

Chapter 9: Designated Area Policies

- 9.1 The wildlife, landscapes, historic buildings, monuments and places all contribute to the quality of the natural and built environment of Warwick District. An essential part of the Core Strategy is the protection and where possible enhancement of these resources as they can contribute to economic, social and environmental objectives. The policies in this chapter of the Plan reflect the value which we place on these resources and the need to sustain them for future generations to enjoy.
- 9.2 Much of the District is protected by designations that seek to ensure the continued preservation of the natural, built and historic environment. Policies will be attached to each of these designations to ensure their protection whilst recognising that not all forms of change should be resisted. The Local Plan must set a framework for assessing the impact of development based on the relative value of the particular environmental asset in national, regional and local terms, and the extent to which change may be beneficial to the longer term maintenance of the feature involved.

The Natural Environment

DAP1 Protecting the Green Belt

Within the Warwickshire Green Belt as defined on the Proposals Map, there will be a general presumption against inappropriate development. The following forms of development will be permitted in appropriate instances:-

- a) agriculture, forestry, and cemeteries;
- b) essential facilities for outdoor sport and recreation in accordance with policy RAP13;
- c) new dwellings in accordance with policy RAP1;
- d) limited extension, alteration or replacement of existing dwellings in accordance with policies RAP2 and RAP3;
- e) development within major developed sites in accordance with policy SSP2;
- f) conversion proposals for rural buildings in accordance with policy RAP7;
- g) proposals for Park and Ride facilities; or
- h) other uses of land which preserve the openness of the Green Belt and do not conflict with the purpose of including land within it.

Applications for development in the Green Belt that do not accord with the above policy will have to demonstrate very special circumstances to justify inappropriate development.

- 9.3 The Warwickshire Green Belt covers a large part of Warwick District and seeks to prevent urban sprawl that would prejudice the open nature and rural character of this area. This is particularly important in view of the proximity of the West Midlands conurbation to the edge of the District and the resultant development pressures.

- 9.4 Government policy recognises the contribution of Green Belts towards sustainable development objectives by assisting in safeguarding the countryside from encroachment and encouraging urban regeneration. This approach is supported in the Structure Plan that seeks to direct most development towards the main towns and continues to support the general extent of Green Belt. The results of the pre-deposit consultation exercise revealed that 89% of respondents said that Green Belt land should be protected.
- 9.5 The primary purpose of this policy is to protect the Green Belt from inappropriate development that would prejudice the open nature of the rural area and the setting of the settlements within Warwick District. The Council supports the role of the Green Belt in accordance with Government guidance as contained in PPG2.
- 9.6 This guidance defines ‘inappropriate development’ and contains a clear presumption against it. In such cases, applicants will need to demonstrate very special circumstances before development may be considered acceptable.
- 9.7 Certain forms of development are, however, not inappropriate in the Green Belt and these are set out in the policy.
- 9.8 Proposals for farm diversification within Green Belt areas raise particular issues and policy RAP9 gives detailed guidance on farm diversification proposals. Within Green Belt areas, there will be a strong preference for utilising existing buildings wherever possible. New buildings will be considered inappropriate development. Equine uses do not come within the definition of agriculture, but they are popular forms of recreation that can fit in well with farming activities and help diversify rural economies. Proposals for equine-related development in the Green Belt will be considered on their merits.
- 9.9 Applications to alter or extend existing public transport interchanges in the Green Belt will be considered with reference to policy SC3 of the Local Plan. Government guidance in PPG13 annex E makes it clear that in appropriate circumstances proposals for park and ride facilities are not inappropriate development. The Council will expect that all relevant criteria have been met where proposals come forward in Green Belt locations.
- 9.10 The boundaries of the Green Belt were established in the previous local plan. A number of minor changes have been made to Green Belt boundaries in this Plan to reflect the current situation on the ground. Land has been added to the Green Belt ~~at the triangle of land bordered by Highland Road and Woodland Road in Kenilworth,~~ at land south of the Thwaites factory in Cubbington, at playing fields in association with a number of schools bordering the Green Belt in Leamington Spa and Kenilworth, and at Kenilworth Rugby Football Club. Land has been removed from the Green Belt at Siskin Drive, in the two locations where the previous Green Belt boundaries had not recognised the presence of existing residential development (at Roman Way, Finham and at Pinehurst, Cubbington).

