

# Whitnash Neighbourhood Development Plan 2011—2029



Whitnash Town Council would like to thank all those who have contributed towards this Neighbourhood Plan and in particular the members of the Steering Group.

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## Executive Summary

This Neighbourhood Development Plan has been prepared following consultation on a Draft Neighbourhood Development Plan in Autumn / Winter 2014, consultation on the revised, Submission Draft Plan by Warwick District Council in Spring 2015, and independent Examination of the Plan in Summer 2015. The Plan will be subjected to a Referendum and if there is a “Yes” vote, the Plan will be made by Warwick District Council and used to guide decisions on planning applications in Whitnash.

The Plan has been prepared by a Steering Group of Town Councillors and local residents. The Plan takes account of national and local planning policies and has been subjected to a Strategic Environmental Assessment (SEA) screening process undertaken by Warwick District Council.

The Plan includes a Vision and Objectives and the following Planning Policies:

Policy W1 A New Community Hub for Whitnash

Policy W2 Protection of Local Centres and Community Facilities

Policy W3 Protecting Local Heritage and Identifying a Local Heritage List

Policy W4 Building Design Principles

Policy W5 Improved Linkages to Proposed Country Park at Tach Brook

Policy W6 Protection and Enhancement of Whitnash Brook and Brook Valley

Policy W7 Local Greenspace Designations

Policy W8 Protection of Open Area to the South of Whitnash

Policy W9 Landscape Design Principles

Policy W10 Improving Accessibility for All

Policy W11 Housing Mix

Policy W12 Employment Provision

Policy W13 Encouraging a Mix of Uses

Policy W14 Sustainable Design

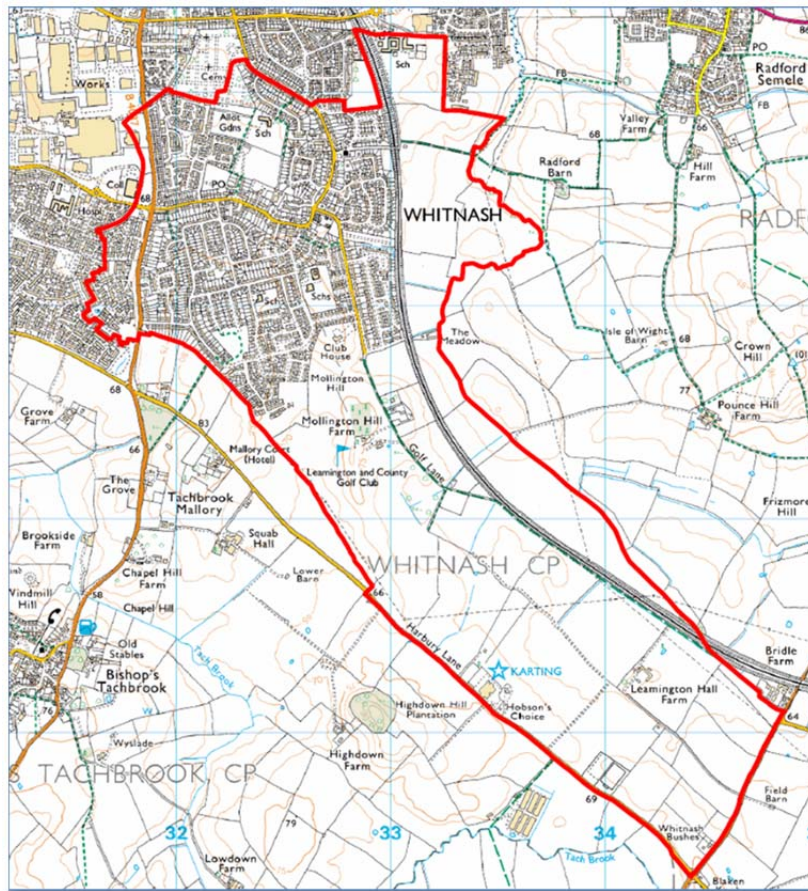
Policy W15 Flood Resistance and Resilience

Policy W16 Design to Reduce Surface Water Run Off

Policy W17 Reducing Flood Risk through Landscaping.



## 1.0 Introduction and Background



*Map 1 - Whitnash Designated Neighbourhood Plan Area*

- 1.1 Whitnash is a small town with population of 8,806 (Census 2011)<sup>1</sup>, located to the south east of Leamington Spa in Warwickshire. The built up area is largely residential, comprising a number of modern housing estates clustered around a small historical core of half-timbered thatched cottages and St Margaret's Church. The Church itself dates back to Saxon times and the village of Witenas featured in the Domesday Book in 1066.
- 1.2 Whitnash became a town in 1972 and the Town Council was established. Local community facilities include four junior schools, a community hall, a library and information centre and the Acre Close playing fields. A Children's Centre and Nursery just outside the town boundary in Brunswick serve the community in Whitnash. The town has three neighbourhood shopping areas; Coppice Road, Heathcote Road /Acre Close and Home Farm Crescent, but there is no "town centre" as such, providing a focus or hub for Town Council activities, shopping and services. Leamington Rehabilitation Hospital is also located in the

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do?a=7&i=1001&m=0&s=1396863361994&enc=1&extendedList=true&nav=A&areaSearchText=Whitnash>

area. Whitnash has regular Flexibus services to Leamington Spa and benefits from proximity to the Stagecoach Midlands G1 'Goldline' service which provides a high quality public transport link to Leamington Spa and Warwick. The area has easy access to the M40 motorway.

- 1.3 There is a strong sense of community in Whitnash and there are a number of active community groups including Whitnash Town Council, the Whitnash Society, and the Whitnash Twinning Association, which actively maintains links with Villebon in France, and Weilerswist in Germany. Whitnash Tennis Club, Leamington Royals Rugby Club, and petanque, bowling, tennis and football clubs are all located at the Sports and Social Club site, and the Leamington and County golf club is on Golf Lane in Whitnash. Whitnash has its own under-10 football team, the Whitnash Juniors. Other sports clubs in the town include angling, crib and senior football. Two separate allotment sites, at Golf Lane and Dobson Lane, are open to residents of the town.
- 1.4 Whitnash has a slightly younger population age profile compared to England, with 24.3% under 18 years compared to 21.4% nationally (2011 Census). A lower proportion is at retirement age with 16.7% over 65 years, compared to 21.4% nationally. The town also has a mix of different ethnic groups, and a relatively high proportion of people from India; 11.2% of the population are of Asian / Asian British (Indian) origin compared to 4.9% in Warwickshire and 2.6% in England.
- 1.5 Whitnash has a relatively high proportion of economically active residents with 76.7% of those aged 16-74 years economically active, compared to 71.3% in Warwickshire and 69.9% nationally. The occupational profile of the working age population in the locality is fairly similar to that of the County; although there are slightly more employees within administrative and secretarial roles (13.8%) compared to the Warwickshire average (10.7%) and a lower proportion in professional roles (18.1%) compared to Warwickshire (24.9%), although the figure for England is similar at 17.5%.
- 1.6 Consultation findings indicate that Whitnash residents are generally satisfied with the area; 89% reported they were satisfied with their local area as a place to live, compared to 83% across Warwickshire as a whole. When asked what needs improving in the local area, activities for teenagers', 'road and pavement repairs' and 'affordable decent housing' were the three issues most commonly selected.<sup>2</sup> The total recorded crime rate in the locality is low, 29 offences per 1,000 population is the lowest across all localities in the County, and compares well with the 63 offences per 1,000 population recorded across the whole of Warwickshire. Vehicle crime offences are also the lowest in the County, as are road injuries. The Whitnash Town Council Questionnaire in 2008 identified issues of local importance such as parking, dog fouling and littering and speeding.

<sup>2</sup> Whitnash Locality Profile, January 2011  
<http://apps.warwickshire.gov.uk/api/documents/WCCC-966-424>

## A Neighbourhood Plan for Whitnash

- 1.7 The Localism Act 2011 which came into force in April 2012 gave Town and Parish Councils and other relevant bodies, new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.8 In 2012 Whitnash Town Council made the decision to prepare a statutory neighbourhood plan for Whitnash. The Town Council applied for Designation as a Neighbourhood Area on 27<sup>th</sup> September 2012 and the Designation was approved by Warwick District Council on 9<sup>th</sup> January 2013.
- 1.9 To progress the neighbourhood plan a Steering Group was set up comprising Town Councillors, local residents, representatives from different local groups and organisations, and a representative from Warwick District Council. The Steering Group also appointed Kirkwells Planning Consultants to provide professional town planning advice. Informal consultation on the Vision and Objectives was undertaken in June 2014 with a flyer included in the Whitnash Tymes.
- 1.10 The Steering Group has met on a regular basis to oversee the preparation of the neighbourhood plan. As versions of the Plan have been prepared and amended they have been published on the Town Council's website:  
[http://www.whitnashtowncouncil.gov.uk/neighbourhood\\_plan/](http://www.whitnashtowncouncil.gov.uk/neighbourhood_plan/).

### Strategic Environmental Assessment

- 1.11 The 2001/42/EC Strategic Environmental Assessment (SEA) European Directive requires SEA of all government local plans and programmes likely to have significant environmental effects. The Screening Report on Whitnash Neighbourhood Plan was published for consultation with the required Consultation Bodies of Historic England (formerly English Heritage), Natural England and Environment Agency in 2014 and it was agreed by Natural England and Historic England that a full Strategic Environmental Assessment would not be required. There was no response from the Environment Agency.

### Parish Boundary Review

- 1.12 The Local Government Boundary Commission has carried out recently an electoral review of Warwick District Council to deliver electoral equality for voters in local elections. The aim of the review is to recommend ward boundaries that mean each councillor represents approximately the same number of electors. The final recommendations have potential implications for Whitnash.

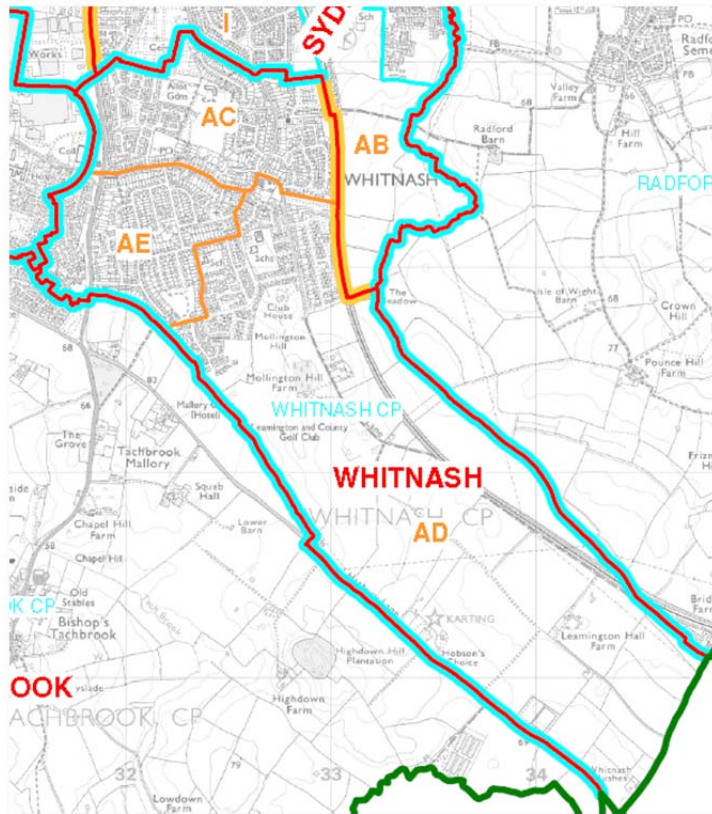
- 1.13 The Commission proposes to include a ward covering the whole of Whitnash parish with the exception of the new development in the east of the parish that comprised Sydenham ward in the draft recommendations. The Commission proposes that this three-member ward should be called Whitnash ward. The final recommendations for the Parish are that Whitnash Town Council should return 15 parish councillors, as at present, representing the following wards: East (returning one member); North (returning five members); South (returning five members) and West (returning four members). The proposed parish ward boundaries are also shown on Map 2 below. Therefore the area to the east of the railway will be a Whitnash parish ward, but not within the Whitnash ward for Warwick District Council and therefore the boundaries will not be coterminous. The Boundaries have since been agreed by Warwick District Council and the Boundary commission.
- 1.14 The proposals for electoral boundary changes could have significant implications for the Whitnash Neighbourhood Development Plan as Warwick District Council is undertaking a review of community governance arrangements (a Parish Review) to coincide with the review of electoral boundaries. The aim of a review is to bring about improved community engagement, more cohesive communities, better local democracy and result in more effective and convenient delivery of local services.<sup>3</sup> If the Parish boundary for Whitnash is changed, there may be a requirement for Whitnash Town Council to re-apply for designation as a Neighbourhood Plan Area, to reflect the new Parish Boundary. Notwithstanding ongoing discussions around proposals to amend Parish Council boundaries, the Town Council considers that the Neighbourhood Plan should set out planning policies and proposals for the Designated Area in line with the Neighbourhood Planning (General) Regulations 2012<sup>4</sup>. Woodside Farm area has since been included in the Whitnash boundary for Town and District. It was agreed not to re designate the Whitnash Neighbourhood Plan area to include this as Bishops Tachbrook had included it in their Designated Neighbourhood Plan (as it was part of their boundary when the designated Neighbourhood Plans were decided) and their proposed comments for the area were acceptable to the Whitnash Neighbourhood Plan Steering Group.

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<sup>3</sup> [http://www.warwickdc.gov.uk/info/20596/elections/418/electoral\\_boundaries/2](http://www.warwickdc.gov.uk/info/20596/elections/418/electoral_boundaries/2)

<sup>4</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>





Map 2 - Electoral Commission Final Recommendations Map July 2014

### Plan Preparation Process

- 1.15 The Draft Neighbourhood Development Plan was published for 6 weeks consultation in Autumn 2014. Following consideration of the comments submitted and amendments to the Plan, the Submission Plan was submitted to Warwick District Council in early 2015.
- 1.16 Warwick District Council checked the Submission Plan and then published the document for a further 6 weeks consultation in Spring 2015, before the Plan was examined by an independent Examiner. The Examiner published her report in Summer 2015. The report recommended various modifications to the Plan before it proceeds to a referendum.
- 1.17 This final version of the Neighbourhood Plan takes on board the Examiner's recommended modifications. The Plan will be subjected to a local Referendum, and if there is a majority of support within Whitnash, the Plan will be made by the District Council.

- 1.18 The Whitnash Neighbourhood Plan will form part of the hierarchy of planning policies. i.e.



- 1.19 When it is made, policies in the Neighbourhood Plan will take precedence over the non-strategic policies of the existing adopted Local Plan. The review of the 1996 – 2011 Local Plan is at an advanced stage and this has been taken into account in the Neighbourhood Plan. Policies and allocations in the Publication Draft Plan 2011 – 2029 have therefore been considered within the Whitnash NDP. When the new Local Plan is adopted, the Whitnash NDP will be reviewed to take account of this, particularly if any policies are no longer in compliance with strategic policies in the new Local Plan. The NPPF (para 185) recommends that emerging local plans do not duplicate non-strategic policies in neighbourhood plans.

## 2.0 Planning Policy Context

2.1 Neighbourhood Plans are required to be in general conformity with national and local planning policy. Appendix I identifies the main national and local planning policies which provide the planning policy framework for Whitnash Neighbourhood Plan.

### National Planning Policy Framework (NPPF)

2.2 The national planning policy context is set out in the National Planning Policy Framework (NPPF)<sup>5</sup>. The NPPF sets out the Government's national planning policies and the priorities for development. The purpose of the planning system is to contribute to the achievement of sustainable development and there are three dimensions to sustainable development:

- an economic role
- a social role
- an environmental role

2.3 Para 183 advises that neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.

### Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies<sup>6</sup>

2.4 This is the adopted Local Plan and is the key document setting out the planning policies for the District. The Local Plan is currently being reviewed and will eventually be replaced with a new Local Plan.

### Warwick District Council Local Plan 2011 – 2029 Publication Draft<sup>7</sup>

2.5 In spring 2014, Warwick District Council prepared the Warwick District Local Plan, and its accompanying sustainability appraisal, for consultation prior to its submission to the Secretary of State for Communities and Local Government for independent examination. Consultation took place between Friday 16th May and Friday 27th June 2014. The Local Plan was submitted on 30th January 2015 for examination.

2.6 Warwick District Council has received the Inspector's findings regarding key aspects of the Local Plan. The Inspector's letter raises some significant concerns with regard to the Local Plan, in particular, that there is an identified unmet housing need in Coventry and Warwickshire (at least 234 dwellings per annum), which the Council will be required to address (jointly with the other authorities in the Housing Market Area) before the Plan can proceed. The Inspector has stated that, regardless of whether Warwick District needs to provide more houses to contribute towards the unmet need, the total supply of houses set out in the Plan is not sufficient to meet the district's housing requirement. Therefore Warwick District needs to be planning for more houses, not less, to meet its obligations.

<sup>5</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>6</sup> <http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Local+Plan/default.htm>

<sup>7</sup> <http://www.warwickdc.gov.uk/newlocalplan>

- 2.7 The Inspector's findings are likely to have far reaching implications for the progression of Warwick District's Local Plan and for the work that needs to be carried out in the whole of Coventry and Warwickshire. The extent to which additional sites may need to be allocated in the district and the location of any sites is not known and will require further work and consultation in the coming months. The Council is currently giving further consideration to the Inspector's letter and the significant implications it will have with regard to the progression of the Local Plan and the delivery of the funding, infrastructure and policy to support it. The District Council has sent a letter to the Secretary of State asking for the Secretary of State to call in the Plan and complete the Examination in Public.
- 2.8 Once adopted, the new Local Plan will provide the strategic local planning policy framework for Whitnash Neighbourhood Plan.



