

WARWICK DISTRICT LOCAL PLAN



1996 - 2011

September 2007

Warwick District

Welcome to the Warwick District Local Plan.

Warwick District is acknowledged as a beautiful place to live in, work in and visit. With its attractive countryside, excellent location, good communications links and rich heritage, the District has long been a focus for new development. The role of planning, in supporting communities living and working in Warwick District, is to protect this heritage and yet at the same time manage and guide our future development needs.

Warwick District Council attaches great importance to ensuring that a strong planning framework is in place to guide development within our district. Our Corporate Strategy is committed to maintaining the quality of life which the District has to offer and ensuring that this quality is available to everyone. Making the district more sustainable for future generations and maximising provision of affordable housing remain high priorities.

Our planning service has a central role to play in achieving these objectives. In 1995 we adopted our first district-wide Local Plan which gave us a single plan to guide development across the district. Much has happened in the years since that Local Plan was adopted, and this Local Plan is the first proper opportunity to address all of these issues and to take forward our planning vision for the district.

This Local Plan has been prepared following lengthy periods of public consultation that took place in the winter of 2003/04 and the summer of 2005. These resulted in 2,111 comments from a total of 354 individuals and organisations, and all were considered at a major public local inquiry held between April and September 2006. Following that inquiry, the Council received the binding report of the Inspector in June of this year, and his recommendations have been incorporated into this final adopted version of the Local Plan.

This Local Plan is the last one that the District Council will be preparing. Government legislation introduced in 2004 has heralded the introduction of a new series of planning documents that will, eventually, replace the Local Plan. These are collectively known as the “Local Development Framework” (LDF) and work is already underway on preparing these. You can find out more about the LDF on our website www.warwickdc.gov.uk/planning.



John Hammon
Development Portfolio Holder
Warwick District Council



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- Bishop’s Tachbrook
- Hampton Magna
- Lapworth and Kingswood
- Coventry Airport and Siskin Drive

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Local Shopping Centres

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- High Street, Kenilworth
- Leyes Lane, Kenilworth
- The Oaks Precinct, Scott Road, Kenilworth
- Crown Way, Lillington, Leamington Spa
- High Street/Queen Street, Cubbington
- Rugby Road, Cubbington
- Rugby Road, Leamington Spa
- St Margaret’s Road, Leamington Spa
- Sydenham Drive, Leamington Spa
- Coten End, Warwick
- Percy Estate (The Chantry), Warwick
- Reardon Court, Woodloes, Warwick
- Shakespeare Avenue, Warwick
- Othello Avenue, Warwick Gates
- Heathcote Road, Whitnash
- Home Farm Crescent, Whitnash

Conservation Areas

- Ashow
- Baginton
- Barford
- Bishop’s Tachbrook
- Bubbenhall
- Cubbington

Eathorpe
 Kenilworth
 Lapworth
 Leamington Spa
 Leek Wootton
 Lowsonford
 Norton Lindsey
 Offchurch
 Rowington
 Sherbourne
 Stoneleigh
 Wappenbury
 Warwick
 Wasperton
 Whitnash
 Wroxall

Employment Allocations

Site A	Station Goods Yard, Station Approach, Leamington Spa
Site B	Land at High Street/Lower Avenue, Leamington Spa
Site C	Land at Queensway, Leamington Spa
Site D	Land rear of Homebase, Prince's Drive, Leamington Spa
Site E	Saltisford Depot, Saltisford, Warwick
Site F	Land at Nelson Lane, Warwick

Major Developed Sites in the Green Belt

Stoneleigh Park
 University of Warwick
 Stoneleigh Business Park, Stareton, Stoneleigh
 Former Honiley Airfield, Oldwich Lane East, Wroxall
 Police Headquarters, Leek Wootton
 North Leamington School, Leamington
 The Woodside Training Centre, Kenilworth
 Haseley Business Centre, Haseley

Other Information Plans

Hatton Country World
 Airport Safeguarding Composite



Chapter 1: Introduction

Introduction

- 1.1** This is the adopted version of the Warwick District Local Plan (1996-2011), referred to as the Local Plan.
- 1.2** The Local Plan is a land use plan which controls the location and nature of new development within the District. The plan contains policies, designations and allocations which will be used to determine planning applications and applications for conservation area consent, listed building consent and consent for works to protected trees.
- 1.3** The Local Plan has been prepared under Part II of the Town and Country Planning Act 1990 (as amended). Although this Act has now been superseded by the Planning & Compulsory Purchase Act 2004, the Government put in place transitional arrangements in 2004 to ensure that Local Plans then in production (including this Local Plan) could complete all relevant legal stages and become adopted as part of the statutory development plan. The final stages of the Warwick District Local Plan took place in accordance with these transitional arrangements. More details of this are contained in the section “the Local Plan process” later in this chapter.

The Objectives of the Local Plan

- 1.4** The overriding objective of the Local Plan is to contribute towards the achievement of the joint vision for Warwick District taken from the Community Plan 2001-2003. The vision is :-

“We want Warwick District to be Safe, Healthy, Fair and Prosperous,
Now and into the Future”

- 1.5** The Core Strategy describes how the Local Plan will contribute towards delivering this vision in an integrated manner with reference to the four main aims of sustainable development. These are:-
- to maintain high and stable levels of economic growth;
 - effective protection of the environment;
 - prudent use of natural resources; and
 - social progress which recognises the needs of everyone.
- 1.6** Sustainable development is the basis for land use planning nationally and another important objective of the Local Plan will be to assist in its achievement. Together, therefore, the policies of the Local Plan will provide for the needs of the community whilst protecting and enhancing the high quality environment.
- 1.7** In addition, the Local Plan will provide a framework for planning decisions that gives certainty to local people, businesses, service providers and the development industry.

How to use the Local Plan

- 1.8** The Local Plan comprises this Written Statement and the attached Proposals Map (including inset plans). The Written Statement is divided into chapters containing policies which guide the location and nature of development, including land use designations and allocations. The Proposals Map and Inset Plans define where these policies, designations and allocations will be applicable.