DAP2 Protecting the Areas of Restraint

Development will not be permitted within the Areas of Restraint, as defined on the Proposals Map, where it would harm or threaten the generally open nature of the area.

- 9.11 It is important to protect the areas of restraint from development proposals that could alter the predominantly open character of these designations. Their value and importance lies in their contribution to the structure and character of the urban area, providing open areas in and around towns and preserving open wedges that separate particular elements of the urban form. The areas of restraint, although not additional areas of Green Belt, also serve to prevent surrounding villages merging into towns preventing urban sprawl.
- 9.12 Government policy accepts the importance of protecting open space that contributes to the character and attractiveness of the urban areas. This aim is replicated in the Structure Plan which requires policies to protect areas of restraint that have a fundamental role in making urban areas attractive places in which to live.
- 9.13 The Areas of Restraint shown on the Proposals Map provide protection for key areas of open land within and adjacent to towns. In defining Areas of Restraint, consideration has been given to the need to protect sensitive areas to ensure that the character and setting of settlements is safeguarded. The purpose of the Areas of Restraint is to protect this character and appearance. Proposals that introduce built development in a way that harms the open character of these areas (including the cumulative impact of developments) will not be permitted.

DAP3 Protecting Nature Conservation, Geology and Geomorphology

Development will not be permitted which will destroy or adversely affect the following sites of national importance:-

- a) designated Sites of Special Scientific Interest (SSSIs). Currently designated sites are shown on the Proposals Map;**

Development will be strongly resisted that will destroy or adversely affect the following locally important sites/features:-

- b) designated Ancient Woodlands. Currently designated sites are shown on the Proposals Map;**
- c) designated Local Nature Reserves (LNRs). Currently designated sites are shown on the Proposals Map;**
- d) any other sites subject to a local ecological or geological/geomorphological designation unless the applicant can demonstrate that the benefits of the proposal significantly outweigh the ecological/geological/geomorphological importance of the area;**
- e) protected, rare, endangered or other wildlife species of conservation importance.**

In assessing the effect of development on a nature conservation or geological/geomorphological site in relation to b), c), d) and e), proposals will not be permitted unless the applicant can demonstrate that consideration has been given to any mitigation and compensatory measures proposed that take account of the importance of the site/species, the extent to which ecological, geological or geomorphological impact is minimised, the nature of the measures proposed, and proposed long term management of features/sites/habitats of ecological/geological/geomorphological importance.

- 9.14 It is important to protect ecological, geological and geomorphological features/sites/species of importance within the District from the adverse impacts of development. There is concern that the diversity of habitats and species continues to be eroded and fragmented by development, therefore there is a need to safeguard the resources that remain. In Warwick District there are two types of nature conservation sites. Statutory sites cover Sites of Special Scientific Interest (SSSIs), Ancient Woodlands and Local Nature Reserves. These are designated by Natural England. Non-statutory sites include Sites of Importance for Nature Conservation (SINCs – see below) and Regionally Important Geological and Geomorphological Sites (RIGS – see below). Both types of site are important components of the District's ecological/ geological/geomorphological resources.
- 9.15 Government policy has given prominence to biodiversity as an issue that needs more action on the part of planning authorities. Local Plans are advised to identify relevant international, national and local features of conservation and geological/geomorphological value within their area and to ensure that their protection and enhancement is properly provided for. Furthermore, the presence of protected species is a material consideration in the planning process. Developers are advised to check for the presence of European protected species and seek professional advice to ensure that their proposals safeguard any species using the application site. This approach is reflected in the Structure Plan that requires environmental assets of the County to be protected. In addition, the pre-deposit consultation exercise revealed there was strong support for the protection of areas of wildlife value.
- 9.16 The intention of this policy is to identify and protect the valuable features that contribute to geodiversity and the abundance and diversity of wildlife and its habitats. The policy will also seek to minimise the adverse effects on geological/geomorphological features and wildlife where conflicts of interest are unavoidable.
- 9.17 Within Warwick District there are seven designated sites of Special Scientific Interest (SSSIs). They are listed below:-
- Guys Cliffe, Warwick;
 - Coten End Quarry, Warwick;
 - Shrewley Canal Cutting:
 - Ryton Wood (part);
 - Waverley Wood Farm, Bubbenhall;