### 3.0 Vision for Whitnash

#### 3.1 The Vision for Whitnash is:

**In 2029 Whitnash will have a strong, local identity of a sustainable, thriving town which serves its local residents and businesses well and continues to have close family and community support. Community facilities will be enhanced, green spaces and historical links maintained and a realistic number and mix of housing built in and around Whitnash will meet the needs of all ages and groups in the town.**

### 4.0 Objectives and Key Issues for the Whitnash Neighbourhood Plan

#### 4.1 The Town Council has identified the following objectives and key issues which will need to be addressed by the Whitnash Neighbourhood Plan:

##### **Objective 1 - Providing a New Community Hub**

Whitnash has a strong local identity and the town has expanded considerably over recent years with extensive areas of new housing development. With the proposed new development in the Local Plan, Whitnash is likely to increase its population further over the Plan period. However Whitnash lacks a main focus or hub for local facilities such as shopping, office space and a community centre. The Town Council has aspirations for improved office and meeting space, and recognises that the existing community centre in Acre Close playing fields is dated and requires replacing or significant updating and investment. The location of the building is also isolated and located away from other facilities such as the library and shops. There is a need to bring the various facilities together to provide a focus for the town which meets the needs and aspirations of all.

##### **Objective 2 - Protecting Existing Local Facilities**

Whitnash has limited local facilities for a town of its population size, and these facilities need protection and enhancement to ensure that they continue to meet local needs. The existing facilities, for instance those around Acre Close, may be considered for improvement as part of proposed feasibility work around the need to provide a new community hub. There is recognition that local health facilities will be put under increasing pressure from the increased population associated with the proposed new development and that continued investment in these facilities is a priority.

##### **Objective 3 - Preserving Whitnash's Individual Identity**

Whitnash has a proud and strong local identity as a town in its own right, separate from nearby Leamington Spa. The Town Council is concerned that proposed extensive areas of new housing development on the periphery of the town may dilute this sense of identity as Whitnash is in danger of merging with adjoining built up areas such as Warwick Gates and

Sydenham. There is a need to maintain a “green margin” of open space around the town to protect the Town from coalescence with other suburbs, and to strengthen boundary markings and signs using the town’s logo.

#### **Objective 4 - Protection of the Historic Environment**

Whitnash has a number of significant heritage assets. The Whitnash Conservation Area covers two areas at Church Green and Chapel Green and includes several 17th Century black and white half-timbered houses, such as Home Farm House which dates back to 1652<sup>8</sup>. There are also a number of Statutory Listed Buildings in Whitnash and these are listed in Appendix I Listed Buildings. These and other significant buildings must continue to be protected and enhanced as important reminders of Whitnash’s historical development.



*Map 3 - Whitnash Church Green and Chapel Green Conservation Area*

#### **Objective 5 - Protection and Enhancement of the Natural Environment**

The built up area of Whitnash is surrounded by extensive areas of open countryside to the south and east. The Brook Valley Nature Reserve is highly valued by local people as an accessible area of natural environmental significance. There may be opportunities to enhance this area and create a “Whitnash Wood” on land linking the golf course to the southern boundary of Whitnash off the Fosse Way.

<sup>8</sup> [http://www.warwickdc.gov.uk/downloads/file/467/a\\_guide\\_to\\_conservation\\_areas\\_-\\_whitnash](http://www.warwickdc.gov.uk/downloads/file/467/a_guide_to_conservation_areas_-_whitnash)

**Objective 6 - Protection of Local Green Spaces**

Whitnash is subject to significant development pressure and the urban area is largely built up meaning that any remaining green spaces are highly valued. The Town Council is concerned that identified green spaces should be protected and any further development in or around Whitnash should include significant areas of green spaces and woodland. Any future development of the football club site, such as the provision of Gypsy and Traveller accommodation, should be carefully planned to maximise the retention of green space and support future provision of local sports facilities, as and when the need arises. This whole area is considered to offer good potential for a new sports facility for Whitnash.

**Objective 7 - Promoting Walking and Cycling**

There is a need for an overall strategy to ensure that Whitnash becomes a cycle and pedestrian friendly town. This would help to encourage the reduction of travel by car, particularly for short journeys, and so should reduce levels of traffic on local roads. The Town Council is keen to support the work of "Sustrans"<sup>9</sup> - a body working towards a National Network for the use of walkers, commuters and leisure cyclists. Many areas of Whitnash would support combined cycle and footpaths, and there are few areas where widths are too narrow. The Neighbourhood Plan should support initiatives which encourage walking and cycling as part of an overall aim to make the town more sustainable and to encourage a healthier environment for local people.

The County Council is responsible for maintaining existing cycle facilities on the public highway and for bringing forward improvements as funding opportunities permit. The majority of the National Cycle Network within Warwick District has been delivered between the County Council and Sustrans working in partnership.

**Objective 8 - Improving Infrastructure: Promoting Public Transport and Supporting Better Parking**

The level of proposed new development in areas of Whitnash is likely to have a significant impact on local infrastructure. The Town Council is keen to promote improvements in local bus services and routes to serve proposed and existing residential areas and to link them to local facilities and those in nearby Leamington Spa. There may also be opportunities to promote the development of a new station facility on the Coventry / Oxford / London rail line over the longer term, with links to local bus routes, cycle paths and park and ride.

Any proposed for a new rail station on the Leamington Spa to Oxford line would require the support of Department of Transport Rail / Network Rail. A suitable train operator would also need to be identified to serve the station. This is an aspirational objective however and

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<sup>9</sup> <http://www.sustrans.org.uk/>

delivery of such a scheme would require substantial resources and commitment from a range of organisations.

New developments should provide adequate off street parking and include roads wide enough to allow on street parking which does not impact on safety and accessibility. Proposals to improve parking in the Acre Close area, perhaps as part of a scheme to develop a new Community Hub should be supported. It is worth noting that the application of parking standards in relation to new developments is a District Council matter. New roads within developments will be required to be built in accordance with the County Council's design standards in order to ensure they are constructed to an adoptable standard.

There is also a need to ensure that new developments provide adequate provision to meet the education needs of new residents. The Town Council recognises that education provision is a County Council matter but would like to support proposals for new schools as part of proposed new developments to reduce impacts on existing local schools and highways and parking problems associated with the "school run". Education provision and the transport issues arising from it are being considered as part of the preparation of the District Council's Local Plan.

#### **Objective 9 - Implementing a Green Energy Strategy**

The Town Council is keen to ensure that Whitnash becomes a more sustainable town where the use of low carbon energy and energy efficiency are promoted. New developments should be encouraged to incorporate new low energy and renewable energy technologies, and options for improving efficiency of public lighting in the town such as that used for notice boards and street lighting and signs will be considered.

#### **Objective 10 - Providing a Suitable Housing Mix for Existing and Future Residents**

The emerging Local Plan identifies a number of sites around Whitnash for new housing development, and it is possible that other sites may come forward during the plan period. The Town Council is concerned that these and other new developments will provide only a limited mix of market housing with a predominance of three and four bedroomed properties aimed at young couples and families. There is a need for a greater mix of housing and the Local Needs Survey 2012<sup>10</sup> demonstrates a need for affordable housing and bungalows to meet local needs. 22% of respondents stated that more bungalows were needed in the area and 60% of respondents were in favour of a small scheme for affordable houses for local people.

The Town Council would also like to see more "starter homes" ie one and two bedroomed properties, as well as retirement bungalows and maisonettes and apartments to provide a greater housing mix in the area.

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<sup>10</sup> Whitnash Local Housing Needs Survey, 2012



**Objective 11 - Increasing Local Employment Opportunities**

Whitnash is a predominantly residential area, with a high proportion of residents commuting to places of work outside the town. There is a need to improve local employment opportunities to ensure that Whitnash does not become a “dormitory town” simply serving as a residential area for nearby larger centres such as Coventry and Leamington Spa. Improving employment opportunities within the town would make for a more sustainable settlement with reduced levels of car journeys. This Neighbourhood Plan therefore supports small to medium scale employment provision and promotes the inclusion of office space as part of the proposed new Community Hub.

**Objective 12 - Reducing Flood Risk**

Parts of Whitnash are subject to flooding and there is a need for the Neighbourhood Plan to protect areas from development where flooding is an issue and to promote development that is flood resilient and flood resistant wherever possible.

- 4.2 The Vision and Objectives set out above have been used to inform the scope and content of the Planning Policies in the Whitnash Neighbourhood Plan.
- 4.3 Table 1 below sets out which Neighbourhood Plan Policies addresses these Objectives:

**Table 1 Neighbourhood Plan Objectives and Policies**

Objectives / Policies	Obj. 1	Obj. 2	Obj. 3	Obj. 4	Obj. 5	Obj. 6	Obj. 7	Obj. 8	Obj. 9	Obj. 10	Obj. 11	Obj. 12
Policy W1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>				
Policy W2		<input type="checkbox"/>	<input type="checkbox"/>									
Policy W3			<input type="checkbox"/>	<input type="checkbox"/>								
Policy W4			<input type="checkbox"/>						<input type="checkbox"/>			
Policy W5							<input type="checkbox"/>	<input type="checkbox"/>				
Policy W6			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
Policy W7			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
Policy W8			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
Policy W9			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>
Policy W10							<input type="checkbox"/>	<input type="checkbox"/>				
Policy W11										<input type="checkbox"/>		
Policy W12											<input type="checkbox"/>	
Policy W13											<input type="checkbox"/>	
Policy W14									<input type="checkbox"/>			
Policy W15												<input type="checkbox"/>
Policy W16												<input type="checkbox"/>
Policy W17												<input type="checkbox"/>

## 5.0 Neighbourhood Plan Policies

### 5.1 A Community Hub for Whitnash



Home Farm Shops

- 5.1.1 Whitnash has developed over time without a strongly defined town centre. The population has increased rapidly from the mid-20<sup>th</sup> century, and in the space of a few decades the population increased by over five times. The town has three neighbourhood shopping areas; Coppice Road, Heathcote Road /Acre Close and Home Farm Crescent, but there is no “town centre” as such, providing a focus or hub for Town Council activities, shopping and community facilities. The existing community centre is in a poor condition, rather outdated and is sited in a rather isolated location a short distance away from the Acre Close shops and across an area of public open space.
- 5.1.2 New sites with development potential for such a community hub are of limited availability, as the area is experiencing strong development pressure for new housing, and several possible sites such as those around Warwick Gates / Tachbrook Road on the boundary between existing and proposed housing areas, already have planning consent for residential development.
- 5.1.3 Warwick District Council is supportive of investment in a new community hub / town centre type of facility for Whitnash and recognises that the future sustainable growth of the town will require improvements in existing local facilities and services. The emerging Local Plan Policy HS6 Creating Healthy Communities advises that Development Proposals will be permitted provided that they address key requirements associated with delivering health benefits to the community including a) good access to healthcare facilities; b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;

c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact; d) Access to high quality and safe green or open spaces, and; e) Access to opportunities to partake in indoor and outdoor sport and recreation.

5.1.4 Warwick District Council recognises the need for a new community hub type facility in Whitnash and has recently commissioned a feasibility study for Whitnash Community Hub at Acre Close.

5.1.5 The Town Council have also identified a number of requirements for the proposed new facility. These include:

- Preferably centrally located rather than on the outskirts of the town
- A HUB (rather than hall / centre)
- Accommodation should be available to be utilised (not necessarily full time) by the following organisations/agencies, Town Council, Police (Safer Neighbourhood Team) Town Development Officer (not full time as shared post with Leamington Spa), Library and Internet library, meeting rooms, MP (not full time), Healthcare and Clinic facilities and Cafe.
- A large hall of high standard that also could be hired out by groups and individuals
- Purpose built for easy access with a car park
- A facility where local people can sell produce from allotments etc. / crafts / art work - at organised events throughout the year and protection and enhancement of football pitches
- Space to be utilised by groups putting on displays etc. and also fundraising (schools / youth groups etc.)
- Central point to access for information
- The Acre Close Site would be ideal.

5.1.6 Currently, there is one doctors' surgery, one dentist and no opticians or hearing services in Whitnash. There are concerns that this may not be sufficient, both numerically and geographically, as the number of households increase as a result of the proposed new development in and around Whitnash. Local residents are dependent on Warwick Hospital for serious medical conditions and there is no direct bus service between the town and the hospital. The Draft Infrastructure Delivery Plan (April 2014) identifies a proposal (H6 Leamington) for the expansion of existing medical centres in Leamington or provision of new facility under phase 2 (cost £2m). The details of this proposal have yet to be determined but including possible healthcare provision at the proposed community hub would support such a proposal in this same location as other local services, should it come forward.

5.1.7 The Town Council consider that the need for a new Community Hub is the overriding key issue to be addressed in the Whitnash Neighbourhood Plan. There is a need to identify a suitable site and planning policies to support the provision of a new, improved local

community hub incorporating important local facilities such as a civic building / meeting rooms, office space and community facilities such as a library. The community hub should be centrally located to enhance and support retail facilities such as those at Acre Close and to provide complimentary environmental improvements such as improvements in local parking provision.

**Policy W1: A New Community Hub for Whitnash**

**Proposals for a new Community Hub for Whitnash will be supported in principle. The Community Hub is encouraged to include the following development:**

- **A new community centre to meet the needs of local residents and groups.**
- **A civic centre which provides office space for the activities of the Town Council.**
- **A new library with internet facilities.**
- **A police station.**
- **Healthcare facilities**
- **Other suitable community and retail uses (A1 – A5).**

**The Community Hub will complement and enhance any existing local retail facilities and through careful siting and location and the provision of improved parking and high quality landscaping.**

**Detailed proposals will be informed by the results of a feasibility study which will be commissioned to consider the cost implications, proposed uses, access and siting of the proposed Community Hub.**

- 5.1.8 If the Hub is provided in the Acre Close area, a key area which would require addressing at an early stage would be the need to improve vehicular access to the proposed Hub. Access arrangements for the Community Hub should be discussed with the County Council as part of the proposed feasibility study.



## Protecting Local Facilities



Whitnash Library

5.1.9 Whitnash has a range of local community facilities which serve the needs of local people and play a vital role in supporting the town's strong sense of local community and individual identity. These facilities include the following:

- Acre Close Playing Fields
- Washbourne Playing Fields (South Farm)
- Whitnash Community Centre, Acre Close
- Whitnash Library
- Whitnash Sports & Social Club (including bowling, football, rugby, petanque, tennis)
- Leamington Football Club
- St Margaret's Church Centre
- Leamington & County Golf Club
- Montgomery Road play area
- Brook Valley
- Harbury Lane open spaces
- Chapel Green.

5.1.10 The Town Council recognises the importance of these facilities and would like to protect them from inappropriate changes of use. The shops in Acre Close and other neighbourhood centres at Coppice Road and Home Farm Crescent at present provide valued local retail facilities, however the parking is limited and the lack of parking and problems of traffic associated with this need to be addressed.

**Policy W2: Protection of Local Centres and Community Facilities**

Within the defined local centres (see Map 4 below) of:

- Heathcote Road / Acre Close
- Coppice Road and
- Home Farm Crescent

Development for retail (A1 – A5 uses) and community facilities will be permitted.

The loss of retail and community uses in these centres will be resisted and proposals for changes of use from retail, commercial, or community use, to residential uses at ground floor level in the defined neighbourhood centres will not be permitted.

Residential uses will normally be allowed at first floor level to safeguard the vitality of the relevant centres where ground floors are retained in retail or community use.

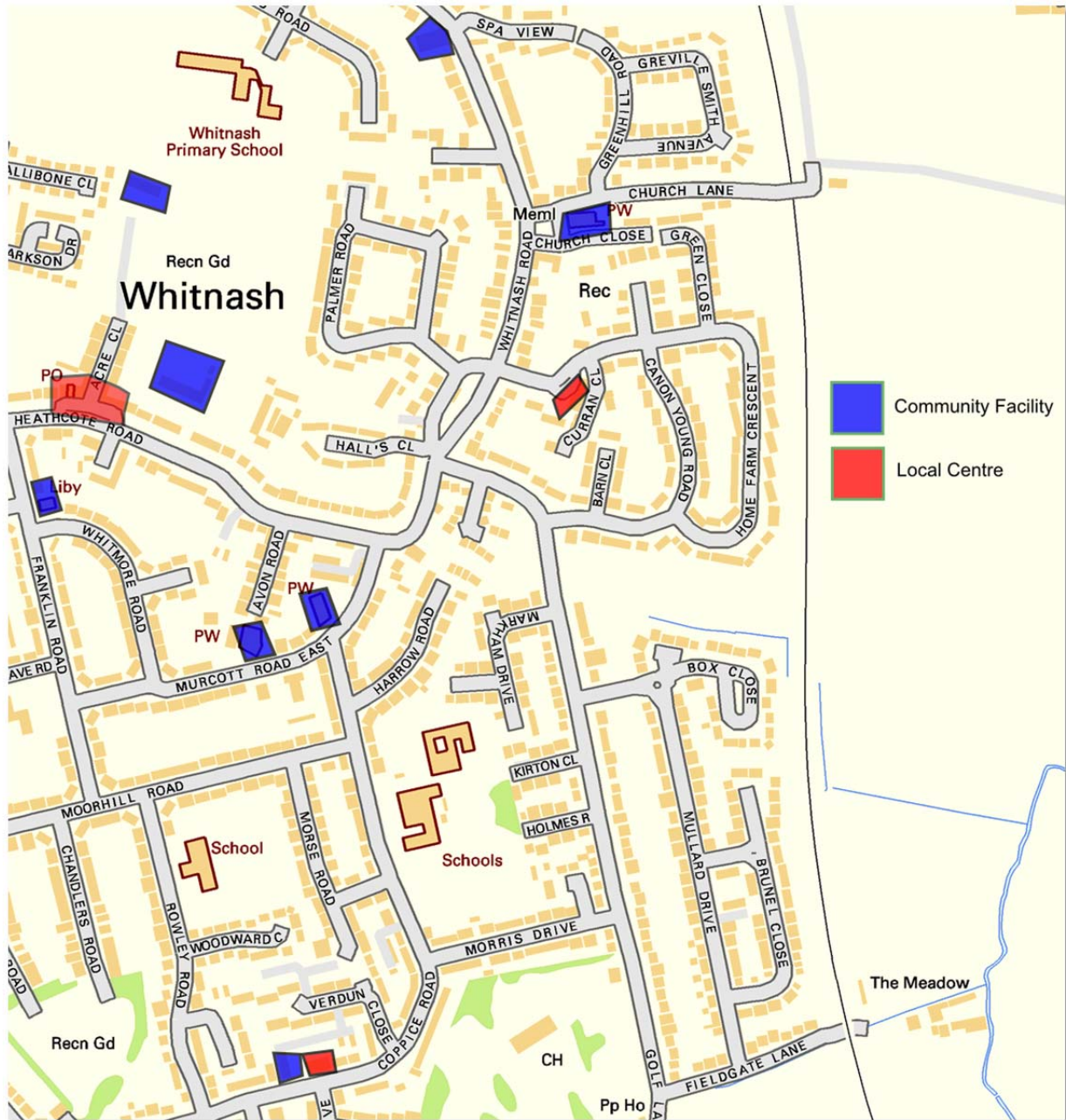
The following local Community Facilities are to be protected for community use:

- The Whitnash Community Centre
- The Whitnash Sports & Social Club
- St Margaret's Church Centre
- Whitnash Medical Centre
- Whitnash Library
- St Margaret's Church
- Whitnash Methodist Church
- St Joseph's Catholic Church

There will be a presumption in favour of the retention of any community facility for health and community uses. The change of use of the Community Assets defined above to other uses will not be permitted unless the following can be demonstrated:

(a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or

(b) There is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Local Planning Authority advised by the Whitnash Town Council.