- 1.9 Applicants proposing development on a particular site or area are encouraged to begin by looking at the Proposals Map to establish which policies of the Written Statement are relevant to the consideration of their development proposal.
- 1.10 The Proposals Map divides the District into [Urban Areas](#), [Town Centres](#) and [Rural Areas](#), and there is a chapter relevant to each area. It also identifies whether the site is the subject of a designation (see [Designated Areas Policies](#) chapter) and whether there is a specific policy for the site (see [Site Specific Policies](#) chapter).
- 1.11 Applicants are then encouraged to consider the detail of their proposal against the District-Wide policies within the [Development Policies](#) and [Sustaining Communities](#) chapters.
- 1.12 Each chapter, with the exception of the [Core Strategy](#), contains policies followed by a brief explanation and advice on how the policy will be used. Each policy is given a unique reference and is in bold text.
- 1.13 Warwick District Council, referred to as the Council, have tried to make the text as concise and ‘user friendly’ as possible. The use of planning jargon has been minimised although some planning terminology is necessary for legal and statutory reasons. The Local Plan therefore includes a [Glossary](#) to help explain such terminology and also a [User Guide](#) to expand on the advice given here.

The Context for the Local Plan

- 1.14 There are a variety of factors that influence the content of the Local Plan.

The District

- 1.15 Warwick District lies within the heart of Warwickshire and due south of the city of Coventry. It covers an area of 28,226 hectares, comprising the four towns of Royal Leamington Spa, Warwick, Kenilworth and Whitnash set within attractive countryside. Its population was 125,931 at 2001 (Source: National Census).
- 1.16 Warwick District has a high quality environment with attractive, historic towns surrounded by a pleasant rural area. It benefits from good road and rail links with the major conurbations of the West Midlands and London. It also has a strong local economy, containing a number of major employers and attractions including Warwick Castle, Kenilworth Castle, the Royal Pump Rooms and Stoneleigh Park (National Agricultural Centre). These attributes make Warwick District a popular place to live, work and visit which creates considerable development pressure. This pressure needs to be managed in such a way that maintains and directs growth to areas in need whilst protecting the very qualities which make the District a desirable place to live and work. This represents the challenge for the Local Plan.

The Community

- 1.17 The Council, in partnership with other public and voluntary service providers, has produced a Community Plan. The Community Plan (2001-2003) identified the aspirations, needs and priorities of the local community. It therefore has been subject to a range of community planning events and informed by the views of a panel of 1,000 local residents. The Community Plan identifies ten key priorities: Transport, Social Inclusion, Affordable Housing, Community Involvement, Community Safety, Leisure, Health, Education, the Environment and the

Economy. Each priority includes aims and actions. The Local Plan can make a significant contribution to each of these key priorities and will assist in the achievement of the Community Plan's vision (see Core Strategy). The Community Plan can be viewed on the District Council website at www.warwickdc.gov.uk.

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

National Planning Legislation and Guidance

- 1.19** In preparing the Local Plan, the Council is required to have regard to current national policies and guidance issued by the Government. Since 1988, national planning guidance has been issued in the form of Planning Policy Guidance Notes (PPG's). There are currently twenty five PPG's providing guidance on a broad range of development types and locations. These are now gradually being replaced by Planning Policy Statements (PPS's). A full list of PPG's and PPS's can be viewed on the Planning Portal website at www.planningportal.gov.uk. The brief explanation to each policy found within this Local Plan contains reference to Government guidance where appropriate.

- 1.20** In May 2004 Royal assent was given to the Planning & Compulsory Purchase Act. This Act introduces widespread changes to the planning system and will see the gradual replacement of structure plans, Local Plans and unitary development plans with "Local Development Frameworks".

- 1.21** This Local Plan will therefore be the last prepared by Warwick District Council. Although the Government is encouraging Local Planning authorities to begin preparation of Local Development Frameworks, it is keen that authorities such as Warwick District Council that were, in 2004, still currently preparing Local Plans under the old regulations should continue to do so. Accordingly, it put in place transitional arrangements to enable this Local Plan to complete all of its legal stages through to adoption. In order to ensure that remaining Local Plans were adopted as quickly as possible, these transitional arrangements made some changes to the formal procedures by which the Local Plan was adopted. These are set out in the section "The Local Plan Process" later in this chapter.

Regional Planning Guidance

- 1.22** Regional Planning Guidance (RPG) for the West Midlands was issued by the Secretary of State in June 2004. This guidance sets out broad strategic policies for land use and development for the period up to 2021. Under provisions within the Planning & Compulsory Purchase Act this document now has the status of Regional Spatial Strategy and is a formal part of the development plan. This document can be viewed on the website of the West Midlands Regional Assembly at www.wmra.gov.uk

- 1.23** This RPG replaces RPG issued in April 1998 against which the Warwickshire Structure Plan (see below) was prepared. Whilst the Structure Plan has been the main strategic planning document against which this Local Plan has been prepared, the Local Plan must now have regard to the policies in the new RPG. In the event of a conflict between the new RPG and the adopted Structure Plan, it is the Council's understanding that the RPG should carry the greater weight.

Warwickshire Structure Plan 1996-2011

- 1.24** The Warwickshire Structure Plan 1996-2011 (WASP) was adopted by Warwickshire County Council in August 2001. Alongside the Local Plan, and now the Regional Planning Guidance in its role as Regional Spatial Strategy (see above), it forms part of the statutory development plan against which planning decisions should primarily be considered. The WASP contains key strategic policies and provides a framework for Local Plans at the County level. The policies contain figures for additional housing and employment requirements to 2011. They also define areas where new development should be located and areas which should be protected. The WASP also provides important linkages with the Local Transport Plan (see below) and the Minerals and Waste Local Plans. The WASP can be viewed on the County Council website at www.warwickshire.gov.uk.
- 1.25** The WASP has a significant impact on the nature and content of this Local Plan and the County Council is required to ensure that it is in 'general conformity' with the policies of the Structure Plan and the Regional Planning Guidance.

Warwickshire Local Transport Plan 2000

- 1.26** The Local Transport Plan (LTP) is the transport strategy for Warwickshire prepared by the County Council. It describes how an integrated transport system is to be delivered at the local level. The Local Plan will need to address any land use issues arising from the implementation of this Plan. The County Council has now prepared a new LTP 2006. Details of this and the 2000 LTP can be viewed on the County Council website.