- Brook Meadow, Darley Green, Lapworth.
 - Oak Tree Farm Meadows(part), Rowington.
- 9.18 Woodlands known from current records to be of ancient origin are shown on the Proposals Map. The main Ancient Woodlands designated and recorded in the District as at September 2003 are listed in Appendix 3. Further survey work may reveal more local sites and some small sites are not shown. Such woodlands mainly originate before 1600 and it is intended that no further reduction in their areas should be allowed.
- 9.19 There are nine Local Nature Reserves (LNRs) that have been designated within Warwick District. They are defined on the Proposals Map and listed in Appendix 3. Local Nature Reserves are habitats and sites of local significance that make a useful contribution to nature conservation, geological science and education.
- 9.20 Many other sites and features within the District are subject to non-statutory designations. Non-statutory designated sites of substantive ecological or geological/geomorphological value fall into two categories:-
- **Sites of Importance for Nature Conservation (SINCs).** There are currently 10 SINCs designated in Warwick District. These are designated for their wildlife value by a panel drawn from Warwickshire Museum Ecology Unit, Warwickshire Wildlife Trust and Natural England. Further sites are being designated through the Wildlife Sites Project. This project has used data held in the Warwickshire Biological Records Centre (mainly information on ecosites) and data produced by the Habitat Biodiversity Audit (a comprehensive survey of habitats found in the County) to identify those sites of substantive nature conservation value in terms of Planning Policy Statement 9: Biodiversity and Geological Conservation. There are also potential SINCs (pSINCs) requiring more detailed assessment before being submitted to the panel. SINCs and features of substantive value will be afforded protection under Policy DAP3 above, pSINCs will be afforded this protection until assessed. It should be noted that wildlife species of nature conservation importance are not necessarily confined to sites subject to nature conservation designations.
 - **Regionally Important Geological and Geomorphological Sites (RIGS).** There are currently 9 RIGS in Warwick District. These sites are designated by the Warwickshire Geological Conservation Group.
- 9.21 The Habitat Biodiversity Audit, identification of pSINCs and SINCS, the emerging Geodiversity Action Plan and the emerging Local Biodiversity Action Plan for Warwickshire, Coventry and Solihull will be taken into account when assessing the impact of development proposals on nature conservation interests.
- 9.22 Protected, rare, endangered or other wildlife species of conservation concern will be taken into consideration within any development proposal. European protected species will be regarded as a material consideration with information to be submitted prior to any determination. UK protected, UK and Local Biodiversity Action Plan, Red Data Book and RSPB notable species are to be regarded as significant considerations as part of any application. It should also be noted that

habitat supporting these species would also need to be considered within an application.

The Historic and Built Environment

DAP4 Protection of Listed Buildings

Consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting.

Consent will not be granted for the demolition of a listed building.

Development will not be permitted that will adversely affect the setting of a listed building.

- 9.23 Warwick District has a rich heritage of over 1500 Listed Buildings, a number of which are of national importance. Their maintenance and protection is important in helping to define and protect the historic character of the District. The Council is committed to ensuring that Listed Buildings are given a high level of protection and enforcement action will be taken against unauthorised and unacceptable works to Listed Buildings. The Council maintains a public register of all Listed Buildings which is available to view at the Council Offices.
- 9.24 Government advice urges local authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it. The Structure Plan reflects this approach with support for the continued protection of the historic assets of the County.
- 9.25 There is a statutory requirement that authorities should have special regard to the desirability of preserving any listed building, its setting or any features of special architectural or historic interest that it possesses. In considering applications relating to Listed Buildings, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting. Applicants will therefore be required to submit detailed plans with accurate survey drawings and, where appropriate, historical analyses to support their application.
- 9.26 It is acknowledged that the protection of listed buildings may not be consistent with the need to promote accessibility and inclusion in accordance with Policy DP14 of the Local Plan. The Council will expect applicants to demonstrate how they have sought to reasonably balance these competing objectives and where they have made clear choices between policies.
- 9.27 The design of new buildings and alteration to existing buildings affecting the setting of Listed Buildings needs careful consideration. New buildings and alterations to buildings should be designed to respect the setting of Listed Buildings, following the principles of scale, height, massing, alignment and the use of appropriate materials. Proposals that do not accord with the above requirements will not be permitted.

