, provision of sports pitches, woodland area and car parking.

SC11 Open Space  
and Recreation  
Improvements.

#### 43 Progress on SPG on car parking

There has been no progress on this SPG during the monitoring year.

DP8 – Parking.

#### 44 Current Status on the Coventry Airport Application

In March 2003, Coventry Airport submitted a planning application and environmental statement for a passenger terminal. The Council has been assessing the application and its environmental effects on the local community with the assistance of other statutory consultees. This was reported to Planning Committee in September 2004.

SSP7 – Coventry  
Airport.

In addition, in March 2004, ThomsonFly began operating passenger flights from an 'interim' passenger terminal at the Airport. The Council has instigated enforcement action against this development in order to address its likely significant environmental effects on the local community.

## Objective 4E: To protect and enhance community facilities.

Target: Not applicable.

### Indicator (s)

45 Leisure development permitted within use class D1 over 10,000sq ft\*.

Permission was granted for the erection of a sports hall at Myton School to be jointly managed by Warwick District Council (A revised application has since been submitted).

SC6 – Protecting Sport and Recreation Facilities.

Approval was granted (ref: W2002/1706) during this monitoring year for the erection of an extension at the Apollo cinema, Leamington to provide 2 no 238 seat auditoria (Section 106 agreement was signed off during April). This proposal has now been completed.

UAP9 – Directing new Leisure Development.

There were no further applications submitted for leisure development over 10,000sq ft in the district.

\*The indicator uses the regional thresholds for employment monitoring to comply with existing monitoring systems.

46 Application providing contributions towards new community facilities.

There were no applications permitted during this monitoring year which secured contributions towards new community facilities.

SC12 – Community Facilities.

47 Applications refused for changes of use from retail (class A1) within designated local shopping centres.

In accordance with the principles set out in UAP4 permission was refused for two applications proposing the change of use of units to non A1 within the designated local shopping centres at The Chantry, Percy Estate and Stanley Court, Sydenham Drive. The proposal for Stanley Court was successfully defended on appeal.

UAP4 – Protecting Local Shopping Centres.

**Comment:**

In addition to the above see Indicators 43 and 44 relating to the loss of and provision of further open space.

## Appendix One

Elevations within primary and secondary retail frontage which currently exceed the thresholds set out in TCP4 and TCP5

Leamington Primary Retail Frontage	
Elevation No	Frontage address
2	47 – 59 Warwick Street
7	94 – 170 The Parade
11	42 – 44 Park Street / 123 Regent Street
14	1 – 3 Satchwell Court / 99 Regent Street
15	85 – 99 Regent Street
16	33 – 73 The Parade
Leamington Secondary Retail Frontage	
Elevation No	Frontage address
1	50 – 54 Tavistock Street / 45 Warwick Street
2	31 - 45 Warwick Street
3	38 – 50 Warwick Street
4	2 – 6 Bedford Street / 50 Warwick Street
15	31 – 39 Chandos Street / 87 Warwick Street
19	118 – 130 Warwick Street
25	31 – 43 Clemens Street
29	38 – 52 High Street
30	51 – 55 High Street
31	41 – 47 High Street
33	21 – 27 High Street / 49 Bath Street
37	21 – 33 Bath Street
38	2 – 14 Gloucester Street / 21 Bath Street
39	11 – 19 Bath Street
40	1 – 4 Church Walk / 11 Bath Street
41	2 – 24 Victoria Terrace
42	1 – 15 Spencer Street / 24 Victoria Terrace
Warwick Primary Retail Frontage	
Elevation No	Frontage address
5	38 – 50 Brook Street
6	1 – 13 Swan Street / 50 Brook St / 26 – 28 High St.
9	2 – 14 Smith Street
10	7 – 49 Smith Street
11	51 – 61 Smith Street
Warwick Secondary Retail Frontage	
6	2 – 6 New Street / 21a Market Place
8	1 New Street / 13a Old Square
12	2 – 20 High Street
13	1 – 13 St Johns

Kenilworth Primary Retail Frontage	
1	2 – 16 Warwick Road / 6 – 50 The Square / 1 – 7 Smalley Place.
3	24 – 42 Warwick Road
8	1 – 13 Warwick Road
9	9 – 29 The Square
Kenilworth Secondary Retail Frontage	
3	1 – 7 Abbey End
4	29 – 43 Warwick Road
6	93 – 97 Warwick Road / 60 Waverley Road
7	99 – 103 Warwick Road.