Warwick District Local Plan 1989-2001

- 1.27** The Council adopted its first district-wide Local Plan, the Warwick District Local Plan 1989-2001, in 1995. This was written in accordance with the previous Warwickshire Structure Plan Alterations No.1 and therefore is now no longer in conformity with the latest Structure Plan and is not up-to-date. However, many of the policies and designations in the old Local Plan have been rolled forward into this Local Plan.
- 1.28** The previous Local Plan also set a planning framework for delivering 9,000 new homes and 125 hectares of employment land. This included the allocation of green field sites for approximately 2,800 new homes on the edge of the urban area and the allocation of a 'rural growth point' of 650 homes at the former Hatton Hospital site. It also allocated 50 hectares of green field employment land around the District. In the period since 1995, most of this development has now taken place with significant progress being made on the major allocations.

Warwick District Corporate Strategy and Other Strategies

- 1.29** The Council published its Corporate Strategy in 2003. The Strategy sets a number of priorities for the Council which are of relevance to the Local Plan; including the achievement of sustainable development, supporting the vitality of town centres and increasing the amount of affordable housing. Long term targets are set in relation to the development of previously developed land, performance of the town centres and numbers of affordable housing completed.

- 1.30 The Council has also published a number of other strategies and action plans with partner organisations that have guided the content of the Local Plan. The Council is committed to developing further strategies over the next four years. The Local Plan has a key role to play in delivering and informing some of these strategies: including the Housing Strategy, Crime and Disorder Strategy, Economic Development Strategy, Action Plans for each of the Town Centres, Leisure and Recreation Strategy, Tourism Action Plan, Trees & Woodlands Strategy and Open Space Assessment and Audit.

Background Reports to the Local Plan

- 1.31 There are a number of pieces of research which have to be undertaken to inform the policies and designations of this Local Plan. Work began on these in late 2000 and to date has involved a direct input from officers of the Council, District Councillors, the general public and a wide range of other stakeholders, statutory consultees and interested parties. The main background reports underpinning the Local Plan are as follows:-

Report of Public Consultation (Local Plan Pre-Deposit Consultation) – September 2002

- 1.32 In April 2001, the Council undertook a public consultation on the key planning issues facing the District for the period to 2011. This consultation involved a number of activities including the production and distribution of a 'Key Issues Report' sent to over 300 consultees, a questionnaire leaflet distributed to households across the District and a series of public exhibitions, meetings with local groups and themed 'forums' with a range of stakeholders and interested parties. The results of this consultation have informed the policies of the Local Plan and are available to view on the District Council website.

Urban Capacity Study – July 2002

- 1.33 The Council undertook an Urban Capacity Study in 2002. This was a comprehensive study exploring how much additional housing and employment could be accommodated within the four towns. This has included a detailed analysis of a range of development sites and an estimate of the potential from other less definable sources of urban capacity. This work has influenced the housing and employment policies/allocations within the Local Plan. The Urban Capacity Study can be viewed on the District Council website.

Land Use Monitoring

- 1.34 The Council annually monitors housing and employment development within the District. The results of this exercise have helped to inform the policies/allocations within this Local Plan and measure our progress towards achieving the targets within the Structure Plan. The Housing Monitoring Report – 2005 has been used as the 'base date' for this Local Plan and can be viewed on the District Council website.

Local Plan Annual Monitoring Report

- 1.35 One of the requirements of the Planning & Compulsory Purchase Act is that all planning authorities prepare Annual Monitoring Reports. These became a statutory requirement in 2005, however the Council prepared its first Annual Monitoring Report in December 2004 to measure the effectiveness of the policies within the Local Plan. A copy of the most up-to-date and previous Annual Monitoring Reports can be viewed on the Council's website.

Warwick Retail Studies – May 2002, May 2004 and February 2005

- 1.36 The Council commissioned retail consultants to take a fresh look at a wide range of issues surrounding retailing and the vitality of the District's town centres in 2002. This work has influenced the retail policies within the Town Centres chapter of the Local Plan. Further work was commissioned in 2004 and 2005 to give the Council a better understanding of the need for further retail floorspace within the district.

Habitat Biodiversity Audit/SINC Study

- 1.37 For several years, the Council has worked alongside other authorities within Warwickshire and the Warwickshire Wildlife Trust to undertake a habitat biodiversity audit of the County. In particular, this has sought to identify Sites of Importance for Nature Conservation (SINCs). This work has also informed the Urban Capacity Study.

Sustainability Appraisal

- 1.38 The Council has undertaken a Sustainability Appraisal as part of the process of preparing the Local Plan. This Appraisal, carried out by the Council advised by consultants, has sought to comply with the requirements of the Planning & Compulsory Purchase Act and the European Union Directive 2001/42/EC on Strategic Environmental Assessments. The purpose of the appraisal was to ensure that the economic, environmental and social impacts of policies had been taken into account. It has therefore influenced and enhanced the content of the Local Plan in order to achieve the objective of sustainable development. The Sustainability Appraisal and its methodology can be viewed on the District Council website.

The Local Plan Process

- 1.39 This Local Plan has been prepared in accordance with the Development Plan Regulations 1999 (as amended by transitional arrangements put in place by Government in 2003) which sets out the prescribed procedure which the Council must follow before the Local Plan can be adopted. The timetable for this work is set out in the Council's Local Development Scheme which can be viewed on the Council's website.
- 1.40 The key stages that this Local Plan followed are set out below.

First Deposit Version

- 1.41 The Council approved the First Deposit Version of the Local Plan in October 2003 and placed this "on deposit" for formal objections and representations in support between December 2003 and January 2004. Following the deposit period, the Council considered all the comments received.

Revised Deposit Version

- 1.42 The Council approved the Revised Deposit Version of the Local Plan in May 2005 and "re-deposited" the Local Plan for formal objections and representations in support between July and August 2005. This document made changes to the First Deposit Version some of which arose in response to objections received during the first deposit period.