Map 4 – Neighbourhood Centres

**Local Planning Policies**

**Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

- DP6 Access
- DP8 Parking
- DP15 Accessibility and Inclusion
- SC14 Community Facilities
- UAP3 Directing New Retail Development
- UAP4 Protecting Local Shopping Centres
- UAP5 Protecting Local Shops

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STRATEGIC POLICY DS3: Supporting Sustainable Communities

PC0: Prosperous Communities

TC17 Local Shopping Facilities

Overarching Policy SC0: Sustainable Communities

HS1 Healthy, Safe and Inclusive Communities

HS8 Protecting Community Facilities

NP1 Neighbourhood Plans

NP2 Community-led Planning



## 5.2 Protection of the Historic Built and Natural Environment and Green Spaces

### Built Heritage



Elderfield Cottage, Whitnash

- 5.2.1 Whitnash has a significant historic core concentrated around the Conservation Area, with a number of listed buildings, including several timber framed cottages and farm houses and St Margaret's Church. The buildings and their settings are protected by legislation and national and district level planning policies, but the Neighbourhood Plan has a role in promoting local heritage assets and ensuring that they are protected for their own sake and for the enjoyment of existing and future residents. The significance of local heritage assets are recognised in the National Planning Policy Framework para 135 which states that *the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 5.2.2 Protecting and celebrating Whitnash's historic core is an important part of the Town Council's objectives to retain Whitnash's unique identity as a settlement separate from nearby Leamington Spa. The town has a long and interesting history with its own traditions and community activities distinct within Warwickshire.



- 5.2.3 In addition to the heritage assets within the Conservation Area, and those which are Statutorily Listed, there are many other local heritage assets which are of particular significance to the local community. Local heritage listing is a means by which a community and a local authority jointly identify heritage assets that are valued as distinctive elements of the local historic environment. The Local Heritage List identifies those heritage assets that are not protected by statutory designations. A Local Heritage List provides clarity on the location of these assets and what it is about them that is significant. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design or style of buildings or structures.
- 5.2.4 Work has begun on compiling a Local Heritage List for Whitnash, in partnership with Warwick District Council. Proposed local assets for the list include:
- Whitnash War Memorial outside St Margaret’s Church
  - Gary O’Donnell plinth on Chapel Green
  - Cllr Morris plinth at Millennium Garden
  - Red phone box in conservation area at St Margaret’s Church
  - Whitnash Oak
  - Brook Valley
  - Holy Well and Roman Villa
  - Leamington Hall Farmhouse and adjacent buildings.
- 5.2.5 The Warwickshire County Council Historic Environment Record (HER)<sup>11</sup> provides a range of information on local heritage assets and identifies 22 records for Whitnash Parish including the possible extent of the medieval settlement of Whitnash, the site of an ancient holy well by the side of Whitnash Brook 400m to the east of Whitnash, a signal box 800m southwest of Frizmore Hill, Radford Semele and the site of Whitnash/Radford Semele Watermill. A summary of heritage assets from the HER is provided in Appendix V and the full record is available on the Town Council’s website as a background document. The list may provide a number of other local heritage assets worthy of protection and these will be given further consideration by the Town Council in consultation with Warwick District Council.

**Policy W3: Protecting Local Heritage and Identifying a Local Heritage List**

**New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.**

**Once the Local Heritage List for Whitnash has been adopted by Warwick District Council, proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect and enhance the heritage asset.**

**The renovation or alteration of buildings or structures identified on the Local Heritage List**

<sup>11</sup> <http://timetrail.warwickshire.gov.uk/searchAdvanced.aspx>

should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

Loss of non-designated heritage assets (locally listed buildings) will be resisted.

#### Policy W4: Building Design Principles

All new development proposals and particularly those within or in close proximity to Whitnash Church Green and Chapel Green Conservation Area are encouraged to demonstrate how they have taken account of the following issues. Development proposals that are required to submit a Design and Access Statement should address the following points within that document:

1. New development should enhance and reinforce the local distinctiveness of the Parish and particularly the Conservation Area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the "grain"<sup>12</sup> of the surrounding area within Design and Access Statements.
2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature designs specific to a generic "scheme" and should take account of the locally distinctive character of the area in which they are to be sited.
3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Traditional materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.
4. Building alterations or extensions particularly in the Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Town Council promotes the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled.

<sup>12</sup> Grain is defined as "The pattern of the arrangement of street blocks, plots and their buildings in a settlement.", *By Design*, CABE, 2000  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7665/158490.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7665/158490.pdf)  
 Section 1.

**Local Planning Policies**

**Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

DP3 Natural and Historical Environment and Landscape  
DAP8 Protection of Conservation Areas  
DAP9 Unlisted Buildings in Conservation Areas.

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BE1 Layout and Design  
HE2 Protection of Conservation Areas  
HE5 Locally Listed Historic Assets

NP1 Neighbourhood Plans  
NP2 Community-led Planning

## Natural Environment and Green Spaces

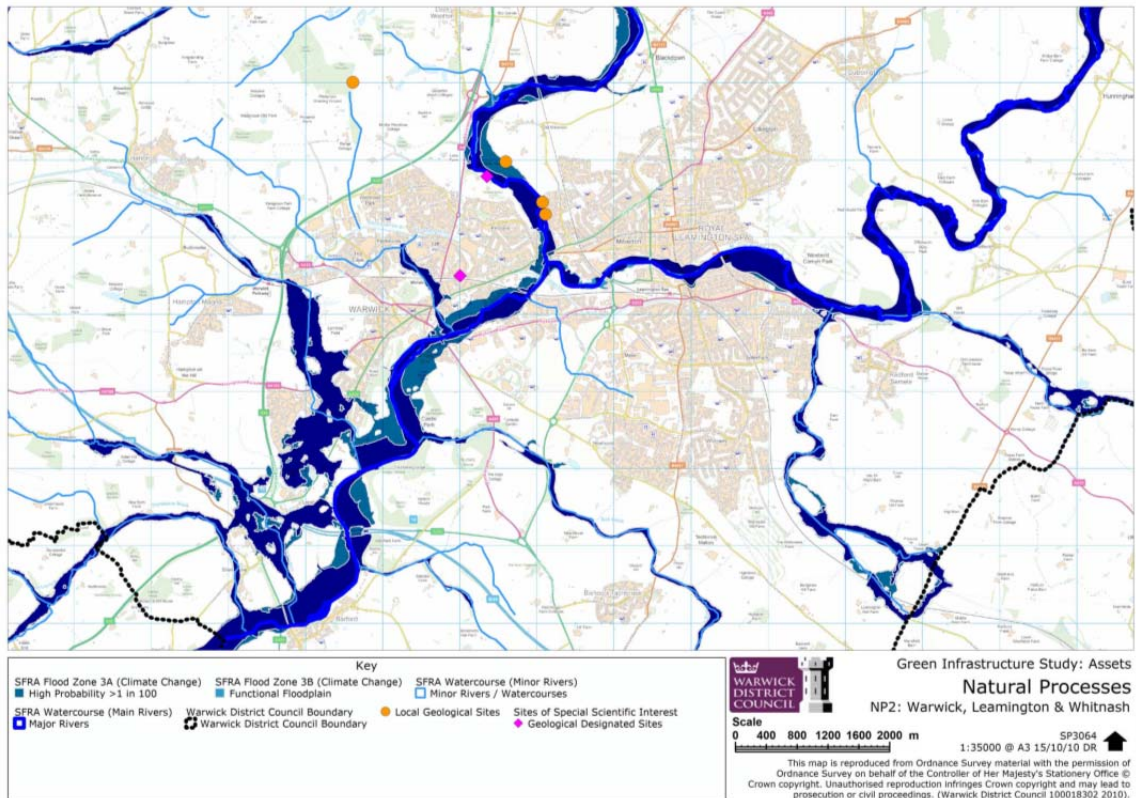


Golf Lane Allotments, Whitnash

- 5.2.6 Whitnash is fortunate to include a large area of open countryside to the south and east of the built up area, as well as a number of significant open spaces within the town. Development pressures for new housing around the edges of the existing built up areas have led to concerns from the Town Council about loss of green space and natural heritage assets including wildlife habitats.
- 5.2.7 Existing green spaces in the area include Acre Close Playing Fields, Washbourne Playing Fields (South Farm), Bridle way from Golf Lane to Fosse, Leamington & County Golf Club, Chapel Green (at Plough & Harrow Pub), Church Green (at St Margaret's Church), Millennium Garden, Bridle Way from Church Lane to Radford Semele and again to Fosse Way and Brook Valley.
- 5.2.8 The Town Council is concerned that existing green spaces should be protected and any further development in or around Whitnash should include significant areas of green spaces and, if possible, wooded areas. There may be an opportunity for the Leamington Football ground on Harbury Lane to be retained as a new community facility for local residents in the event of the football club relocating. Any additions to the sports facilities along Harbury Lane should be carefully planned so as not to hamper future developments. This whole area would make an ideal sport's facility for Whitnash and facilities could be developed to compliment the Avon Valley Bowling Club.
- 5.2.9 In addition the Leamington and County Golf Club course should be protected from future development, and retained as a historical sporting facility.

**Warwick District Green Infrastructure Study, Final Report, 2010<sup>13</sup>**

5.2.10 Green Infrastructure is a network of green spaces and natural elements, which provides multiple benefits for people and nature. The Green Infrastructure study undertaken for Warwick District to inform the emerging Local Plan identifies a number of assets in the Whitnash area:

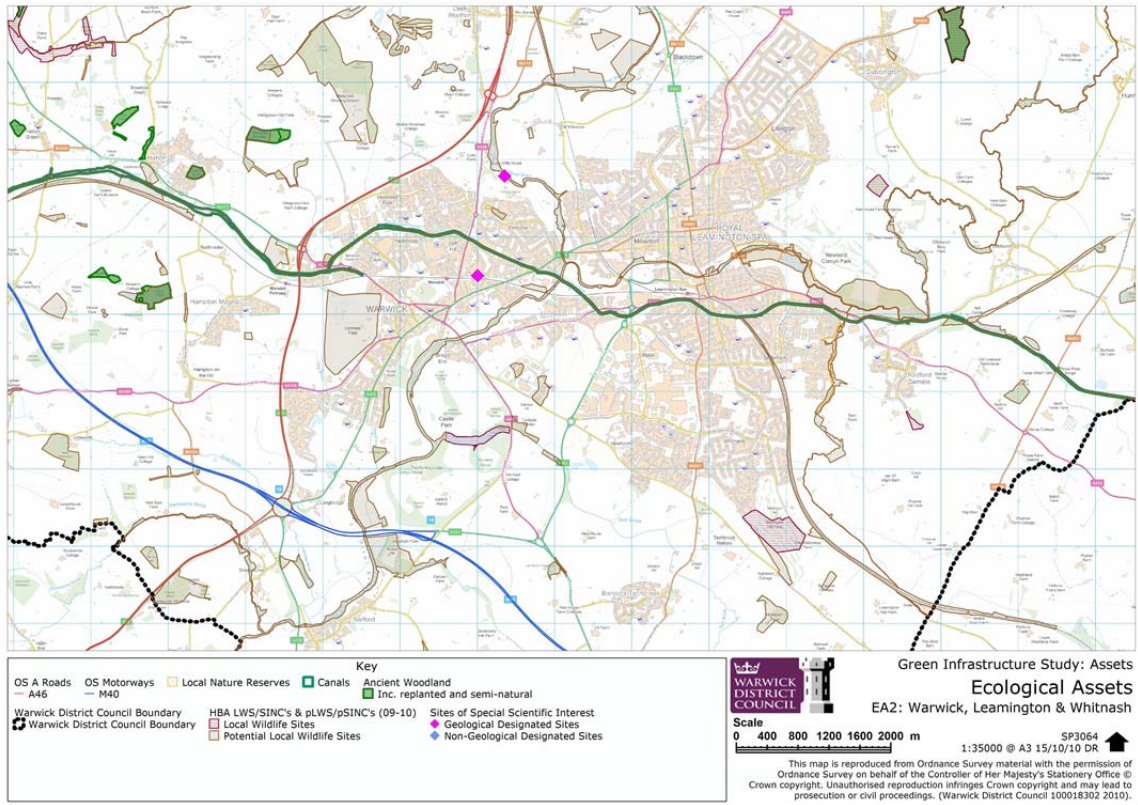


Map 5 - Green Infrastructure Natural Processes Assets – Warwick, Leamington and Whitnash<sup>14</sup>

<sup>13</sup> [http://www.warwickdc.gov.uk/info/20416/evidence\\_base/727/green\\_infrastructure](http://www.warwickdc.gov.uk/info/20416/evidence_base/727/green_infrastructure)

<sup>14</sup> [http://www.warwickdc.gov.uk/downloads/file/1392/np2\\_warwick\\_leamington\\_and\\_whitnash](http://www.warwickdc.gov.uk/downloads/file/1392/np2_warwick_leamington_and_whitnash)

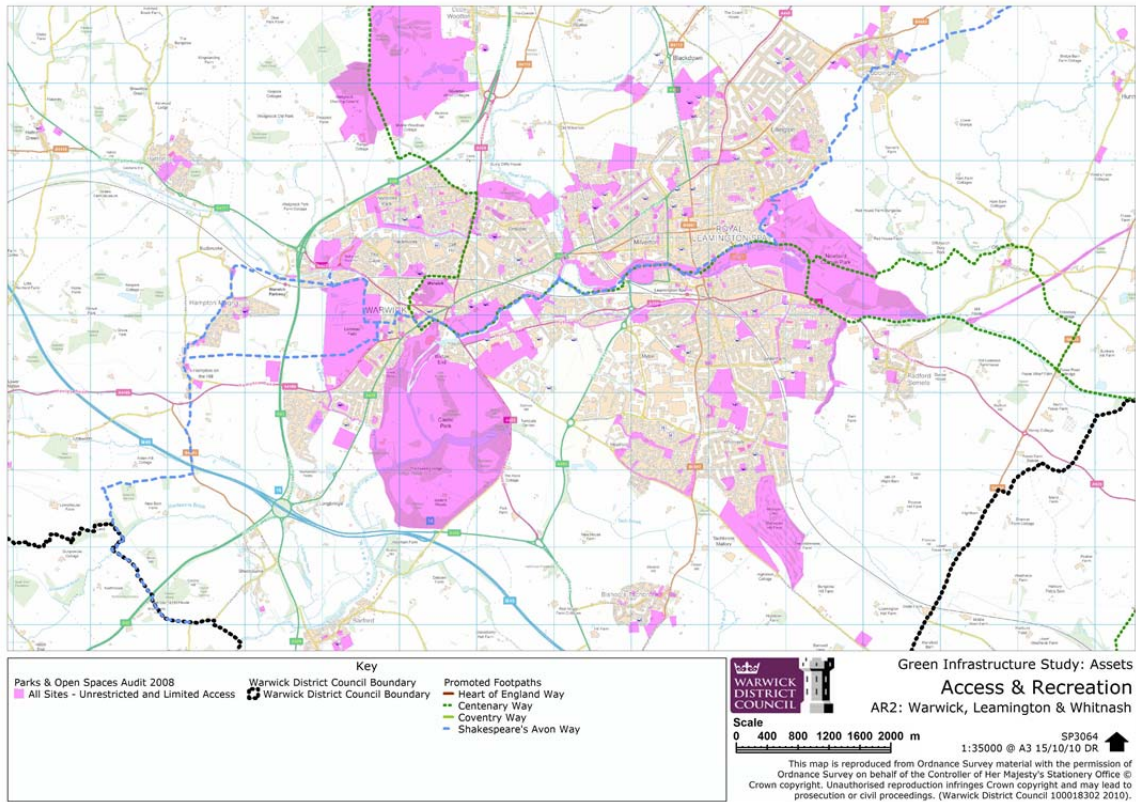




Map 6 - Green Infrastructure Ecological Assets – Warwick, Leamington and Whitnash<sup>15</sup>

<sup>15</sup> [http://www.warwickdc.gov.uk/downloads/file/1395/ea2\\_warwick\\_leamington\\_and\\_whitnash](http://www.warwickdc.gov.uk/downloads/file/1395/ea2_warwick_leamington_and_whitnash)





Map 7 - Green Infrastructure – Access and Recreation Assets – Warwick, Leamington and Whitnash <sup>16</sup>

5.2.11 Whitnash Town Council proposes to undertake a Green Infrastructure (GI) approach to the natural heritage assets in the town in the Neighbourhood Plan.