DAP5 Changes of use of Listed Buildings

Changes of use of Listed Buildings from their original use will only be permitted where:-

- a) the original use has been demonstrated to be no longer appropriate or viable; and**
- b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building.**

9.28 Listed Buildings vary in the extent to which they can accommodate changes of use without harm to their special architectural or historic interest. The best use of a Listed Building is usually the use for which the building was originally designed. The Council consider the continuation or the reinstatement of that use as the preferred option unless that use conflicts with other policies of the Local Plan or the original use is no longer viable.

9.29 Applicants seeking to demonstrate that the original use is no longer viable must prove that all efforts have been made to retain the building in its original use but that this is no longer feasible. Where a change of use is acceptable in principle, the applicant will also be required to demonstrate that the proposed use does not harm the appearance and setting of the building.

DAP6 Upper Floors within Listed Buildings and Conservation Areas.

Development which prevents the use of upper floors of Listed Buildings and unlisted buildings within the Conservation Areas will not be permitted.

9.30 The Council is keen to ensure that listed buildings remain fully occupied, particularly upper floors, as this is generally the best way of securing the upkeep of historic buildings. Proposals to develop lower levels of buildings independent of separate floors may prevent the potential for upper floors to be brought into use. In considering such schemes, the Council is keen to ensure that independent access to upper floors is retained. Such proposals will be expected to be visually sympathetic to the building and its surroundings.

9.31 Government guidance supports the initiatives to ensure that the upper floors of buildings do not become under utilised causing buildings to fall into disrepair. The objective of this policy is to ensure that the quality of listed buildings and unlisted buildings in conservation areas is not compromised by buildings falling into disrepair due to the poor maintenance of upper floors. Where proposals which relate to ground floor uses only are submitted, applicants will be expected to show that they have considered how access arrangements to upper floors can be achieved in the future so that, if required, buildings may be fully utilised.

DAP7 Restoration of Listed Buildings

Restoration of, and alteration to, Listed Buildings will only be permitted using traditional natural materials and appropriate colours and finishes.

- 9.32 Each historic building has its own characteristics related to its original design and its original or subsequent uses. The use of appropriate materials in any restoration or alteration works will be important to maintain the character and appearance. The objective of this policy is to ensure that any works or alterations to listed buildings are carried out using appropriate materials to preserve the integrity of the building. The use of UPVC windows, artificial or imported roofing material, plastic rainwater goods and the use of inappropriate colours are all examples that will not be permitted.
- 9.33 The Council has a long tradition of working with owners of listed properties to ensure that buildings are restored or altered sympathetically and a range of guidance is available from the Council to assist applicants. The Council will also exercise its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to take action to ensure that listed buildings in private ownership are properly maintained and not allowed to fall into disrepair.

DAP8 Protection of Conservation Areas

Development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas as defined on the Proposals Map.

Development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.

Detailed plans shall be submitted for all types of applications involving building works in Conservation Areas, including a full specification of building materials and finishes to be used, to demonstrate how they comply with this policy. Notification of works to trees in Conservation Areas will also be required.

- 9.34 Conservation Areas have an important role to play in maintaining the quality of the environment in Warwick District. The Council has a duty imposed on it under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as Conservation Areas any “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. It is important that development both within and outside of Conservation Areas should not adversely affect the setting of a Conservation Area by impacting on important views and groups of buildings from inside and outside the boundary.
- 9.35 Gardens and open spaces that add to the historic appearance and interest of conservation areas should be protected from development.
- 9.36 Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted. In appropriate cases, the Council may require change of use applications to be accompanied by other relevant applications, e.g. for conservation area or listed building consent, to ensure that all relevant issues pertaining to the proposed change of use can be considered together.