Public Local Inquiry

- 1.43** In view of the objections made to the Local Plan, the Council asked the Planning Inspectorate to hold a Public Local Inquiry to consider these objections. This took place between April and September 2006 and was chaired by Planning Inspector Mr. Clive Richardson. Mr. Richardson issued his report to the Council in June 2007. It should be noted that this report was binding on the Council in accordance with transitional regulations.

Adopting the Local Plan

- 1.44** Following receipt of the Inspector's report, the Council proceeded to adopt the Local Plan in September 2007.

Building on the Policies of the Local Plan

- 1.45** The policies, allocations and designations within this Local Plan will, where appropriate, be amplified and expanded upon by the Council through the use of Supplementary Planning Documents. The Council's programme for preparing these is set out in its Local Development Scheme which can be viewed on the Council's website.



Chapter 2: User Guide

User Guide

2.1 The user guide aims to clarify how the Local Plan should be used by applicants. It will provide an understanding of which policies may determine your planning application.

2.2 In 2004, Parliament approved the Planning & Compulsory Purchase Act, heralding some major changes to the planning system. One of these will see the gradual replacement of Local Plans with “Local Development Frameworks”. These will comprise a series of planning policy documents prepared at different times by the planning authority. While the new Act was in preparation, the Government asked those local authorities that were preparing Local Plans to put these in a format that was “Local Development Framework friendly”. This approach includes having a clear and separate core strategy, the grouping of policies relating to a specific area (such as the town centres) and bringing together all the site specific policies in one place. These principles have helped guide the format that the council has used for this Local Plan.

2.3 The structure of the Local Plan is set out in a format and style that aims to ensure that the user is aware of all relevant policies. This will help the applicant to put together an application which is sustainable and addresses all the relevant issues applicable to the proposed development.

2.4 It is a key principle of this Local Plan that users should have regard to all relevant policies when considering development on a particular site. Individual policies do not seek to cover all potentially relevant matters where this is otherwise covered by another policy. For example, most policies will not refer directly to matters of layout and design, protecting the amenity of nearby uses and residents, access or parking since these issues are covered under policies DP1, DP2, DP6 and DP8 respectively. Whilst some policies do make a specific cross reference to other policies, the absence of a named cross reference should not be interpreted as meaning that this policy is not relevant.

2.5 The following indicative sequence sets out how to evaluate your planning proposal against the policies of the Local Plan. You will need to follow the steps outlined below:-

Look at the Proposals Map and Inset Plans

2.6 The Proposals Map and Inset Plans define the area to which your application relates and show whether there are any constraints which should be applied to your application. The site could be:-

- covered by a specific policy, see Site Specific Policies in Chapter 10;
- within a designated area, see Designated Area Policies in Chapter 9;
- within the rural area, see Rural Area Policies in Chapter 8;
- within a town centre, see Town Centre Policies in Chapter 7;
- within an urban area, see Urban Area Policies in Chapter 6; and/or
- covered by a particular notation, check the key to see which policy is relevant, e.g. if it is covered by a local shopping centre symbol, see UAP4.

2.7 The District Wide proposals map outlines the policies and designations which apply across the district. The main urban areas are shown on the Warwick & Leamington Urban Inset (proposals map part 2) and the Kenilworth Inset (proposals map part 5). Proposals for Leamington and Warwick town centres are shown on the Leamington town centre inset (part 3) and Warwick town centre inset (part 4). In addition there are five A4 inset plans which show the specific areas of:

- Lapworth (Kingswood)
- Hampton Magna
- Barford
- Bishop's Tachbrook
- Coventry Airport / Siskin Drive

Look at Chapter 5, Sustaining Communities

2.8 Does your proposal help to sustain a community? Helping to create mixed communities that can have access to services, leisure and community infrastructure, maintains and encourages a vibrant and sustainable quality of life.

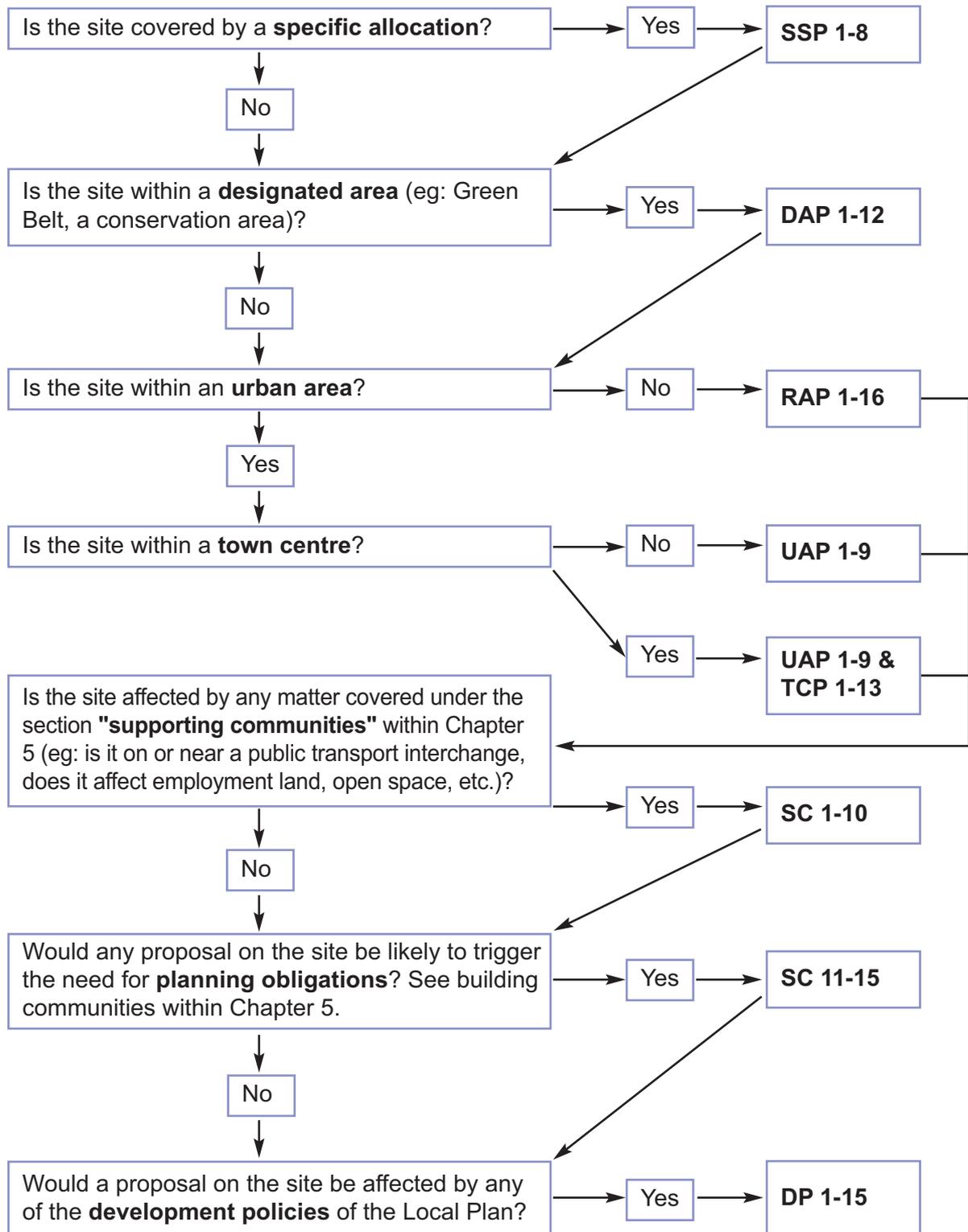
The final assessment is against the Development Policies