5.2.12 Collectively green infrastructure provides multiple forms of public benefit in terms of natural and ecological processes and assets, and health and quality of life benefits for people through access, recreation and the historic environment. Some individual assets also provide multiple benefits. The benefits and functions of green infrastructure are diverse and can be summarised as follows:

- Provide opportunities for a healthy and diverse wildlife and ecosystems, and shifting species populations due to climate change driven migration
- Can help mitigate the effects of, and adapt to, a changing climate, through measures such as flood alleviation and drainage schemes
- provision of outdoor shady space; opportunities for production of biomass crops and species for soaking up carbon dioxide
- Opportunities for informal recreation and access to nature, which can lead to improvements in health and quality of life
- Places for community activity, social interaction, education and rehabilitation
- Provide opportunities for understanding, promoting and managing the historic environment

<sup>16</sup> [http://www.warwickdc.gov.uk/downloads/file/1398/ar2\\_warwick\\_leamington\\_and\\_whitnash](http://www.warwickdc.gov.uk/downloads/file/1398/ar2_warwick_leamington_and_whitnash)

- Provide sustainable alternatives to motorised transportation through green transport corridors, where cycling and walking can take place
- Provide areas for local and community based food production

5.2.13 The Warwick District Green Infrastructure Delivery Assessment 2012<sup>17</sup> assesses green infrastructure options as identified in the Green infrastructure Study, above. One of the options considered is the proposal for a Peri-Urban Park South of Leamington / Warwick / Whitnash. This proposal is supported in Local Plan Policy DS13 Allocation of Land for a Country Park which allocates land adjoining the Tach Brook as shown in the Proposals Map (Map 14 in Appendix I). If this proposal is taken forward, then the Town Council would like to see linkages from residential areas in Whitnash to the proposed park to ensure the new green space is accessible to Whitnash residents. Accessibility to the proposed new country park should be enhanced within Whitnash to ensure local residents enjoy the benefit of the nearby facility.

**Policy W5: Improved Linkages to Proposed Country Park at Tach Brook**

**Proposals for improved linkages and accessibility from Whitnash to the proposed new country park facility at Tach Brook will be supported. Existing green networks should be improved and new green networks created within Whitnash to support biodiversity and local wildlife and to maximise accessibility to residents from Whitnash. The following improvements are supported and encouraged:**

- **Enhanced public access and appropriate signage from residential areas;**
- **New footpaths and cycle routes linking to existing and new networks;**
- **Linkages to wildlife corridors, and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland and orchards, new hedgerows, grassland and wetland habitats.**

<sup>17</sup> [http://www.warwickdc.gov.uk/info/20416/evidence\\_base/727/green\\_infrastructure](http://www.warwickdc.gov.uk/info/20416/evidence_base/727/green_infrastructure)



**Whitnash Brook Nature Reserve**

Whitnash Brook

5.2.14 Whitnash Brook Nature Reserve is a 2km wildlife corridor, noted for its invertebrates. It is managed by Warwickshire Wildlife Trust and has a pond, marshy grassland and woodland. The reserve is noted for its invertebrates found in decaying wood within the brook. The Town Council would like to support the continued protection and enhancement of this area to benefit local residents, visitors and wildlife.

**Land East of the Railway including the Brook Valley****Current Situation**

5.2.15 The land east of the railway, from the south side of the school southwards to a line level with Fieldgate Lane and west of the brook covers an area of about 40 hectares. The Draft Warwick District Council Local Plan designates a small part of the Brook Valley area as a Local Wildlife Site Buffer, essentially the area covered by the flood plain. The majority of the area has been designated as a proposed development site. The Town Council supports the protection of an area as a Local Wildlife Buffer and would like to see this area enhanced for the benefit of wildlife and existing and future residents.

5.2.16 Part of this area, some 6.5 hectares has already been given planning permission (on appeal) for 209 houses and development has already started. This is the area directly south of Champion School to the bridleway from Black Bridge (Church Lane) leading east to the brook itself. Access is via a single road off Withy Bank (near St Fremund Way). The plan gives only a single access to the whole site by moving part of the school slightly to the east.

**Our Vision for this Area not already under development**

5.2.17 We would like to preserve and enhance this historical area of Whitnash by:

1. Ensuring that new housing in the area is designed and sited sympathetically to maximise opportunities for recreational activities and local wildlife habitat enhancements.
2. Protecting local heritage such as those assets identified in the Historic Environment Record (HER) and any other assets as listed in Appendix V. If such assets are affected by development proposals, appropriate recording should be undertaken and used to inform the provision of interpretation and education facilities.
3. Providing a recreational facility for the existing residents of the area and the new residents of the new development when it is completed.
4. Enhancing pedestrian and cycle access to the school and beyond.

**Protecting and enhancing the Brook Valley**

5.2.18 Our aim is to preserve and enhance at least a 700 yard strip of land along the bank of the Whitnash Brook as detailed in Map 6 below. The Brook Valley contains the site of a Roman Villa, discovered in around 1974. In addition to this there are several historical features present such as a Holy Well. To protect the Brook Valley and enhance it we recommend the creation of a nature park with a small wood of new trees that are native to the area. The nature park would include footpaths, bike trails and open areas for recreation.

**Whitnash Brook Nature Reserve and the proposed 700 yard strip Wildlife Buffer as shown in Map 8 below are protected from inappropriate development.**



Map 8 - Whitnash Brook Valley

### History of the Site

- 5.2.19 Whitnash was one of the last parishes in England to be enclosed (i.e. lose the Medieval Three Field system). An old map in the Warwickshire County Records Office clearly shows the area described in this area before the land was enclosed. On the map the arable land can be seen divided into strips and, as it is today, the arable strips extended nearly to the brook in the northern part near to the bridge and the track way to Radford Barn. Adjacent to the brook was a thin strip called Redhill Field Waste which was unused for arable purposes.
- 5.2.20 Around the first bend in the brook the Holy Well site is reached. This is the most important ancient site on the route. From this point onwards the remains of three small ancient Water Meadows are still visible although currently much overgrown. The first meadow called Blake Fithers contains the site of the Holy Well and was originally only three quarters of an acre in



extent. Next to this going southwards is the remains of Littleworth Field Meadow which was also very small. This is followed by the remains of Horsepool Meadow which is long and narrow and ends at the next main bend of the brook where it is proposed to construct a footbridge over to the Radford bank to join an existing footpath. In the remains of Horsepool Meadow can be seen what appears to be the site of the actual Horse Pool after which the field is named. It is a large circular hollow and is rendered most attractive even without water or bushes along its perimeter and which forms a large amphitheatre. A high bank at the corner would be a suitable spot to bridge the brook to the existing footpath on the Radford side. At this location lies an old Farm Barn which would be ideal for an open Ramblers' shelter and display of information boards. It is understood that the farmer who owns this building is sympathetic towards the project and would be willing to sell the building for the purpose mentioned. At the time of the enclosures of the Whitnash fields in 1850 the pattern of the fields was altered. The three small meadows were combined and became part of a large meadow which also extended into the area formerly used as arable strips on the East and South sides. This gave a large field of permanent pasture extending to a considerable distance from the brook and the remaining part was arable land up to the recently built railway line (built 1851/52).

- 5.2.21 This pattern of fields continued until the 1960s when all the field hedges and fences were removed and the whole area became one large arable field to facilitate the use of large modern agricultural machinery. However not all the land in the field was utilised and substantial parts of the three old meadows adjacent to the brook remained as a field border. These areas were probably not usable as arable land because of their undulating surface, liability to flood and the presence of springs in the land. At all times until the 1960s the farmer allowed access to all who wished to walk along the stretch of the brook in question but Whitnash was much smaller then and people kept to the pasture field. It is recorded that the Holy Well was visited regularly until 1918. After that several residents can remember visiting the meadow on nature walks from the village school and others remember having picnics and using water from the nearby springs.
- 5.2.22 For over 30 years Whitnash residents have expressed an interest in regaining access to the Holy Well area. It has been discussed at Parish Council Meetings and latterly at Town Council meetings when it was unanimously agreed to try to proceed. A "Planning for Real" exercise was carried out by Warwick District Council and many comments were received, from local children as well as adults, as to the need to provide more access to the local countryside and in particular the creation of a new nature trail and wild-flower meadow accessible from the Church Lane area of Whitnash. As the land would satisfy the requirement for the "Planning for Real" exercise and would also re-open historic features, it was thought to be the ideal location. In 1996 Warwick Council fully supported this idea and made available a grant of £9,000 for the purchase of the land by Whitnash Society, who would co-ordinate the scheme. Another major step forward was made in the Whitnash Brook Valley corridor when Mill Dam Field and Pebble Island area was generously given by A.C. Lloyd to be a designated Local Nature Reserve, to be run by Warwickshire Wildlife Trust. The new area proposed adjoins this reserve at the Regia Via track between Whitnash and Radford Semele. It is possible that this new area could be added to the existing reserve and also be run by Warwickshire Wildlife Trust, with input from the Whitnash Society, Whitnash Town Council,



residents and schools. The whole trail would then commence at Radford Road, Leamington, pass the Mill Dam Field then on pass the Holy Well and Medieval water-meadows, cross the brook to the Roman Villa and Frizmore Hill and end at the Fosse Way. This would be a trail rich in Pre-History as well as Natural History and would afford simple recreational use in an increasingly built-up environment. The new prospective residents would also benefit. The new roads could be named after features on the new route. The County Council will be involved in any discussions regarding the proposed improvements for pedestrians and cyclists, particularly where these will affect the public highway. The consultation on the Draft Plan also provided support and suggestions for this area including:

- preserving the area's history
- providing a nature reserve for the wildlife
- preserving the holy well and surrounding water meadow and dredging the Horsepool to help alleviate flooding
- building a historical centre and museum close by.

### **Enhanced Cycleways**

5.2.23 Proposals for Enhanced Cycle ways include the following:

- Create a new cycle route from the end of the Fieldgate Lane northwards to the entrance to the school bordering the railway line.
- Enhance the bridleway for pedestrian and cycle access from the bridge at Church Lane down to the Brook Valley and beyond to Radford Semele.
- From the end of the cycle path at Fieldgate Lane, cyclists could join a new continuing cycle route along Golf Lane to the Fosse Way.

**Policy W 6: Protection and Enhancement of Whitnash Brook and Brook Valley**

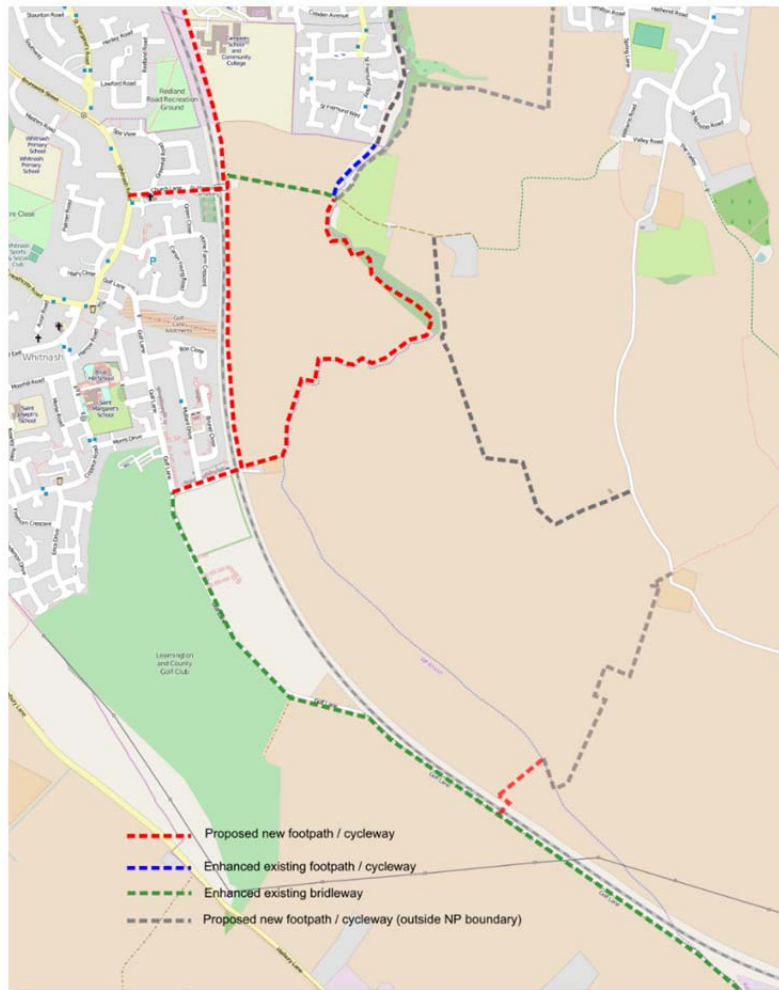
Whitnash Brook Nature Reserve and the proposed 700 yard strip Wildlife Buffer as shown in Map 8 above are protected from inappropriate development.

Proposals to enhance the area for the benefit of local residents and visitors such as improved pedestrian and cycle accessibility will be supported. The following enhancements are supported:

- Provision of a heritage trail or on-site interpretation to improve opportunities for understanding, promoting and managing the historic environment.
- Enhanced cycle routes including the creation of a new cycle route from the end of Fieldgate Lane northwards to the entrance to the school bordering the railway line.
- Improvements to the bridleway for pedestrian and cycle access from the bridge at Church Lane down to the Brook Valley and beyond to Radford Semele.
- Provision of a new continuing cycle route along Golf Lane to the Fosse Way from the end of the cycle path at Fieldgate Lane.
- Provision of education and interpretation facilities in the area.
- Extension of the footpath from Whitnash Brook northwards to Newbold Comyn.
- A permissive right-of-way from the bridge under the railway about a mile south of Fieldgate Lane to provide a longer circular route.

The route of the Brook Valley bridleway linking Whitnash to Radford where it runs within the neighbourhood plan area will remain open in character and should not follow an enclosed narrow corridor between high walls or other visually intrusive and inappropriately high boundary treatment through the proposed housing estate.

These routes are shown on Map 9 - Proposed and Enhanced Footpaths, bridleways and cycle routes.



*Map 9 - Proposed and Enhanced Footpaths, bridleways and cycle routes*

- 5.2.24 The National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.
- 5.2.25 It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Paras 73 and 74 to ensure proposals comply with National Planning Policy.

5.2.26 The Warwick District Council Greenspace Strategy 2012 – 2026<sup>18</sup> notes in para 1.4 that “Green spaces are important to people and the environment for a host of reasons and provide places:

- Where people can become healthier;
- Where the natural and built environments can connect;
- Where people can meet, engage and integrate;
- That help us learn social skills with our peers;
- That stimulate minds, helping us explore and learn new skills;
- Which can help counteract the effects of climate change;
- That act as a focus for community events and activities;
- That host and preserve our shared cultural heritage;
- That contribute positively to the conservation of habitats and species;
- Which enhance the visual value of our landscape and townscape.”

The Greenspace Strategy has a number of recommendations including that:

*The District Council:*

*A will seek to provide sufficient accessible green space to meet current and future demand,*

*B will seek to maintain and raise the quality of all green spaces*

*C will work in partnership to develop and manage a continuous network for people and wildlife and*

*D will work in partnership with the community, governing bodies and stakeholders to develop, manage and promote green spaces.*

### **Local Green Space Protection**

5.2.27 The Town Council is concerned that major development proposals within and around Whitnash will increase pressure on open spaces. The NPPF allows communities to protect significant local green space:

*Paragraph 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Paragraph 7: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

<sup>18</sup> [http://www.warwickdc.gov.uk/info/20416/evidence\\_base/731/green\\_space\\_strategy](http://www.warwickdc.gov.uk/info/20416/evidence_base/731/green_space_strategy)

- where the green space is in reasonably close proximity to the community it serves;
  - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - where the green area concerned is local in character and is not an extensive tract of land.
- Paragraph 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

This is also supported in Policy HS3 Local Green Space in the emerging Local Plan.

The following Table1 identifies how the Protected Local Green Spaces meet these criteria:

**Table 1 Local Green Space / NPPF Criteria**

<b><u>Open Space</u></b>	<b><u>Close proximity to the community</u></b>	<b><u>Demonstrably special to local community</u></b>	<b><u>Local in character</u></b>
<b>Chapel Green / Town Green</b>	The map shows it is within a residential area, bordering the main Whitnash Road, and Field View Terrace.	Original village green, oak trees of at least 75 years age, unusual type of Oak, Caucasian Oak ( <i>Quercus Macranthera</i> )	This is a small area opposite traditional terraced houses and alongside the 17 <sup>th</sup> Century Plough & Harrow Public House
<b>Church Green</b>	The map shows it is surrounded by residential housing, and access is from Whitnash Road.	The site includes the War Memorial and is located within Conservation Area.	Small area in front of St Margaret's Church which dates back to Saxon times.
<b>Washbourne Fields</b>	The map shows it is close to surrounding residential areas. Access is from Coppice Road, Washbourne Road and Chandlers Road	One of only two recreational parks in Whitnash with play equipment, space for ball games, and recently installed Disc Golf facility.	Relatively small.
<b>Dobson Lane Allotments</b>	The map shows it is close to surrounding residential area.	It has been allotments for many years, and continues to be fully utilised by local residents to this day.	Reasonably small plot
<b>Golf Lane Allotments</b>	The map shows it is close to surrounding residential area. Access via Golf Lane.	Allotment plot originated in 1850, and continues to be utilised by local residents to this day.	Small area.
<b>Dobson Lane Community Allotment Association (Action 21)</b>	The map shows it is close to surrounding residential area. Access is via Dobson Lane	Allotment plots - there were no clues that up until twenty years ago this was an allotment site previously.	48 allotments at this site.