- 9.37 The Council will also continue to seek directions under Article 4 of the Town and Country Planning Act 1995, to restrict permitted development rights in order to maintain the areas of high quality townscape.
- 9.38 The Council will also consider, when appropriate, the designation of new Conservation Areas and the review of existing areas listed below.

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| Ashow | Leek Wootton |
| Baginton | Lowsonford |
| Barford | Norton Lindsey |
| Bishops Tachbrook | Offchurch |
| Bubbenhall | Rowington |
| Cubbington | Sherbourne |
| Eathorpe | Stoneleigh |
| Kenilworth | Wappenbury |
| Kenilworth (Clarendon Road) | Warwick |
| Kenilworth (St Johns) | Warwick (Victoria Street) |
| Kenilworth (Waverley Road) | Wasperton |
| Lapworth | Whitnash (Church Green) |
| Leamington Spa | Whitnash (Chapel Green) |
| Leamington Spa (Lillington Road North) | Wroxall |
| Leamington Spa (Lillington Village) | |

- 9.39 There is considerable guidance documentation produced by the Council to assist applicants with their proposals including specific advice regarding shopfronts, advertisements, windows in Listed Buildings and buildings in Conservation Areas, painting facades and shopfront security.
- 9.40 The Council is committed to the periodic review of the District's Conservation Areas and is in the process of preparing Conservation Area Statements. Residential design guidance has also been prepared and there is a commitment to review/replace The Rock Townsend Study for Leamington Spa that was previously prepared in conjunction with English Heritage. Until such time this guidance will continue to inform proposals for new development across the District.
- 9.41 Trees in conservation areas which are already protected by a Tree Preservation Order are subject to the normal Tree Preservation Order Controls. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the Local Planning Authority six weeks' prior notice. The purpose of this requirement is to give the Local Planning Authority an opportunity to consider whether a tree preservation order should be made in respect of the tree.
- 9.42 There are concerns regarding the detrimental impact of statutory signage (such as highway information) within conservation areas. The Council will continue to work with the relevant agencies to minimize the impact of such signage wherever possible.

DAP9 Unlisted Buildings in Conservation Areas.

Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.

There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.

Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will bring about a genuine qualitative improvement to the Conservation Area and to the setting of adjacent buildings.

9.43 Unlisted buildings can often contribute significantly to the special architectural or historic importance of Conservation Areas. Buildings which do not merit statutory listing often contribute as much to the overall character of Conservation Areas as those that are Listed Buildings. This policy therefore seeks to retain the integrity and form of unlisted buildings in the Conservation Area and resists alterations and demolitions to these buildings where this would have an adverse effect upon the overall character of the Conservation Area. Furthermore, the demolition of unlisted buildings will only be supported where details of an appropriate replacement building are provided. In such cases a condition will be imposed to ensure that demolition does not take place until a contract for redevelopment has been entered into and planning permission for those works has been granted. This will prevent unsightly gaps appearing as a result of demolition far in advance of redevelopment.

DAP10 Control of Advertisement Hoardings

Erection of advertisement hoardings will not be permitted within Conservation Areas.

9.44 Advertisement hoardings can be detrimental to the character and appearance of buildings and Conservation Areas. The Council will not permit the erection of new hoardings and will encourage the removal of unsightly hoardings. Discontinuance action will be taken where existing hoardings have a detrimental impact upon an area.

DAP11 Protecting Historic Parks and Gardens

Development will not be permitted if it would harm the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Proposals Map.

Development will be strongly resisted if it would harm the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local Register.

- 9.45 Historic parks and gardens are an important cultural, historical and environmental asset within the District and the Council wishes to ensure they are protected, maintained and restored. The objective of this policy is to protect them from development that would harm their character.
- 9.46 There are two registers of historic parks and gardens; those designated by English Heritage and those designated by Warwick District Council.
- 9.47 English Heritage has compiled a register of parks and gardens of special interest in England. This list is constantly under review and may be added to where new parks are considered worthy of inclusion. The purpose of the register is to draw attention to such landscapes, their layout, features and architectural ornamentation. Landscapes are allocated grades; grade 1 are of international importance, grade II* are of exceptional historic interest and grade II are of special historic interest. The Planning Authority will consult English Heritage on planning applications affecting grade I and grade II* registered sites and their settings, and The Garden History Society on applications affecting registered sites of all grades. A list of the Gardens is set out below.