2.9 The aim of the Development Policies is to act as a sustainability checklist, once all the other policies have been met. The policies are applicable to all development proposals, whether for a new housing scheme, an extension to a factory, a change of use or a conversion of a dwelling to a business.

In all cases refer to the key for help.

How do I find out what policies should apply to a particular site?

Firstly, locate the site on the Proposals Map and Inset Plans and then please follow the steps below.



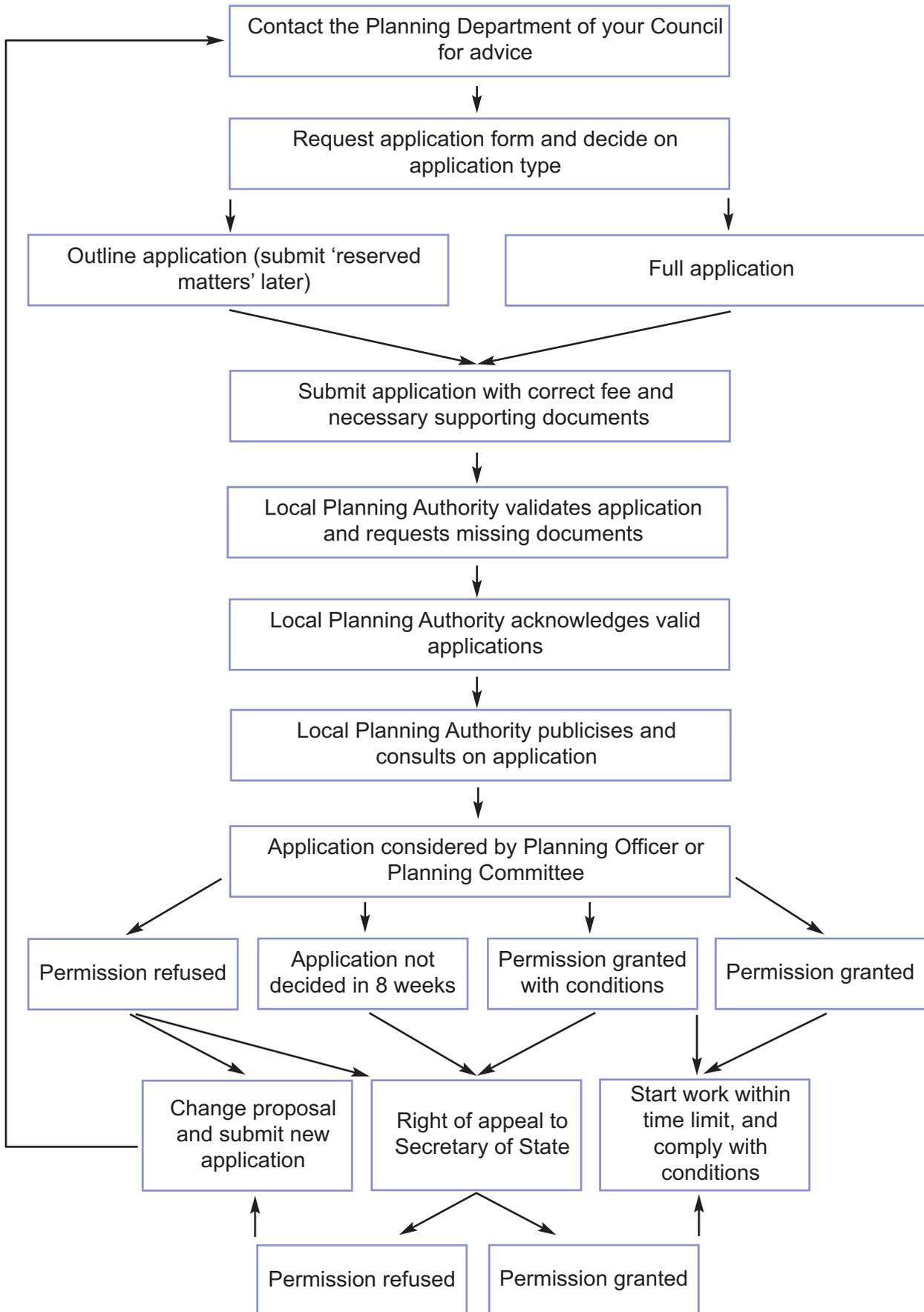
Planning Information

- 2.10** Planning applications are determined primarily against policies in the development plan. The following points are assessed and considered when determining a planning application:-
- policies contained within supplementary planning guidance and supplementary planning documents;
 - number, size, layout, siting, affordability and external appearance of buildings;
 - representations of objection and support;
 - proposed means of access, landscaping and impact on the neighbourhood/ streetscene;
 - availability and suitability of infrastructure, such as roads, drainage and water supply;
 - proposed use of the development; and
 - environmental impact and sustainability issues.
- 2.11** You can select an agent to submit the application on your behalf, for example, an architect, or draughtsperson. Or you can make the application yourself. Applications can now be made electronically, including online fee payments via the Planning Portal.
- 2.12** Anyone can make an application, irrespective of who owns the land or buildings concerned. However, if you are not the owner, or are in part-ownership, you are required to inform the owner or those who share ownership, including any leaseholder whose lease still has seven or more years to run, and any agricultural tenant.
- 2.13** If you have a query regarding the submission of a planning application you can write an informal letter detailing as much information as possible, including a sketch of the proposal with some idea of the size and proportions, to a Planning Officer. Please allow at least 10 working days for a reply. Alternatively officers are usually available after 2pm for enquiries, depending on their workload and commitments.
- 2.14** The following general planning guidance and advice is available from reception at Riverside House. Those marked with an asterisk* are available via the Council's website:-
- Planning: A Guide For Householders – What you need to know about the planning system (ODPM)
 - Planning Permission: A Guide For Business (DTLR)
 - A Guide for Householder Planning Applications, with an application form (Warwick District Council)*
 - A Guide for Planning Applications, with an application form (Warwick District Council)*
 - A Guide for Listed Building and Conservation Area Consent Applications, with an application form (Warwick District Council)*
 - Distance Separation: Supplementary Planning Guidance (Warwick District Council)
 - The 45 Degree Guideline: Supplementary Planning Guidance (Warwick District Council)
 - A Householder's Planning Guide for the Installation of Satellite Television Dishes (DTLR)
 - Agricultural Buildings and Conversion (Warwick District Council)*
 - Design Advice on Shopfronts and Advertisements in Warwick and Leamington Spa (Warwick District Council)*

- Painting the Facades of Buildings in The Conservation Area of Royal Leamington Spa (Warwick District Council)*
- Grants for Historic Buildings in the Warwick District (Warwick District Council)*
- Listed Buildings & Conservation Areas (Warwick District Council)*
- A Development Guide for the Conservation and Protection of Listed Buildings and Buildings in Conservation Areas (Warwick District Council)*
- Windows in Listed Buildings (Warwick District Council)*
- Roofs on Listed Buildings (Warwick District Council)*
- Security for Retail Premises (Warwick District Council)*

2.15 National Planning Application Forms (1APP) are to be introduced as from 1st April 2008 and will replace the various forms issued by Warwick District Council. Information about the new forms will be available on our website.

The Planning Application Process



Useful Contacts

Warwick District Council Switchboard	01926 450000
Warwickshire County Council Switchboard	01926 410410
Environment Agency	01543 404808
County Ecology	01926 418060
County Museum (Archaeology)	01926 412276
English Heritage	0121 6256844
Natural England	01295 257601
Police Architectural Liaison	01926 415000
Tree Preservation	01926 456525
Sport England	020 72731797