		Allotments reinstated in 2009	
<b>Leamington and County Golf Course</b>	The map shows it is close to residential areas to the North, and stretches outward alongside arable land to the South of the town. It is accessed from Golf Lane.	Very highly regarded and successful golf course dating back over 100 years, of historical value to Whitnash and Leamington. There are views across the course and arable land to the side which contribute to the sense of open countryside.	It is the size of a golf course, and is well established, being continuously maintained, and with many local members from the town.
<b>Whitnash Brook Valley</b>	The map shows it is on the far eastern boundary of the town, approached by the bridle way from Black Bridge off Church Lane, as well as from Sydenham.	Of major historic significance to Whitnash as it is the area of some of the earliest settlements of the town. Also contains the sites of the Holy Well, Mill Dam, etc. and nearby Roman Villa.	Currently Whitnash Brook Valley Nature Reserve and part of the open land at East Whitnash.

#### **Policy W7: Local Green Space Designations**

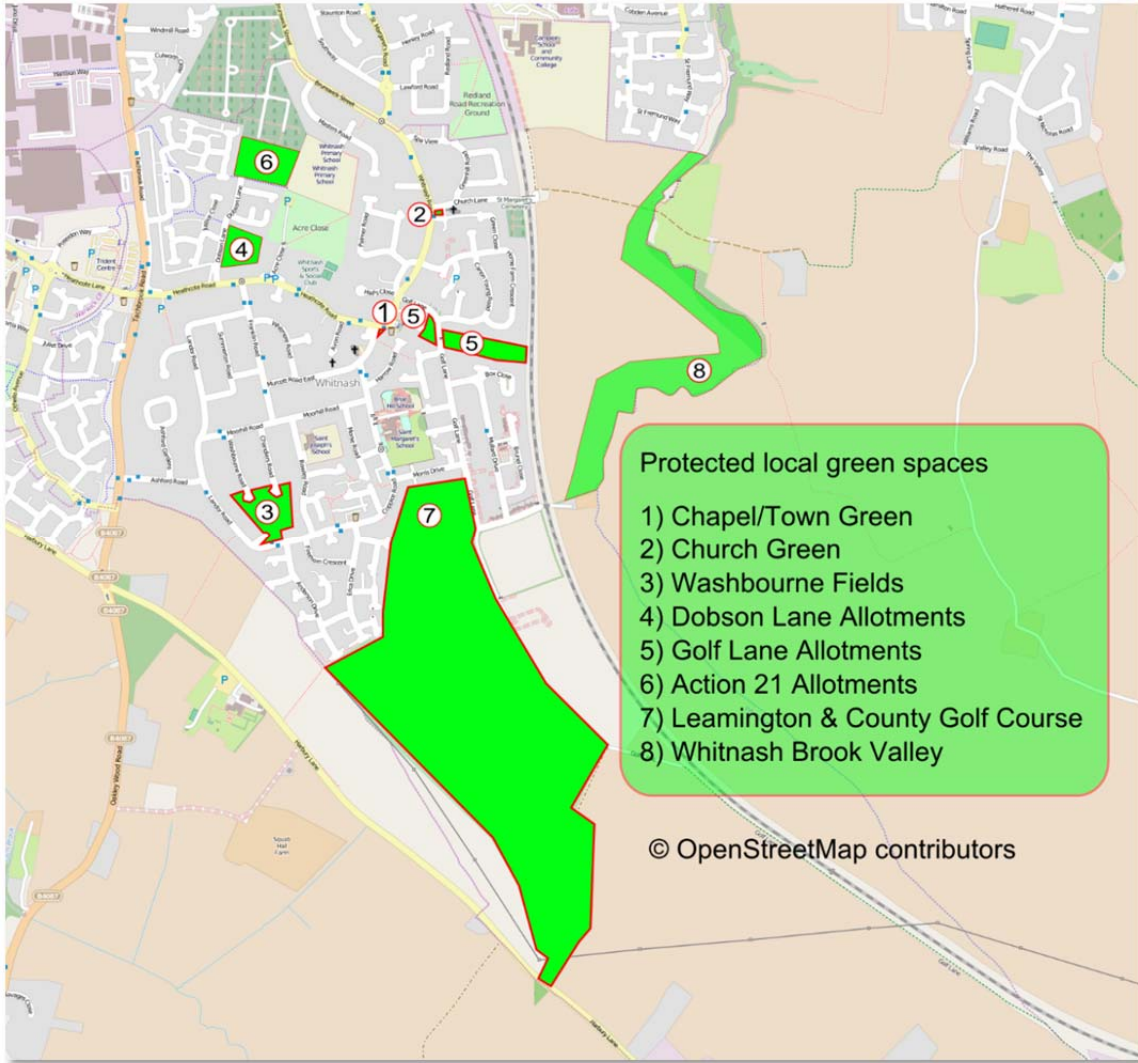
The following sites are designated as Local Green Space:

1. Chapel / Town Green
2. Church Green
3. Washbourne Fields
4. Dobson Lane Allotments
5. Golf Lane Allotments
6. Dobson Lane Community Allotment Association (Action 21)
7. Leamington and County Golf Course
8. Whitnash Brook Valley (as shown on Map 8)

New development which impacts adversely on the openness of these sites or adversely affects the attributes for which they were designated will not be acceptable other than in very special circumstances.

The Local Green Spaces are shown on Map 10 - Local Green Space Designations





Map 10 - Local Green Space Designations

**Protecting the Open Character of the area to the South of Whitnash**

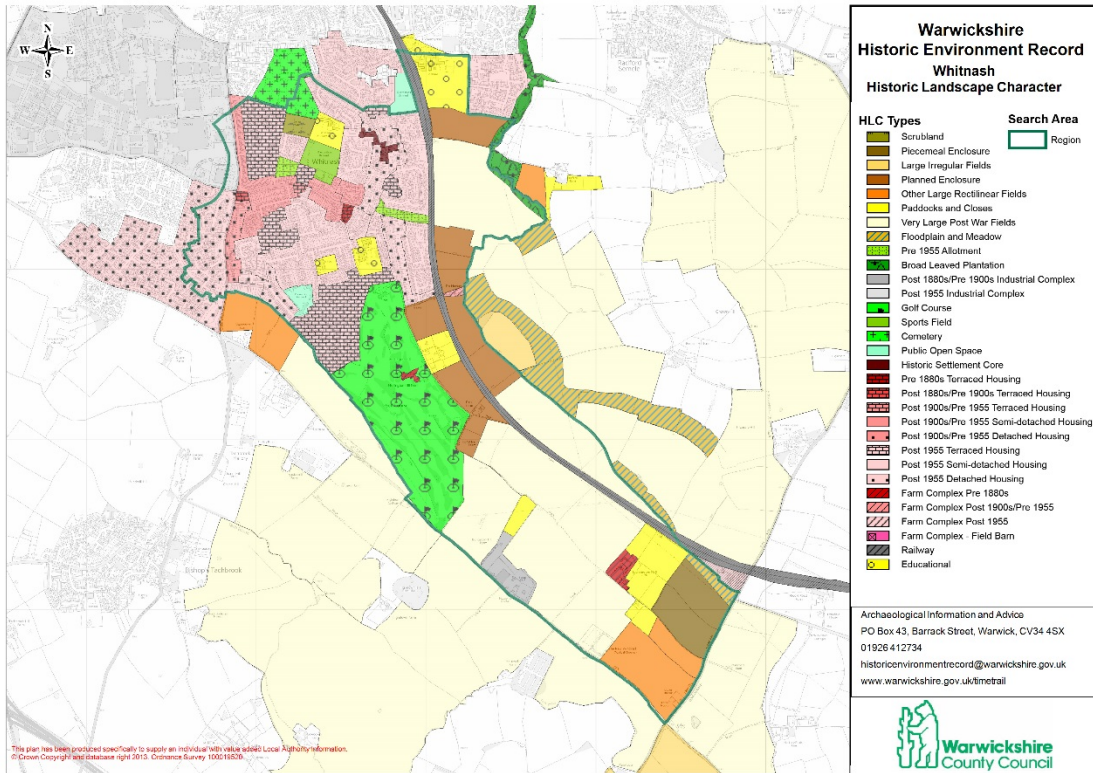
East Whitnash

- 5.2.28 The area to the south and east of Whitnash is an extensive area of open countryside with a distinctive rural character. This area is on the doorstep of several residential communities, and is highly valued by local residents for its openness, views and opportunities for walking, cycling and generally enjoying the countryside. Leamington and County Golf Club Course is also located within this area and retaining the green and open character of this facility is a priority of the Town Council. The area also includes a small community of about 25 to 30 local residents living in several small scattered hamlets and converted farm buildings.
- 5.2.29 The Warwickshire County Council Historic Landscape Characterisation (HLC) project<sup>19</sup> identifies that Whitnash includes the following historic landscape character types, indicated on Map 11 below. Map 11 also indicates potentially sensitive areas of historic landscape significance, including extant areas of ridge and furrow.

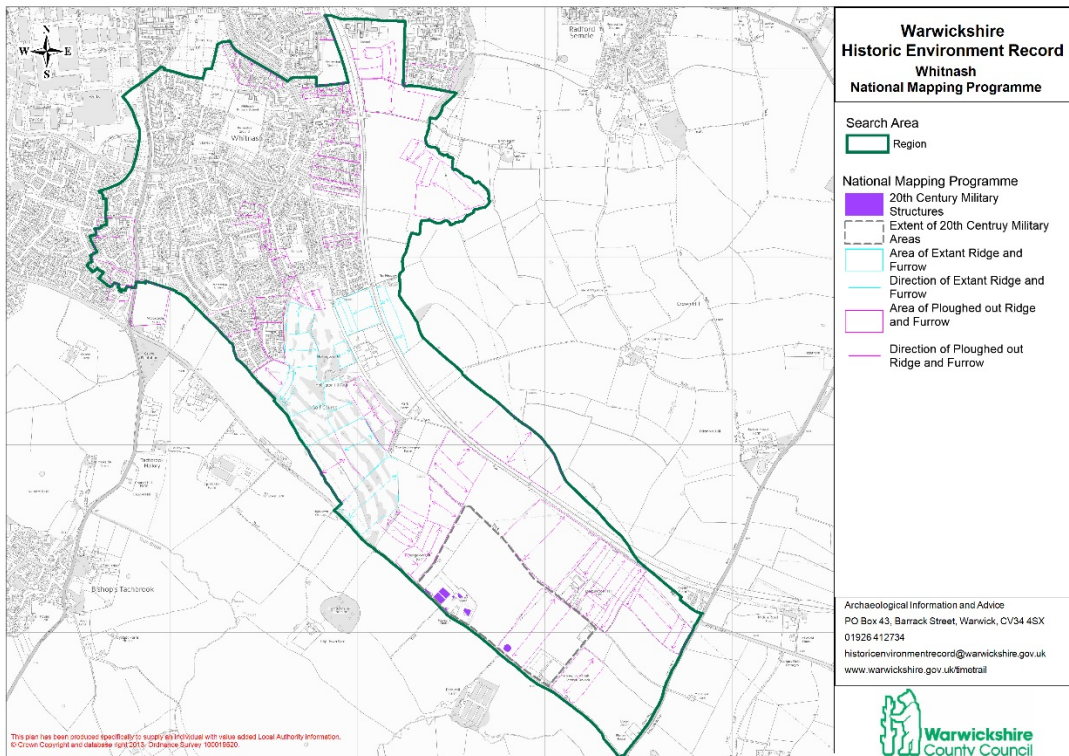
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<sup>19</sup> <http://heritage.warwickshire.gov.uk/archaeology/historic-environment-record/historic-environment-record-projects/historic-environment-record-historic-landscape-characterisation-hlc/>





Map 11 - Whitnash Historic Landscape Character



Map 12 - Whitnash National Mapping Programme

- 5.2.30 The Town Council is concerned that development proposals on the edge of this open area will increase pressure on the remaining areas of open countryside and heritage assets. It would like to see the area protected from further encroachment by the urban area to the north and new development proposals to the north east and northwest. Maintaining the openness of the area would also assist with protecting the identity of Whitnash and help to stop it merging with other neighbouring settlements. There is also a need to ensure that landscaping schemes in new developments are appropriate to the local area and enhance developments wherever possible.
- 5.2.31 The document, “Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning”, Richard Morrish Associates, Nov 2012<sup>20</sup> (Local Plan evidence base) includes the following conclusions relevant to the area south of Whitnash:

**8.9 Sydenham, Whitnash and Radford Semele.**

*There is development pressure to expand Sydenham and Whitnash south and east into greenfield areas of the Whitnash Brook valley, whilst there is also pressure to expand the village of Radford Semele. Both areas of expansion are likely to lead to the actual or perceived coalescence of the settlements. This study has concluded that the rural setting, which includes managed nature reserve areas and well used public footpaths, has important functions for existing residents that are likely to be greatly undermined by some of the larger proposals for development adjacent the valley. Smaller land parcels are suggested for possible development where there would seem to be potential to retain the separate identity of Radford, the wider landscape character, some specific and distinctive landscape features and the multi-functional green infrastructure purposes of the valley. It is again considered important that viable agricultural units are retained. A commitment to excellence within new development is also essential – where some previous residential development in the locality seems to lack the potential to mature into attractive, desirable neighbourhoods in the longer term.*

- 5.2.32 Warwick District Council has recently allocated the Leamington Football Club site on Harbury Lane for Gypsy and Traveller accommodation should the Club relocate (see Site GT04 Land at Harbury Lane / Fosse Way in “Sites for Gypsies and Travellers Preferred Options for Sites”, March 2014<sup>21</sup>). The potential loss of this sports facility is a significant concern to the Town Council and re-provision of at least equivalent sports facilities and open space will be required within Whitnash if the site is developed for Gypsy and Traveller accommodation in the future.

<sup>20</sup> [http://www.warwickdc.gov.uk/downloads/file/69/considerations\\_for\\_sustainable\\_landscape\\_planning\\_-\\_final](http://www.warwickdc.gov.uk/downloads/file/69/considerations_for_sustainable_landscape_planning_-_final)

<sup>21</sup> [http://www.warwickdc.gov.uk/info/20416/evidence\\_base/733/gypsy\\_and\\_traveller\\_site\\_allocations](http://www.warwickdc.gov.uk/info/20416/evidence_base/733/gypsy_and_traveller_site_allocations)

**Policy W8: Protection of Open Area to the South of Whitnash**

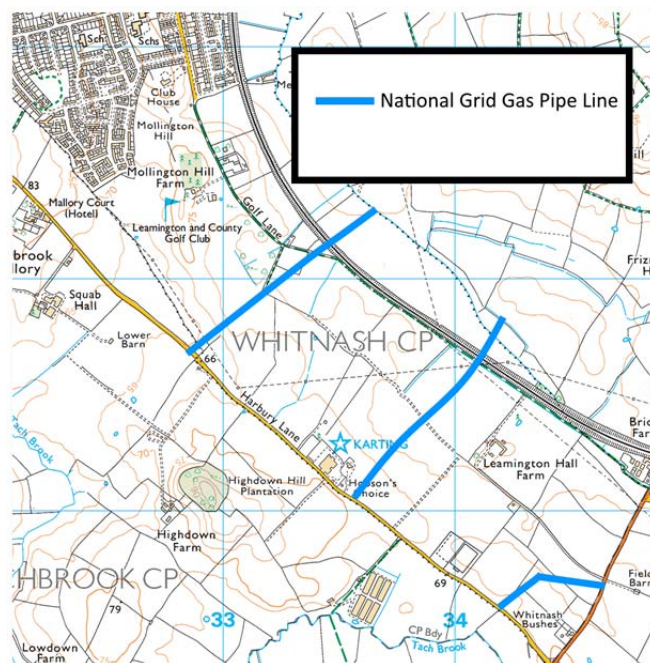
Proposals for new development including gypsy and traveller accommodation on green field sites on the edge of the existing built up area as identified in the new Local Plan for Warwick District will be required to demonstrate physical and visual linkages to the existing built up area.

Further development on land in the open countryside to the south of Whitnash, including the golf course, will be resisted to ensure that individual settlements remain distinct from one another and do not merge together, and that the open, rural character of this area is maintained.

Development proposals for gypsy and traveller accommodation at the Leamington Football Club ground should be carefully planned and designed to maximise the retention of green space on site.

Any proposals for the development of existing open space, sports and recreational facilities which would result in the loss of such facilities on that site will be required to provide new facilities to at least the same standard in terms of quality and quantity on an alternative, accessible site within Whitnash.

Attention is drawn to the presence of three National Grid gas feeder pipelines in this area as shown on Map 13 below. Any development will need to respect the consultation zone requirements of the Health and Safety Executive for these pipelines.



Map 13 - National Grid Gas Feeder Pipelines



**Policy W9: Landscape Design Principles**

All new development proposals will be required to demonstrate consideration of the following landscape design principles:

1. Local habitats and wildlife and landscape features of the historic environment should be preserved and enhanced.
2. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.
3. All new development must incorporate sustainable urban drainage systems (SUDS) which are fully compliant with the most recently adopted national and local standards.
4. Development proposals on the urban fringe are encouraged to demonstrate consideration of visual impacts on local landscape through a visual landscape impact assessment. Layout and design should provide an appropriate transition from rural to urban areas, such as inclusion of lower densities around the edges and suitable landscaping schemes.
5. Proposals for new development on open land to the south of Whitnash should demonstrate consideration of the historic route of the Fosse way corridor.