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| Baddesley Clinton Hall | Baddesley Clinton | Grade II |
| Mallory Court | Bishops Tachbrook | Grade II |
| Kenilworth Castle | Kenilworth | Grade II* |
| Packwood House | Lapworth | Grade II* |
| Spa Gardens | Leamington Spa | Grade II |
| Stoneleigh Abbey and Deer Park | Stoneleigh | Grade II* |
| Guy's Cliffe | Warwick | Grade II |
| Hill Close Gardens, Linen Street | Warwick | Grade II* |
| Lord Leycester Hospital | Warwick | Grade II |
| Warwick Castle and Castle Park | Warwick | Grade I |
| Wroxall Abbey | Warwick | Grade II |

- 9.48 Where proposals are made for restoration, it will be necessary for the applicant to show that the work proposed would not detract from the character and significance of the landscape as set out in an agreed conservation statement or conservation plan. The Council also wishes to protect the views out across the parks and gardens from associated listed buildings. This applies to both the English Heritage registered parks and gardens and those on the local register.
- 9.49 The Council maintains its own list of parks and gardens which are of historical interest but which do not at present meet the criteria for inclusion on the national

register. These are important in landscape terms, and often form the setting of listed buildings. Whilst it is recognised that they are of less significance nationally, they are important within a local or regional context. The purpose of the list is to ensure that the case for protecting such parks and gardens is fully taken into account when considering development proposals and to act as a spur to the formulation of positive restoration proposals. A list of these locally important parks and gardens is set out below (this list is not exhaustive and is based upon research evidence available at the time of plan preparation). The boundaries of these parks and gardens will be defined in due course.

- 9.50 Additions can be made if new parks and gardens are found to be worthy of inclusion. Conversely, existing areas on the list can be removed if, through further research, they are found to be unsuitable for inclusion. The Planning Authority will consult Warwickshire Gardens Trust on planning applications affecting sites included on the Local Register.

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| Barford House, Barford | The Dell, Leamington Spa |
| Old Manor House, Bishops Tachbrook | Woodcote, Leek Wootton |
| Bushwood Hall, Bushwood | Wootton Court and Arboretum, Leek Wootton |
| Eathorpe Hall, Eathorpe | Offchurch Bury, Offchurch |
| Haseley Manor, Haseley | Sherbourne Park, Sherbourne |
| Hatton House, Hatton | Friends Meeting House Garden, Warwick |
| Honiley House/Hall, Honiley | Longbridge Manor, Warwick |
| Abbey Fields, Kenilworth | |
| North Chase (Rudfyn Manor), Kenilworth | Mill Garden, Warwick |
| Parliament Piece, Kenilworth | Pageant House Gardens, Warwick |
| Christchurch Gardens, Leamington Spa | Priory Park, Warwick |
| Clarendon Square Gardens, Leamington | St John's House Garden and Allotments, Warwick |
| Former Arboretum, Wych Elm Drive, Leamington Spa | St Nicholas Park, Warwick |
| Lansdowne Crescent and Circus, Leamington Spa | Wappenbury Hall, Wappenbury |

DAP12 Protecting Safeguarded Areas

Development within the safeguarded areas, as defined on the Inset Plan, will not be permitted which inhibits the safe operation of an aerodrome or technical site.

- 9.51 In particular, consultation with the relevant airport operator will be required, and restrictions will be imposed where necessary to safeguard the safe operation of an aerodrome, in respect of any of the following:

- 1) the height or detailed design of buildings within the safeguarding zone
- 2) proposed development in the vicinity of the aerodrome which has the potential to interfere with the operation of navigational aids, radio aids or telecommunications systems
- 3) proposed development which has lighting proposals which have the potential to distract or confuse pilots

- 4) proposed development likely to increase the number of birds or the risk of bird strike
 - 5) other proposed aviation uses within the safeguarding zone.
- 9.52 In respect of certain types of development listed in paragraph 8 of Annex 2 to Circular 01/2003 it may be necessary for the Council to ask an applicant to provide information to enable it to consider whether or not a proposed development would be likely to increase the bird hazard risk to aircraft.