The Ramblers Association	01926 402166
Landscaping/Trees	01926 456219
Warwickshire Wildlife Trust	024 76302912

Contacts for Developer Obligations Section (Sustaining Communities Policies)

Affordable Housing	01926 456422
Access Officers	01926 456511/456535
WCC Transport	01926 412170
Open Space and Recreation	01926 456211
WCC Community Facilities	01926 412170
WCC Education	02476 650913
WCC Green Transport Plans	01926 412105

Planning

A full list of Planning Officer contacts is available on the Council's website.

Head of Planning and Engineering

John Archer 01926 456500

Policy and Projects

ldf@warwickdc.gov.uk 01926 456502/456504

Conservation:

conservation@warwickdc.gov.uk 01926 456508

Appeals, Enforcement and Tree Protection:

planning_appeals@warwickdc.gov.uk 01926 456525

Householder Development and Planning Permission Enquiries and Information

Eastern Areas:

planning_east@warwickdc.gov.uk 01926 456538

(Leamington Spa, Cubbington, Heathcote, Tachbrook Park, Warwick Gates, Whitnash, Bishop's Tachbrook, Radford Semele, Bubbenhall, Blackdown, Baginton, Eathorpe and Weston-under-Wetherley)

Western Areas:

planning_west@warwickdc.gov.uk

01926 456538

(Warwick, Kenilworth, Stoneleigh, Leek Wootton, Barford, Sherbourne,
Norton Lindsey, Hatton, Rowington and Lapworth)

Postal Address

Planning and Engineering
Warwick District Council
P.O Box 2178
Riverside House
Milverton Hill
Royal Leamington Spa
Warwickshire
CV32 5QH

Useful Website Addresses

www.warwickdc.gov.uk

(Warwick District Council)

www.planningportal.gov.uk

(Planning Advice & Information)

www.warwickshire.gov.uk

(Warwickshire County Council)

www.communities.gov.uk

(Communities and Local Government)

www.go-wm.gov.uk

(Government Office for the West Midlands)

www.wmra.gov.uk

(West Midlands Regional Assembly)

Chapter 3: Core Strategy

Core Strategy

“We want Warwick District to be Safe, Healthy, Fair and Prosperous,
Now and into the Future”

- 3.1** The above statement is taken from the Warwick District Community Plan 2001-2003. This is the joint vision for the District developed in partnership with other organisations and in consultation with the local community. This represents the community’s aspirations for the area.
- 3.2** The Core Strategy is intended to demonstrate how the Local Plan will contribute towards delivering this vision in an integrated manner with regard to economic, environmental and social aims.
- 3.3** The Strategy is therefore structured under the four main aims taken from the Government’s definition of sustainable development. These are:-
- to maintain high and stable levels of economic growth;
 - effective protection of the environment;
 - prudent use of natural resources; and
 - social progress which recognises the needs of everyone
- 3.4** Objectives have been identified under each aim although it should be recognised that some will contribute towards more than one aim. These will conform generally to the overriding purpose of the Structure Plan and to the Government’s aim of promoting more sustainable patterns of development. Development proposals which are consistent with all these objectives will therefore be encouraged.
- 3.5** The objectives will influence the nature and scope of policies within the following chapters of the Local Plan. These policies will be used to control and influence the location and nature of new development to ensure that the vision is delivered on the ground. Furthermore, the objectives will guide the Council in undertaking its land use planning function in relation to enforcement, policy guidance and conservation.
- 3.6** The objectives are intended to complement each other as far as possible although it is recognised there is potential for conflict, e.g. objectives to achieve economic growth may in some instances compromise environmental protection and vice versa. Balancing and integrating such objectives is acknowledged as the challenge of achieving sustainable development. This Strategy attaches equal weight to each objective and development proposals will therefore be expected to take account of, and balance, all objectives.
- 3.7** Most of the objectives in the core strategy could apply equally to all areas of the District. It is important therefore also to set out a spatial strategy to make clear where most new development will be directed. This spatial strategy is therefore set out first, with the main aims and objectives of the core strategy following it. The format of the remainder of the Local Plan has been set out to provide a planning policy framework to implement this spatial strategy.