**Local Plan Policies****Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

SC4 Supporting Cycle and Pedestrian Facilities

DP1 Layout and Design

DP3 Natural and Historical Environment and Landscape

DAP3 Protecting Nature Conservation, Geology and Geomorphology

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DS4 Spatial Strategy

DS5 Presumption in Favour of Sustainable Development

Overarching Policy SC0: Sustainable Communities

H7 Meeting the accommodation Needs of Gypsies and Travellers

HS1 Healthy, Safe and Inclusive Communities

HS2 Protecting Open Space, Sport and Recreation Facilities

HS3 Local Green Space

NE1 Green Infrastructure

NE2 Protecting Designated Biodiversity and Geodiversity Assets

NE4 Landscape

TR1 Access and Choice

NP1 Neighbourhood Plans

NP2 Community-led Planning

### 5.3 Improving Accessibility for All



St Margaret's Church Centre, Old School

- 5.3.1 The Town Council considers that an overall strategy for ensuring that Whitnash is a cycle and pedestrian friendly town is essential. Most areas of Whitnash would support combined cycle and footpaths, and routes which allow children to get safely to local schools by bicycle should be a priority.
- 5.3.2 As Whitnash is likely to expand in the future, then the road and transport infrastructure will require improving. This will mean more than one bus route through the town will be required, and very narrow roads may have to be widened.
- 5.3.3 The Town Council considers that the proximity of the railway line along the edge of Whitnash offers the potential of a small railway station, with linkages to bus services. If Whitnash is to grow significantly, a station which provides links to Leamington, Warwick, Coventry, Birmingham, Banbury and London would be of significant benefit. Rail services should be tied into the local bus routes, cycle paths and possible park and ride.
- 5.3.4 With potential new large scale housing developments, and a new community hub/town centre and other facilities, special consideration must be given to parking. New developments should provide adequate off street parking, but should also feature roads that are wide enough to allow on street parking without blocking the road itself. A new town centre, community hub, leisure centre, railway station or other new facilities would also require provision of adequate car parking.

- 5.3.5 Consultation on the Draft Plan demonstrated that residents in the rural area to the south of Whitnash would like to see improved linkages to the town and local facilities. The area is home to about 25-30 residents and was originally linked to the centre of Whitnash by a road to Fosse Farm, Whitnash (now Leamington Hall Farm) shown in the Ordnance Survey map of 1890, but subsequently lost, possibly when the Harbury Lane airfield (Bonnixsen's Aerodrome) was constructed around 1933. As a result, residents have to drive 2.5-3.0 miles (there is no continuous footpath or suitable public transport) through the edges of Harbury and Bishops Tachbrook and Warwick to even enter Whitnash town. The Plan should therefore support proposals for improved foot and cycle networks linking the rural community to the local facilities in Whitnash.
- 5.3.6 The Town Council is concerned that significant new development proposals in and around Whitnash will increase pressures on the local network. Whilst it is recognised that development contributions may be secured to improve infrastructure provision to ameliorate impacts of new development, particularly in relation to the strategic road network, there is a need to support proposals which improve accessibility for existing residents of Whitnash.
- 5.3.7 The Strategic Transport Assessment, 2011<sup>22</sup> includes the following vision:
- The proposals for transport in relation to the Local Plan must support the vision for the District. In this respect, transport should:
1. Contribute to the area being a place where people want to live, work and visit;
  2. Support the economy of the main towns and surrounding rural areas, thus stimulating growth and prosperity;
  3. Mitigate, where possible, the negative impacts of growth;
  4. Help achieve connectivity between new and existing neighbourhoods, community facilities and public spaces; and
  5. Ensure that communities can access health and local services by sustainable means.
- 5.3.8 The Local Transport Plan for Warwickshire 2011 – 2026 (LTP3)<sup>23</sup> has the following objectives:
1. To promote greater equality of opportunity for all citizens in order to promote a fairer, more inclusive society;
  2. To seek reliable and efficient transport networks which will help promote full employment and a strong, sustainable local and sub-regional economy;
  3. To reduce the impact of transport on people and the [built and natural] environment and improve the journey experience of transport users;

<sup>22</sup> [http://www.warwickdc.gov.uk/downloads/file/25/wdcldfstaoverviewfinal\\_pdf](http://www.warwickdc.gov.uk/downloads/file/25/wdcldfstaoverviewfinal_pdf)

<sup>23</sup>

[http://www.warwickshire.gov.uk/Web/corporate/wccweb.nsf/Links/5D561F3BBE31F6A580257850005275DD/\\$file/Warwickshire\\_LTP3.pdf](http://www.warwickshire.gov.uk/Web/corporate/wccweb.nsf/Links/5D561F3BBE31F6A580257850005275DD/$file/Warwickshire_LTP3.pdf)

4. To improve the safety, security and health of people by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health;
5. To encourage integration of transport, both in terms of policy planning and the physical interchange of modes;
6. To reduce transport emissions of carbon dioxide and other greenhouse gases, and address the need to adapt to climate change.

5.3.9 The County Council will secure improvements to walking, cycling and public transport through the planning process, along with contributions towards the strategic highway infrastructure improvements identified in the Warwick District Local Plan Strategic Transport Assessment. Other improvements will be funded as budgets and priorities allow, either from the County Council's own capital resources or through external funding from Government and others (eg Sustrans). Improvements to local bus services should be discussed directly with the operator where these are provided commercially.

5.3.10 There is therefore a role in the Neighbourhood Plan for Whitnash to promote and support more sustainable travel within the town and to improve networks for cyclists and pedestrians to reduce reliance on the private car.

#### **Policy W10: Improving Accessibility for All**

**Proposals which improve accessibility for existing and future residents of Whitnash will be supported. Developer contributions will be sought which support the following accessibility and transport improvements:**

- **Incorporating the provision of safe cycle routes into the design of new and existing roads**
- **Inclusion of appropriate covered bike storage at community and retail facilities such as the proposed new Community Hub**
- **Inclusion of appropriately surfaced cycle routes and footpaths through green spaces to assist cyclists and pedestrians to use these routes in adverse weather.**
- **Signalling improvements, environmental enhancements and improved signage to promote increased use of walking and cycling routes to local schools, neighbourhood centres and open spaces**
- **Integration of any new green routes into existing off road networks**
- **Improvements to local bus service provision where routes and services are related to new development**
- **Working towards the provision of a new station facility on the Coventry / Oxford / London rail line over the longer term in partnership with rail service providers and other agencies**
- **Enhancing accessibility between the rural community to the south of Whitnash and facilities in the town, particularly through linkages to new and existing walking and cycling networks**
- **Working towards the provision of a new station facility on the Coventry / Oxford / London rail line over the longer term in partnership with rail service providers and other agencies.**

**Local Plan Policies**

**Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

DP6 Access

SC4 Supporting Cycle and Pedestrian Facilities

SC12 Sustainable Transport Improvements

**Warwick District Council Local Plan 2011 – 2029 Publication Draft**

TR1 Access and Choice

HS1 Healthy, Safe and Inclusive Communities

NP1 Neighbourhood Plans

NP2 Community-led Planning



## 5.4 Sustainable Communities



### Housing Mix

- 5.4.1 The number of new homes in and around Whitnash is likely to increase by about 550 over the plan period, up to 2029.
- 5.4.2 Whitnash Town Council would like to ensure that this level of growth is managed in a sustainable way, and that proposed new housing includes an appropriate mix of house types, sizes and tenure to meet the changing needs of the local population. There is a concern that new market housing will not provide an appropriate mix that reflects the needs of different groups, such as smaller households and the aging population.
- 5.4.3 The Coventry & Warwickshire Joint Strategic Housing Market Assessment - November 2013<sup>24</sup> (SHMA) provides the following key conclusions and recommendations for Warwick District:

#### Guidance on Market Housing Size Mix

*Para 9.5.2 "Warwick: the housing stock in Warwick District is reasonably balanced with the evidence indicating that semi-detached homes are the most prevalent. There are a higher proportion of 1- and 2-bed properties (comprising 38% of homes) and of 4- and 5-bed homes (with a below average proportion of 3-beds), whilst 23% of the stock is flats. This appears to*

<sup>24</sup> [http://www.warwickdc.gov.uk/info/20416/evidence\\_base](http://www.warwickdc.gov.uk/info/20416/evidence_base)

*provide a reasonable housing offer. As with Stratford-on-Avon, providing smaller and medium-sized properties will help to meet local needs. “*

5.4.4 In terms of meeting the needs of older people, the SHMA advises in paras 10.6 to 10.9:

*“Population changes, including improvements in life expectancy are expected to have a big impact on housing needs. Demographics is the key driver of issues associated with housing older people.*

*“Many older people will want to live in the existing (and often family) homes – the homes which they have lived in for in some cases many years. Some may need adaptations to properties, or floating support, to reflect their changing needs as they get older.*

*“Some older households may consider downsizing, such as to reduce housing costs, release equity from their homes to fund their lifestyle or retirement, or to meet their changing needs (such as a move to single storey properties to manage increasing mobility problems). Targeted new housing supply can help to facilitate this.*

*“Some households may require specialist accommodation or homes with an element of care or support – particularly those in older age groups. However there is evidence nationally of falling demand for residential care in some areas, and a rapidly rising average age of people living in sheltered housing over the last 20 years, with those households in sheltered housing requiring higher levels of support. Many local authorities have struggled to contain expenditure on services for older people.”*

#### **Future Changes in the Population of Older Persons**

Para 10.16 advises *“The data shows that the HMA is expected to see a substantial increase in the older person population with the total number of people aged 55 and over expected to increase by 35% over just 20-years ..... For all areas we are also expected to see significant population growth in the oldest age groups with the population aged 85 and over expected to increase by 111% over the next 20-years.”*

- 5.4.5 Whitnash Town Council would like to ensure that new developments include accommodation such as bungalows to meet the needs of elderly residents as part of a balance in housing size and styles. Housing for elderly residents should be located close to local facilities and bus routes to assist with mobility and bus shelters should provide seating.
- 5.4.6 In addition Whitnash needs a wider variety of residential accommodation to meet a range of local needs, such as starter homes (one and 2 bedroom), family homes (3 and 4 bedroom), and potentially maisonettes/flats. New developments within Whitnash should include these other types of housing.

**Policy W11: Housing Mix**

**New housing development in Whitnash will be required to include a suitable mix of housing types, sizes and styles to meet local housing needs. In particular, developments will be supported which include bungalows or other accommodation designed for the elderly, starter homes (1-2 bedrooms) and affordable family housing (3-4 bedrooms).**

**Local Plan Policies****Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

SC1 Securing a Greater Choice of Housing

SC11 Affordable Housing

**Warwick District Council Local Plan 2011 – 2029 Publication Draft**

H4 Securing a Mix of Housing

H5 Specialist Housing for Older People

NP1 Neighbourhood Plans

NP2 Community-led Planning

**Employment**

5.4.7 Whitnash is a largely residential area and many residents access employment opportunities outside the town, commuting to larger urban areas such as Leamington Spa, Warwick and Coventry. However the Town Council has aspirations for the town to become more self-contained and sustainable through a wider mix of land uses rather than an over emphasis on residential development alone. There may be opportunities to support investment and improvement of existing commercial areas such as The Hangars, Harbury Lane which is currently used for go-karting, a reclamation yard, storage facilities and a second hand furniture shop, and would be suitable for light industrial units or commercial offices. Overall there is considered to be a need to provide more employment opportunities for local residents to reduce the need to travel and support the town's future role as an economically vibrant location with a strong business base.

**Policy W12: Employment Provision**

**The provision of small to medium scale employment / workshop units will be supported in Whitnash, where the development includes the re-use of existing premises or buildings or is on a brownfield site.**

**Schemes should not have an unacceptable impact on residential amenity of neighbouring occupiers.**

**Policy W13: Encouraging a Mix of Uses**

Development which includes a mix of housing and employment uses appropriate to a residential area will be supported where they:

- A. Do not have a detrimental impact on surrounding residential amenity;
- B. Do not lead to the loss of open space or green infrastructure;
- C. Do not have an unacceptable impact on traffic and there is adequate provision of parking for employees and visitors.

**Local Plan Policies**

**Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

DP2 Amenity

UAP2 Directing New Employment Development

**Warwick District Council Local Plan 2011 – 2029 Publication Draft**

PC0 Prosperous Communities

NP1 Neighbourhood Plans

NP2 Community-led Planning



**Energy Efficiency and Reducing Flood Risk**

Whitnash Brook

- 5.4.8 Whitnash Town Council supports sustainable design which reduces resource and energy consumption and which reduces the risk of flooding.

**Policy W14: Sustainable Design**

Development is supported which is designed to optimise energy and resource efficiency through siting, layout and design and the use of high quality materials.

Wherever possible, new development should use natural materials from environmentally responsible sources, and materials of high quality which have been reclaimed, salvaged, or recycled.

New developments are encouraged to incorporate low energy and renewable energy technologies in street lighting and signage.



- 5.4.9 Parts of Whitnash are affected by flooding. The Level 1 Strategic Flood Risk Assessment (SFRA) 2013<sup>25</sup> (p21) advises that Flood Zone maps for the Whitnash Brook joining the River Leam immediately downstream of Radford Road Bridge (433835, 265115) demonstrate that a small number of properties are located within Flood Zone 2 by Danesbury Crescent (433625, 264775), Marlborough Drive (433545, 264420) and Beaulieu Park (433585, 264515). The Town Council is also aware that some areas of Whitnash such as those close to the railway line can suffer from flooding. These areas should not be built on unless adequate water management schemes are in place.
- 5.4.10 The SFRA advises the following planning policy considerations which may be of relevance to the Whitnash Neighbourhood Plan:

**Flood Risk Objective 1: To Seek Flood Risk Reduction through Spatial Planning and Site Design:**

- Use the Sequential Test to locate new development in least risky areas, giving highest priority to Flood Zone 1.
- Use the Sequential Approach within development sites to inform site layout by locating the most vulnerable elements of a development in the lowest risk areas. For example, the use of low-lying ground in waterside areas for recreation, amenity and environmental purposes can provide an effective means of flood risk management as well as providing connected green spaces with consequent social and environmental benefits.
- Build resilience into a site's design (e.g. flood resistant or resilient design, raised floor levels).
- Identify long-term opportunities to remove development from the floodplain through land swapping.
- Ensure development is 'safe' for the lifetime of the development. For residential developments to be classed as 'safe', dry pedestrian egress out of the floodplain and emergency vehicular access should be possible. The Environment Agency states that dry pedestrian access/egress should be possible for the 1 in 100 year return period event plus climate change, and residual risk, i.e. the risks remaining after taking the sequential approach and taking mitigating actions, during the 1 in 1000 year event, should also be 'safe'.

**Flood Risk Objective 2: To Reduce Surface Water Runoff from New Developments and Agricultural Land:**

- SUDS required on all new development. Infiltration systems should be the preferred means of surface water disposal, provided ground conditions are appropriate. Above ground attenuation, such as balancing ponds, should be considered in preference to below ground attenuation, due to the water quality and biodiversity benefits they offer.
- All sites require the following:
  - SUDS
  - Greenfield discharge rates with a minimum reduction of 20%, as required by the Environment Agency

<sup>25</sup> [http://www.warwickdc.gov.uk/downloads/download/431/strategic\\_flood\\_risk\\_assessment\\_documents](http://www.warwickdc.gov.uk/downloads/download/431/strategic_flood_risk_assessment_documents)

- 1 in 100 year on-site attenuation taking into account climate change
- Space should be specifically set aside for SUDS and used to inform the overall site layout.
- Promote environmental stewardship schemes to reduce water and soil runoff from agricultural land.

**Flood Risk Objective 3: To Enhance and Restore the River Corridor:**

- An assessment of the condition of existing assets (e.g. bridges, culverts, river walls) should be made. Refurbishment and/or renewal of the asset should ensure that the design life is commensurate with the design life of the development. Developer contributions should be sought for this purpose.
- Those proposing development should look for opportunities to undertake river restoration and enhancement as part of a development to make space for water. Enhancement opportunities should be sought when renewing assets (e.g. deculverting, the use of bioengineered river walls, raising bridge soffits to take into account climate change).
- Avoid further culverting and building over of culverts. Where practical, all new developments with culverts running through their site should seek to de-culvert rivers for flood risk management and conservation benefit.
- Set development back from rivers, seeking a minimum 8m wide undeveloped buffer strip for development by all watercourses including those where the Flood Zone does not exist. This is an Environment Agency requirement.

Note - The SFRA is a strategic document and provides a 'snapshot in time'. The high level of the mapping means that it cannot be used for detailed boundaries of flooding events. For more detailed and up to date information, the Environment Agency flood maps online<sup>26</sup> should be consulted.

**Policy W15: Flood Resistance and Resilience**

**New development in Whitnash is required to be flood resilient. Development in areas of significant fluvial or surface water flood risk is encouraged to be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding. Design features to do this could include the following measures:**

- **The use of water-resistant materials for floors, walls and fixtures.**
- **The siting of electrical controls, cables and appliances at a higher than normal level.**
- **Setting the ground floor level at an ordnance datum level so as not to be affected by predicted flood levels.**
- **Raising land to create high ground where this would not result in increased flood risk.**
- **Consideration given to providing access for those with restricted mobility.**
- **Incorporating flood-resistant construction to prevent or minimise entry of water.**

<sup>26</sup> <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

**Policy W16: Design to Reduce Surface Water Run Off**

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable Drainage Systems (SUDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites if needed.

Sustainable designs of buildings such as use of “green” or “living” roofs and “blue roofs” which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

**Policy W17: Reducing Flood Risk through Landscaping**

Landscaping and the public realm should be designed to reduce surface water flooding and to enhance local biodiversity.

Native plants such as willow, alder and sea buckthorn should be planted in in or near swales to prevent scouring or wash out of surface drainage systems.

Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.

**Local Plan Policies****Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies**

DP1 Layout and Design

DP3 Natural and Historic Environment and Landscape

DP12 Energy Efficiency

**Warwick District Council Local Plan 2011 – 2029 Publication Draft**

SCO: Sustainable Communities

CC1 Planning for Climate Change Adaptation

CC2 Planning for Renewable Energy and Low Carbon Generation

FW1 Development in Areas at Risk of Flooding HE1 Protection of Statutory Heritage Assets

NP1 Neighbourhood Plans

NP2 Community-led Planning

## Appendix I National and Local Planning Policies

### National Planning Policy Framework (NPPF)

The NPPF sets out the Government's national planning policies and the priorities for development.