The Spatial Strategy of the Local Plan

Most development will be directed to the four towns of the District; Royal Leamington Spa, Warwick, Kenilworth and Whitnash.

- 3.8** Policy GD.3 of the Warwickshire Structure Plan clearly directs most new development in Warwickshire over the period of this Local Plan into towns with a population of over 8,000. Within Warwick District, these are the towns of Royal Leamington Spa, Warwick, Kenilworth and Whitnash. Furthermore, the Regional Planning Guidance for the West Midlands identifies Warwick and Leamington Spa as key nodes within one of the region's High Technology Corridors. This Local Plan identifies boundaries to all four of these towns and has a distinctive set of policies for land and buildings within them. These are the **Urban Area Policies (chapter 6)** of the Plan.

The three town centres of Royal Leamington Spa, Warwick and Kenilworth will be the main shopping and service centres within the district.

- 3.9** Policies TC.1 and TC.2 of the Warwickshire Structure Plan require Local Plans to ensure that town centres are the focus of a balanced mix of retail, office, entertainment, leisure and residential development and furthermore that all main shopping, entertainment and leisure development should be located there. The Structure Plan identifies the above three town centres within Warwick District; with Leamington Spa town centre recognised as the main town centre within the District. This Local Plan identifies boundaries to these town centres and has a distinctive set of policies for land and buildings within them. These are the **Town Centre Policies (chapter 7)** of the Plan.

The remainder of Warwick District is defined as rural and development here will generally be provided only to meet the needs of the local population and to support rural communities except where development is identified and site specific policies apply.

- 3.10** Over 90% of land within Warwick District is outside of the four main towns and the majority of this is rural in character. Within rural areas, policy RA.1 of the Warwickshire Structure Plan requires that development, other than for minerals and waste, should be provided specifically to meet the needs of the local population and to support rural communities. The Local Plan identifies boundaries to these rural areas and has a set of policies for land and buildings within them. These are the **Rural Area Policies (chapter 8)** of the Plan.
- 3.11** This rural area of the District is diverse. Whilst much is rural in character, it also contains a number of significant areas of developments. Where appropriate, these areas have been identified and policies to control and where appropriate, support development within them included within the **Site Specific Policies (chapter 10)** of the Plan. These include the

Stoneleigh Park (policy SSP3), Coventry airport (SSP7) and a number of other institutions and major developments (SSP2). The University of Warwick (SSP2) is identified as a key education/research facility within one of the region's High Technology Corridors in Regional Planning Guidance.

Within the rural area, development to meet local needs will be focussed in the villages of Barford, Bishop's Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele.

- 3.12** Policy RA.3 of the Warwickshire Structure Plan requires that housing and industrial development should be related to a hierarchy of settlements and should meet local needs identified by the community. The Local Plan identifies the five villages of Barford, Bishop's Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele as the most suitable villages within this strategic context to be the focus of any development to meet local needs within the rural areas. Policies to guide this development are set out in policy RAP1.

The Core Strategy of the Local Plan

Aim 1: To Maintain High and Stable Levels of Economic Growth

Objective 1A: To maintain high levels of economic growth

- 3.13** We will meet the employment needs of the whole community in the district by making provision for the release of up to 132 hectares of employment land to be built within the District between 1996 and 2011. This requirement is set out within the Structure Plan and is to meet employment demands arising from in-migration as well as stemming from the resident population. Appendix One of the Local Plan identifies the current supply of employment land at April 2005.
- 3.14** This objective will be achieved by allocating 7.5 hectares of land for employment uses and by protecting employment sites from redevelopment for other uses. We will continue to monitor our progress towards achieving this objective.
- 3.15** Within this objective we will support the needs of small businesses by allocating land suitable for small investment sites. These sites will provide opportunities for small businesses to establish and develop. We will also encourage the concept of home working by supporting appropriate proposals.

Objective 1B: To promote and enhance vibrant rural communities

- 3.16** We will safeguard rural communities and enterprises by supporting proposals that seek to meet genuine local needs. We recognise that the rural economy is changing and that there is pressure for diversification of farm-based operations in order to support agricultural operations. It is also recognised that the countryside of Warwick District is a rich asset that if managed properly can contribute towards the success of the diversification of the rural economy. We will therefore support genuine proposals for farm diversification that protect the

character of the rural area. We will also encourage the conversion of appropriate rural buildings to employment uses that meet local needs.

Objective 1C: To meet the housing needs of the whole community to 2011

3.17 A key factor in enabling an economy to grow is there being sufficient housing choice for everyone. We will therefore make provision for the release of sufficient land to meet the strategic housing requirement as set out in Appendix 2. This requirement is set out within the Structure Plan and Regional Planning Guidance and is to meet demand arising from in-migration as well as stemming from demographic change within the resident population. It includes need for affordable as well as market housing (see objective 4A). Appendix 2 of the Local Plan identifies the current and forecast supply of dwellings at April 2005.

3.18 This objective will be achieved by granting planning permission for windfall proposals on previously developed land in urban areas, i.e. sites not allocated in the Local Plan but where residential development is acceptable. This objective will be achieved without allocating any land for new dwellings or renewing any allocations from the previous Local Plan (1995). We will continue to monitor our progress towards achieving this objective.