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development:

- an economic role
- a social role
- an environmental role

Paragraph 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Paragraph 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

### Delivering Sustainable Development

This includes:

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities



9. Protecting Green Belt land
10. Meeting the challenge of climate change and flooding
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

#### Neighbourhood plans

Paragraph 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Paragraph 184: Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

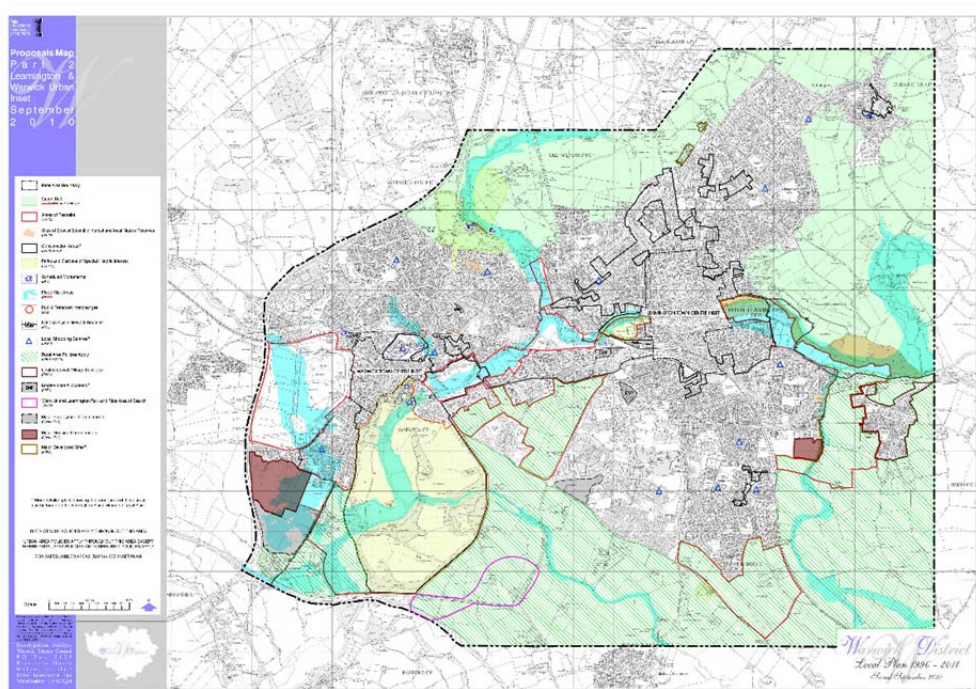
Paragraph 185: Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

**Local Planning Policies – Warwick District Council****Warwick District Local Plan 1996-2011, Sept 2007, Saved Policies<sup>27</sup>**

This is the adopted Local Plan and is the key document setting out the planning policies for the District. The Local Plan is currently being reviewed and will eventually be replaced with a new Local Plan. The following Saved Policies are considered to be of relevance to Whitnash:

- DP2 Amenity
- DP3 Natural and Historical Environment and Landscape
- DP6 Access
- DP7 Traffic Generation
- DP8 Parking
- DP12 Energy Efficiency
- DP15 Accessibility and Inclusion
- SC1 Securing a Greater Choice of Housing
- SC4 Supporting Cycle and Pedestrian Facilities
- SC8 Protecting Community facilities
- SC11 Affordable Housing
- SC12 Sustainable Transport Improvements
- SC13 Open Space and Recreation Improvements
- SC14 Community Facilities
- UAP3 Directing New Retail Development
- UAP4 Protecting Local Shopping Centres
- UAP5 Protecting Local Shops
- TCP5 Secondary Retail Areas
- DAP3 Protecting Nature Conservation, Geology and Geomorphology
- DAP4 Protection of Listed Buildings
- DAP5 Changes of Use of Listed Buildings
- DAP6 Upper Floors within Listed Buildings and Conservation Areas
- DAP7 Restoration of Listed Buildings
- DAP8 Protection of Conservation Areas
- DAP9 Unlisted Buildings in Conservation Areas.

<sup>27</sup> <http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Local+Plan/default.htm>



Map 14 - Warwick Local Plan Saved Policies Part 2 Leamington and Warwick Urban Inset Map

**2.3 Warwick District Council Local Plan 2011 – 2029 Publication Draft<sup>28</sup>**

2.3.1 The following summaries of policies are of relevance to the Whitnash Neighbourhood Plan:



Map 15 - Proposals Map Extract – Publication Local Plan Map 2 Leamington, Warwick and Whitnash

- WDLP - Green Belt (DS19)    □ WDLP - Housing Allocations (DS11)    □ WDLP - Major Housing Commitments (DS7)    □ WDLP - Employment Allocations (DS9)    □ WDLP - Major Employment Commitments (EC3)
- Site Ref.    □ Site Ref.
- WDLP - Major Education Allocations (DS12)    □ WDLP - Community Hub (DS14)    □ WDLP - Tachbrook Country Park (DS13)    □ WDLP - Growth Village Envelopes (H10)    □ WDLP - Infill Village Boundaries
- Site Ref.
- WDLP - Area of Search for Major Retail (TC5)    □ WDLP - Areas Primarily in Residential Use (TC13)    □ WDLP - Retail Area (TC2)    □ WDLP - Chandos Street (TC4)    □ WDLP - Primary Retail Frontages (TC6)
- WDLP - Cafe Quarter (TC8)    □ WDLP - Restaurant Quarter (TC9)    □ WDLP - Mixed Use Areas (TC11)    □ WDLP - Town Centre Employment Area (TC12)    □ WDLP - Local Shopping Centres (TC17)
- WDLP - Warwick Castle (CT7)    □ WDLP - Warwick Racecourse / St Marys Lands (CT7)    □ WDLP - Park and Ride Area of Search (TR5)    □ HS2 Safeguarding Directions (July 2013)
- Areas of Surface Interest
- Limits of Safeguarding Direction
- WDLP - Town Centre Boundary (TC1)    □ WDLP - Urban Area Boundary    □ Warwick District Council Boundary

**Strategic Policies:**

**STRATEGIC POLICY DS2: Providing the Homes the District Needs** - Council will provide for the Objectively Assessed Housing Need and ensure new housing delivers the quality and mix of homes needed in the District including: a) affordable homes; b) a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and c) sites for gypsies and travellers.

**STRATEGIC POLICY DS3: Supporting Sustainable Communities** - promotes high quality new development

**Policies and Proposals**

**DS5 Presumption in Favour of Sustainable Development**

**DS6 Level of Housing Growth** - The Council will provide for 12,860 new homes between 2011 and 2029

**DS8 Employment Land** - The Council will provide for a minimum of 66 hectares of employment land to meet local need

<sup>28</sup> <http://www.warwickdc.gov.uk/newlocalplan>

**DS10 Broad Location of Allocated Housing Sites**

Greenfield sites on the edge of Warwick, Leamington and Whitnash 3,245

**DS11 Allocated Housing Sites**

The following sites, as shown on the Policies Map, will be allocated for housing development and associated infrastructure and uses:

**Greenfield Sites – Edge of Warwick, Whitnash and Leamington**

Ref	Site	No. Dwellings
H03	East of Whitnash/South of Sydenham	300
H04	Red House Farm	250

**PC0: Prosperous Communities** - The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period.

**EC1 Directing New Employment Development****EC3 Protecting Employment Land and Buildings****TC7 Secondary Retail Areas****TC17 Local Shopping Facilities**

**H2 Affordable Housing** - Residential development on the following sites will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs: within the urban areas, sites of 10 or more dwellings, or 0.3 hectares or more in area irrespective of the number of dwellings.

**H4 Securing a Mix of Housing** - The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District.

**H5 Specialist Housing for Older People**

**Overarching Policy SC0: Sustainable Communities** - New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place.

**BE5 Broadband Infrastructure** - Residential developments of over 5 dwellings or employment development of over 500sq. m are required to provide on-site infrastructure, including open access ducting to industry standards.

**TR1 Access and Choice** - Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate.

**TR3 Transport Improvements** - Contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network. The level of



contributions will be calculated in accordance with the Infrastructure Delivery Plan or any subsequent revision. Contributions should include provision for public transport, footpaths, cycleways and towpaths both internal and external to development sites.

**HS1 Healthy, Safe and Inclusive Communities** - The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals.

### **HS2 Protecting Open Space, Sport and Recreation Facilities**

### **HS3 Local Green Space**

**HS4 Improvements to Open Space, Sport and Recreation Facilities** - Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and District wide needs.

**HS5 Directing Open Space, Sport and Recreation Facilities** - The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities.

**HS6 Creating Healthy Communities** - Development Proposals will be permitted provided that they address the following key requirements including:

- a) good access to healthcare facilities;
- b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;
- c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of;
- d) High quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure);
- e) Access to high quality and safe green or open spaces, and;
- f) Access to opportunities to partake in indoor and outdoor sport and recreation.

**HS8 Protecting Community Facilities** - Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:

- a) There are similar facilities accessible to the local community by means other than the car and either;
- b) The facility is redundant and no other user is willing to acquire and manage it, or;
- c) There is an assessment demonstrating a lack of need for the facility within the local community.

**CC1 Planning for Climate Change Adaptation** - All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change

**CC2 Planning for Renewable Energy and Low Carbon Generation** - Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle.

### **CC3 Buildings Standards Requirements**

**FW1 Development in Areas at Risk of Flooding** - Development will be directed away from areas of flood risk. However if development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where various criteria are met.

**HE1 Protection of Statutory Heritage Assets**

**HE2 Protection of Conservation Areas**

**HE5 Locally Listed Historic Assets**

**NE1 Green Infrastructure** -The Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy.

**NE2 Protecting Designated Biodiversity and Geodiversity Assets**

**NE3 Biodiversity**

**NE4 Landscape**

**NP1 Neighbourhood Plans** - Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.

**NP2 Community-led Planning** - The Council will support communities which are engaged in various community-led planning activities including: a) Parish Plans; b) Village and Parish Design Statements, and; c) Neighbourhood Plans.

**DM1 Infrastructure Contributions** - Development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms, and b) Physical, social and green infrastructure to support the needs associated with the development.

**Appendix II Listed Buildings in Whitnash**

- Old Whitnash School and School Master's House, 1860 and 1873. Grade II, List entry Number: 1391402
- 79 and 81 Whitnash Road, Circa C17 timber-framed house. Grade II, List entry Number: 1035135
- 83 and 85 Whitnash Road, Circa C17 timber-framed range of cottages Grade II, List entry Number: 1107922
- 'Cooks Cottages', 67 and 69 Whitnash Road, Circa early C17 timber-framed cottages, Grade II, List entry Number: 1107919
- 'Green Farm House' Circa C17 timber-framed cottage with painted brick infill panels, Grade II, List entry Number: 1325198
- 63 Whitnash Road, Small circa C17 timber-framed house with painted brick infill panels, Grade II, List entry Number: 1035134
- Church of St Margaret, Whitnash Road, Parish church. Except for late C15 west tower, the church was rebuilt by Sir G G Scott in the C19, Grade II, List entry Number: 1364966
- 'Watts Cottages' Whitnash Road, Circa C17 timber-framed cottage range with painted brick infill panels and several wattle and daub panels to upper storey, Grade II List entry Number: 1325171
- Home Farm, 33 Whitnash Road, Large circa C16/17 timber-framed house with rendered infill panels, Grade II, List entry Number: 1107913
- 'Elderfield', Whitnash Road, Circa C17 timber-framed cottage with painted brick infill panels, Grade II List entry Number: 1364967
- Glamis Cottage, Whitnash Road, Circa C17 timber-framed cottage with whitened brick infill panels, Grade II, List entry Number: 1035133
- Plough and Harrow Public House, Circa C17 timber-framed building extended to east and west, Grade II, List entry Number: 1035132

### Appendix III Bibliography

Census 2011, Neighbourhood Statistics. Whitnash Parish

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do?a=7&i=1001&m=0&s=1396863361994&enc=1&extendedList=true&nav=A&areaSearchText=Whitnash>

Coventry & Warwickshire Joint Strategic Housing Market Assessment - November 2013

[http://www.warwickdc.gov.uk/info/20416/evidence\\_base](http://www.warwickdc.gov.uk/info/20416/evidence_base)

Electoral Commission Final Recommendations, Warwick District, July 2014

<http://www.lgbce.org.uk/current-reviews/west-midlands/warwickshire/warwick-fer>

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[http://www.warwickshire.gov.uk/Web/corporate/wccweb.nsf/Links/5D561F3BBE31F6A580257850005275DD/\\$file/Warwickshire\\_LTP3.pdf](http://www.warwickshire.gov.uk/Web/corporate/wccweb.nsf/Links/5D561F3BBE31F6A580257850005275DD/$file/Warwickshire_LTP3.pdf)

National Planning Policy Framework (NPPF)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

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<http://www.legislation.gov.uk/uksi/2012/637/contents/made>

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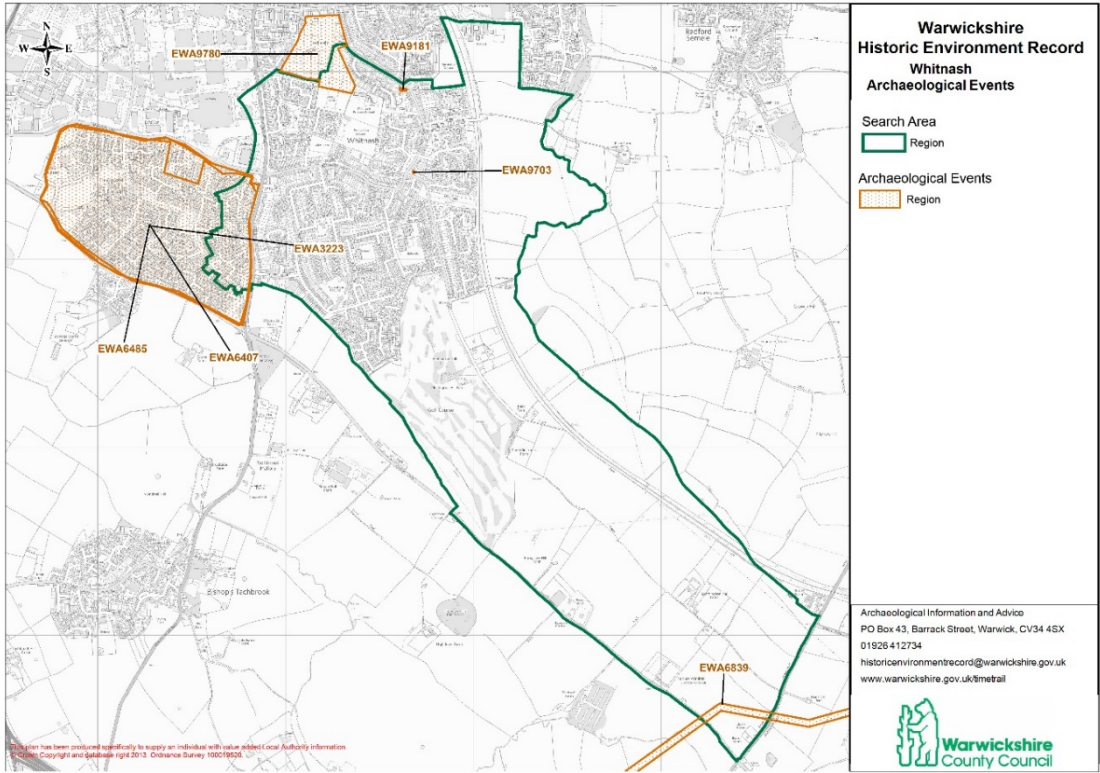
**Appendix IV Future Actions for the Town Council (Arising from Public Consultation on the Draft Plan)**

Investigation into supporting the provision of a new bus route from Shires Retail Park, through Whitnash and out to Calder Walk, Sydenham – Dr's Surgery.

## Appendix V Extracts from Warwickshire Historic Environment Event Record (HER), Warwickshire County Council, 2014

### Summary of Event / Activity Report

- EWA3223 An Archaeological Evaluation at Heathcote Home Farm, Leamington Spa, Warwickshire: Trial Trenching Phase. Targeted trial trenching following geophysical survey identified ridge and furrow and later features. Prehistoric flint and abraded Romano-British pottery were recovered from the site.
- EWA6407 Heathcote Home Farm, Geophysical Survey Geophysical survey in the area of the Banjo enclosure at Heathcote Home Farm recorded some non-ferrous responses, of archaeological origin. Other 'ditch' features could be geological in origin.
- EWA6485 Archaeological Recording at Heathcote Home Farm, Leamington Spa, Warwickshire Roman features and ridge and furrow were recorded in proximity to the 'Banjo' Enclosure at Heathcote Home Farm, first in evaluation. Subsequent excavation recorded a few scattered elements of ridge and furrow ploughing.
- EWA6839 Archaeological Observation of Pipeline Churchover to Newbold Pacey. Archaeological observation of the topsoil stripping for the Transco Churchover to Newbold Pacey pipeline.
- EWA9780 Site visit to Leamington Spa cemetery, Brunswick Street by J Lovie c1996. Description - None recorded.
- EWA9181 Archaeological Evaluation at St Margaret's Church Centre, Brunswick Street, Whitnash, Warwickshire Archaeological evaluation, consisting of the excavation of two trial trenches within the northern extremity of the supposed extent of medieval Whitnash. Medieval plough soil was recorded; the only find was a sherd of 13/14<sup>th</sup> century pottery. Numerous 19th/20th century school building features were recorded.
- EWA9703 An archaeological Watching Brief at 6 Whitnash Road, Leamington Spa, Warwickshire



Map 16 - Historic Environment Record

**Whitnash HER Historic Landscape Character Records – Summary**

HWA7797	Leamington to Banbury Railway line. Marked on the OS 1st edition onwards.
HWA8726	Very large irregular post-war fields. Marked on the OS 1st edition as large irregular fields with curvilinear boundaries, some reverse 'S' boundaries, probably piecemeal enclosure
HWA8727	Very large irregular post-war fields. Marked on the OS 1st edition as large irregular fields with curvilinear boundaries, some reverse 'S' boundaries, probably piecemeal enclosure.
HWA8728	Very large irregular post-war fields. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure.
HWA8729	Large irregular fields which appear to be floodplain fields. Possibly the old course of a river. Probably once used as meadow.
HWA8730	Large irregular fields which appear to be floodplain fields. Probably once used as meadow.
HWA8731	Large irregular fields which appear to be floodplain fields. Probably once used as meadow.
HWA8732	Large irregular fields which appear to be floodplain fields. Probably once used as meadow.
HWA8733	Small irregular areas of woodland on the floodplain of a small brook.
HWA8734	The Meadow. First marked on the OS 1955 edition map. Marked on the OS 1st edition as large rectilinear fields.
HWA8899	Large rectilinear fields with straight boundaries, probably planned enclosure.
HWA8900	Large rectilinear fields with straight boundaries, probably planned enclosure. Possible ridge and furrow marked on modern aerial photos. Also appears to be some form of drainage or water management in this area.
HWA8901	Large irregular field with curvilinear boundaries
HWA8906	Small rectilinear fields with straight boundaries associated with Radford Barn.
HWA8959	Very large post-war fields with curvilinear and sinuous boundaries. Marked on the OS 1st edition as large irregular fields with curvilinear boundaries, some reverse 'S' and dog-leg boundaries. Probably piecemeal enclosure.
HWA8970	Very large irregular post-war fields with curvilinear boundaries. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries, probably planned enclosure.

HWA8988	Leamington and County Golf Course. First marked on modern OS maps, but a club house is marked at the northern end on the OS 1955 edition map. Marked on the OS 1st edition as large irregular fields with curvilinear boundaries, probably piecemeal enclosure.
HWA8989	Mollington Hill Farm Marked on the OS 1st edition onwards. The 2nd edition shows a LCL4 plan type with detached house. Currently area around the farm has been turned into a golf course. Unlikely to still be a working farm.
HWA8994	Very large irregular post-war fields. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure. Site of RAF Leamington Spa and Bonnicksen's Airfield (civil airfield before World War Two)
HWA9178	Leamington Hall Farm Marked on the OS 1st edition as Fosse Farm. Marked on modern OS maps as Leamington Hall Farm. The 2 <sup>nd</sup> edition shows a regular U-plan range with detached farmhouse side on to yard.
HWA9179	Bridle Farm First marked on modern OS maps.
HWA9180	Small rectilinear fields with straight boundaries, associated with Leamington Hall Farm. Marked on the OS 1 <sup>st</sup> edition as an orchard.
HWA9181	Large rectilinear field with curvilinear boundaries, some reverse 'S' boundaries, possibly piecemeal enclosed. Marked on the OS 1st, 2nd and 1955 edition as Whitnash Bushes woodland.
HWA9182	Large rectilinear fields with curvilinear boundaries, some reverse 'S' boundaries, probably piecemeal enclosed
HWA9183	Large rectilinear fields with straight and curvilinear boundaries
HWA9184	Small rectilinear fields with straight boundaries associated with small isolated settlement
HWA9185	Part of the Heathcote Industrial Estate at Leamington Spa. First marked on modern OS maps. Marked on the OS 1955 edition as Lockheed Works (Hydraulic Brake) probably related to the motor industry.
HWA9186	Part of the Heathcote Industrial Estate at Leamington Spa. First marked on modern OS maps. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure.
HWA9283	Large rectilinear field with curvilinear and straight boundaries
HWA9534	An industrial area first marked on the OS 1955 edition map. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure.

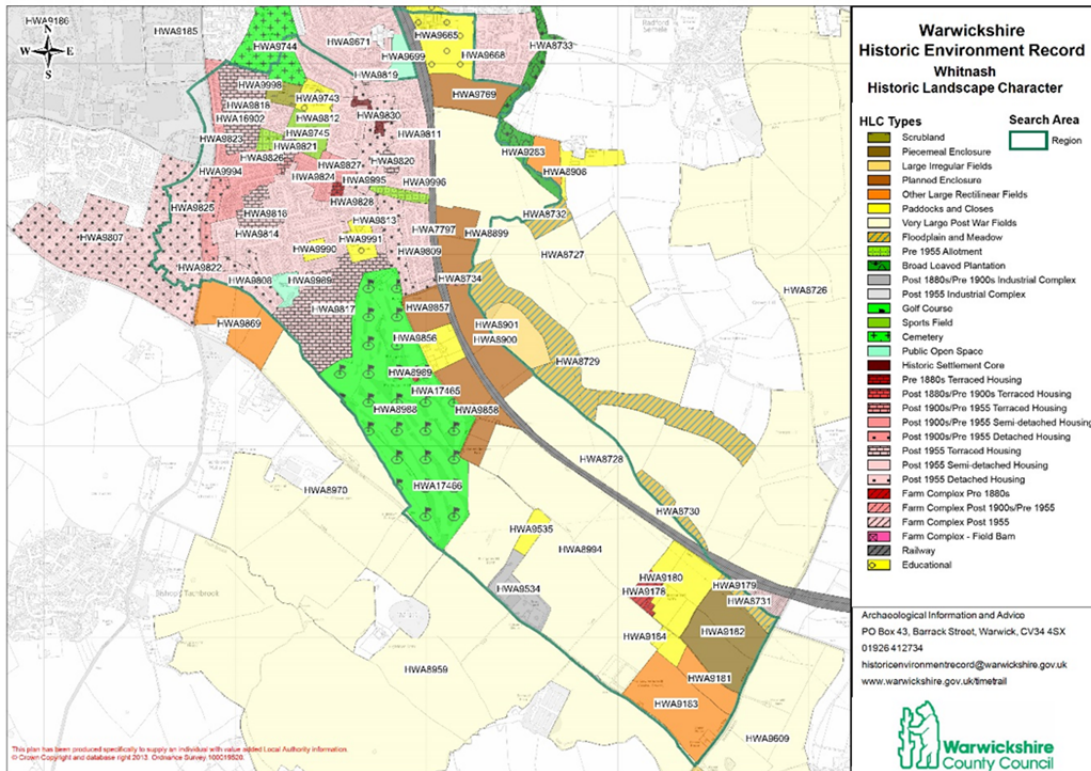


HWA9535	Small rectilinear fields with straight boundaries. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure. Site of RAF Leamington Spa and Bonniksen's Airfield (civil airfield before World War Two).
HWA9609	Very large rectilinear post-war fields. Marked on the OS 1st edition as generally large rectilinear fields with straight boundaries, probably planned enclosure.
HWA9665	Campion School. First marked on modern OS maps. Marked on the OS 1st edition as large rectilinear fields probably planned enclosure.
HWA9668	Very recent semi-detached housing, part of Sydenham (Leamington Spa). Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure.
HWA9671	Post 1955 semi-detached housing, part of Leamington Spa. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure.
HWA9699	First marked on modern OS maps. Marked on the OS 1st edition as large rectilinear fields.
HWA9743	Whitnash County Combined School. First marked on modern OS maps. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9745	First marked on modern OS maps. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure.
HWA9769	Large rectilinear fields with straight and curvilinear boundaries, probably planned enclosure.
HWA9807	Part of Warwick Gates (Warwick). Recent modern detached housing. Marked on the OS 1st edition as part of large rectilinear fields with straight boundaries, probably planned enclosure. Evidence for ridge and furrow in this area suggests that this once formed medieval open fields.
HWA9808	Post 1955 detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9809	Post 1955 detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9810	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9811	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9812	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.

HWA9813	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries
HWA9814	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9815	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9816	Post 1955 terraced housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9817	Post 1955 terraced housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9818	Post 1955 terraced housing. Marked on the OS 1955 edition map as allotments. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9819	Post 1955 terraced housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9820	Post 1955 terraced housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9821	Post 1955 terraced housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9822	Post 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9823	Post 1900/Pre 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9824	Post 1900/Pre 1955 semi-detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9825	Post 1900/Pre 1955 detached housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9826	Post 1900/Pre 1955 terraced housing. Marked on the OS 1st edition as large rectilinear fields with straight and curvilinear boundaries.
HWA9827	Post 1900/Pre 1955 semi-detached housing. Marked on the OS 1st edition as small paddocks associated with Whitnash settlement. Site of medieval settlement of Whitnash.
HWA9828	Post 1955 semi-detached housing. Marked on the OS 1st edition as small paddocks associated with Whitnash settlement. Site of medieval settlement of Whitnash.

HWA9829	Post 1955 detached housing. Marked on the OS 1st edition as part of the historic core of Whitnash. Site of medieval settlement of Whitnash.
HWA9830	Historic core of Whitnash. Site of medieval settlement of Whitnash.
HWA9856	Small rectilinear fields with straight boundaries associated with small detached houses. Marked on the OS 1 <sup>st</sup> edition as a large rectilinear field with straight boundaries, probably planned enclosure.
HWA9857	Large rectilinear field with straight boundaries, probably planned enclosure.
HWA9858	Large rectilinear field with straight boundaries, probably planned enclosure.
HWA9869	Large rectilinear fields with straight and curvilinear boundaries, possibly planned enclosure.
HWA9989	First marked on modern OS maps. Marked on the OS 1st edition as part of large irregular fields with curvilinear boundaries.
HWA9990	St Joseph's RC Combined School First marked on modern OS maps. Marked on the OS 1st edition as large irregular fields with curvilinear and straight boundaries.
HWA9991	Briar Hill and St Margaret's School First marked on modern OS maps. Marked on the OS 1st edition as large irregular fields with curvilinear and straight boundaries.
HWA9994	Post 1880s/Pre 1900s terraced housing, part of Whitnash (Leamington Spa). Marked on the OS 1st edition as large irregular fields with curvilinear and straight boundaries.
HWA9995	Pre 1880s terraced housing, part of Whitnash (Leamington Spa). Marked on the OS 1st edition as part of the historic core of Whitnash. Site of the medieval settlement of Whitnash.
HWA9996	First marked as allotments on the OS 1955 edition map. May have been allotments prior.
HWA9997	First marked as allotments on modern OS maps. Marked on the OS 1st edition as large rectilinear fields, possibly planned enclosure.
HWA9998	First marked on modern OS maps. Marked on the OS 1st edition as large rectilinear field with straight boundaries, possibly planned enclosure.
HWA10368	Large irregular and rectilinear fields with curvilinear and straight boundaries, possibly piecemeal enclosure. Site of Chesterton Roman settlement.
HWA16902	Marked on the 1st and 2nd edition as 'Glebe Farm'. The 2nd edition shows a L-plan with detached buildings to the third and fourth sides. Buildings no longer standing.
HWA17462	Settlement Farm Complex - Field Barn
HWA17464	Settlement Farm Complex - Field Barn

HWA17466 Settlement Farm Complex - Field Barn



Map 17 - Whitnash HER Historic Landscape Character Labels Map

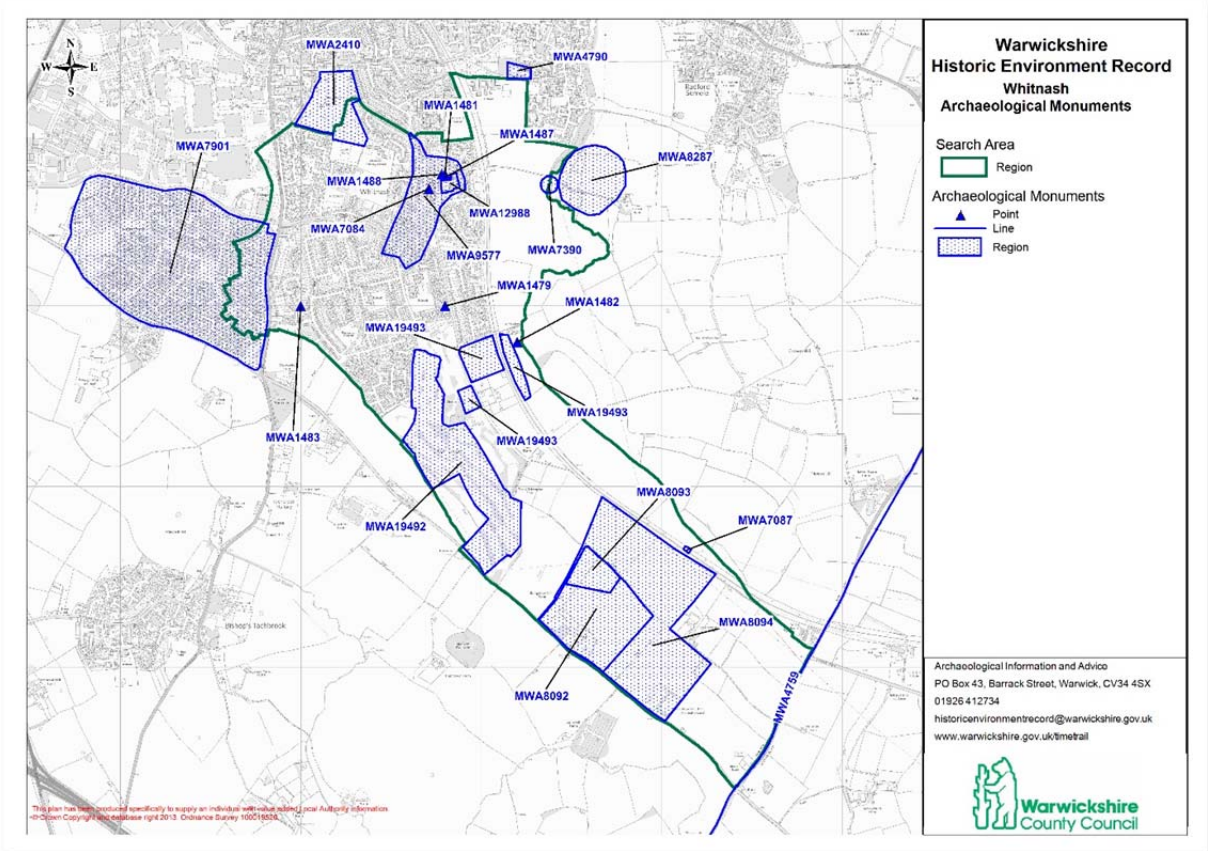
**Whitnash HER Historic Monument Record**

- MWA12988 Whitnash Rectory garden, Whitnash. Pleasure grounds, kitchen garden, paddock. Lovie reports pleasure grounds with terrace, kitchen garden and paddock. Whitnash Rectory garden, Whitnash
- MWA1479 Find spot - a coin of Post Medieval date was found in Golf Lane, Whitnash. A silver penny of Edward VI (1547-51) minted in Canterbury was found by Mrs P J Vasiljevic in 1976 in Golf Lane, Whitnash and is in her possession.
- MWA1481 Find spot - a Roman coin was found on Church Lane, Whitnash. Sestertius of Antoninus Pius in very worn condition dug up in soil from the foundations of the rectory. In possession of the rector. Found 1940.
- MWA1482 Find spot - a burial of unknown date was found 200m east of Fieldgate Lane, Whitnash. Jaw and base of a skull and long bone of male found at depth of 1m in red clay.
- MWA1483 Find spot - a stone axe of Neolithic or Bronze Age date was found in the Whitnash area. 1 Ground stone axe given to Warwick Museum. Found on site of houses at Whitnash. Thin section 21/ah. 2 Large thong-grooved axe or adze, Whitnash. A greywacke or quartzose ash, not Group XV, but almost certainly from the Lake

- District or Southern Uplands. It could well have originated as a glacial erratic. 3 Groove-hafted axe (Greywacke). 4 A grooved stone axe of an unusual type (illustrated).
- MWA1487 The Parish Church of St. Margaret which was originally built during the Medieval period but which was largely rebuilt during the Imperial period. It is located on Whitnash Road, Whitnash.
- MWA1488 Whitnash Manor, a manor house which was originally built during the Post Medieval period but largely rebuilt during the Imperial period. It is situated on Whitnash Road, Whitnash.
- MWA19492 Seven discrete parcels of surviving ridge and furrow. Identified from NMP data and modern air photos.
- MWA19493 Four discrete parcels of surviving ridge and furrow. Identified from NMP data and modern air photos.
- MWA2410 A cemetery dating from the Imperial period which is located on Brunswick Street, Whitnash. Recommended for inclusion on Local List by Lovie.
- MWA4759 The Fosse Way, a Roman road of mid-1st century origin, running from Cirencester to Leicester, partly along a temporary frontier line. The road runs to the south east of Stretton on Fosse.
- MWA4790 Trackways and enclosures of unknown date which are visible on aerial photographs as crop marks.
- MWA7084 The site of a blacksmiths workshop which was in use during the Imperial period. It was situated on Whitnash Road, Whitnash, and is marked on the Ordnance Survey map of 1886.
- MWA7087 Fosse Road Signal Box which dates from the Imperial period. It was situated 800m southwest of Frizmore Hill, Radford Semele, and is marked on the Ordnance Map of 1885.
- MWA7390 The site of a holy well of unknown date. It was located 400m east of Whitnash. <1> Site of an ancient well by the side of Whitnash Brook. The site is now drained, but the little stream of water which flows into the Brook is still believed to possess healing powers. <2> It was thought that the waters of Whitnash Holy Well could foretell the future. There is a story that a church bell was lost down the well when it was carried there to be blessed.
- MWA7901 Evidence of Medieval and Post Medieval ridge and furrow cultivation was found during an excavation to the west of Whitnash.
- MWA8092 Leamington Spa Airfield, a private airfield which was constructed after the First World War. It was located to the east of Harbury Lane.



- MWA8093 Leamington Spa Airfield was extended by combining three fields into one area during the 20th Century.
- MWA8094 RAF Leamington Spa. During the Second World War Leamington Spa Airfield was taken over by the RAF and extended. The site was located to the east of Harbury Lane.
- MWA8287 Place Name Castle Hill place name. <1> A field adjacent to the holy well (WA 7390) was known locally as Castle Hill field.
- MWA9577 The possible extent of the medieval settlement of Whitnash based on the Ordnance Survey map of 1887.



Map 18 - Whitnash Historic Environment Record Monument Map



## **Whitnash Neighbourhood Development Plan**

**2015**

**Whitnash Neighbourhood Plan Steering Group on behalf of the  
Town Council with assistance from Kirkwells Planning Consultants**