Objective 1D: To enhance the vitality and viability of town centres

3.19 Town centres play an important role in supporting local economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, supporting investment and jobs. We will therefore maintain the shopping function of Leamington Spa, Kenilworth and Warwick and support proposals which enhance their respective roles within the town centre hierarchy, as set out in the Structure Plan. We will also encourage proposals which diversify the range of uses in the town centres without compromising their shopping function, particularly uses which make the town centre more attractive to residents, employers, shoppers and visitors.

Objective 1E: To promote the regeneration of deprived areas

3.20 We recognise that despite the District-wide indicators suggesting a healthy local economy, there are areas experiencing particular deprivation. Regeneration activities within Warwick District aim to alleviate the social and economic problems faced by communities and neighbourhoods. We will support proposals which contribute towards the achievement of regeneration objectives, particularly within the Old Town area of Leamington Spa.

Objective 1F: To promote sustainable tourism

3.21 Tourism is an important part of the Warwick District economy. It is recognised that the historic towns and open countryside are a tourism asset and if managed properly can contribute towards the success of the local tourism economy. We will encourage sustainable tourism that protects local communities and safeguards (and where possible enhances) the environment and particular character of an area. In particular, tourism related proposals should, wherever possible, be accessible by various transport modes.

Aim 2: Effective Protection of the Environment

Objective 2A: To protect and improve land quality

- 3.22** We will protect and improve land quality by maximising the use of previously developed land and buildings (as defined in annex B of PPS3) and resist the unnecessary development of greenfield land. We will support proposals which re-use vacant previously developed land and which make the best use of such land for development (subject to protecting land which is of nature conservation value or historic interest in accordance with other policies of this Local Plan). We will give particular encouragement to the recycling of industrial land to new employment uses. We will also support proposals which bring vacant buildings back into use, particularly upper floors of buildings within town centres. We will only permit development on greenfield land where it will significantly contribute towards the achievement of objectives of the Core Strategy.
- 3.23** The Structure Plan has set indicative minimum targets for the percentage of new housing and industry on previously developed urban land and buildings and we will seek to achieve and exceed these targets. Appendices 1 and 2 of the Local Plan identify the position in relation to these targets at 2005. We will continue to monitor our progress towards these targets.

Objective 2B: To protect and enhance the natural environment

- 3.24** We recognise our responsibility to protect important assets of the natural environment, particularly biodiversity, for current and future generations. An attractive and diverse natural environment will contribute towards the achievement of economic, environmental and social aims. We will therefore protect the landscape character, geological/geomorphological features and wildlife habitats and species of value and acknowledged national, regional or local importance from inappropriate new development in urban and rural locations. We will aim, wherever possible, to enhance all of these assets.
- 3.25** In circumstances where there are overriding reasons for development, we will secure a high standard of mitigation and/or off-site compensation. We will also support proposals which enhance and secure the positive long term management of natural environmental assets. Alleged breaches of planning control will be investigated and appropriate action taken to protect the natural environment as part of our enforcement role.

Objective 2C: To protect and enhance the historic environment

- 3.26** We recognise our responsibility to protect and conserve the historic environment for current and future generations. An attractive historic environment will contribute towards the achievement of economic, environmental and social aims. We will therefore protect the character and appearance of listed buildings, conservation areas, historic landscapes including registered parks and gardens, archaeological sites of national importance and scheduled ancient monuments from inappropriate new development. We will support proposals which make appropriate use of, and enhance the appearance of, listed buildings and we will encourage such buildings to be fully utilised. We will also require proposals to enhance the character and appearance of conservation areas. Furthermore, we

recognise that the historic environment includes both designated and non-designated areas, buildings and other structures and we will ensure that appropriate protection is given to non-designated aspects.

- 3.27** We will encourage the upkeep and promote the maintenance of the historic environment through seeking source funding for grant aid and providing advice. Alleged breaches of planning control will also be investigated and appropriate action taken to protect the historic environment as part of our enforcement role. We will also support proposals which secure the positive long term management of the historic environment.

Objective 2D: To maintain and enhance the quality of landscapes and townscapes

- 3.28** The landscape quality of our rural areas and the character and setting of the District's towns and villages are important in giving Warwick District distinctiveness and identity. The historic street patterns and 'green corridors' that run through the towns and villages are important features and distinctive attributes of the District. We will protect sensitive areas from new development to ensure that the towns and villages retain their separate identities and individual characters.

Objective 2E: To promote high quality sustainable design and enhance the built environment

- 3.29** The appearance of new development can have a significant impact on the quality of our built environment which in turn can influence the achievement of other economic and social aims. Securing good design is essential to achieving attractive environments for people to live and work in and to visit. We will require proposals to have regard to their context and to local architectural, historical and natural features. We will support proposals which can demonstrate a positive contribution to the quality of the built environment and will encourage innovative design which is sensitive to its locality. We will encourage excellence in sustainable development through innovation in design, the use of materials, new technologies and construction techniques.

- 3.30** We will also promote good design through supporting design award schemes, undertaking enhancement schemes and supporting regeneration initiatives. Alleged breaches of planning control will also be investigated and appropriate action taken to protect the built environment as part of our enforcement role.

Objective 2F: To protect and improve air quality

- 3.31** Air quality is controlled by numerous factors, many of which are outside the control of local authorities. We will seek, however, to maintain and improve local air quality by guiding and controlling the location of new development, particularly where this would have an impact upon public health or the natural environment.

Aim 3: Prudent Use of Natural Resources**Objective 3A: To reduce the need to travel**

- 3.32** Reducing the need for people to travel for everyday activities will contribute towards reducing the use of the motor vehicle. The Structure Plan has set targets to restrict the predicted growth in peak period vehicular traffic in the main urban areas and transport corridors. We will contribute towards achieving this target by directing new employment, retail, services and leisure development to locations which are within easy walking and cycling distance of major residential areas and which have good accessibility by public transport. In most circumstances, this will be locations within the town centres of the urban area. We will also direct all new housing to locations which have good access to town centres by means other than the private car. This will mean a concentration of most new development within the urban areas of Leamington Spa, Kenilworth, Warwick and Whitnash. Within rural areas our focus will be on encouraging growth that will meet the needs of rural communities and thereby reduce, as much as possible, their need to travel.
- 3.33** We will also encourage mixed use developments and proposals for home working that provide opportunities for people to live, shop or work in close proximity.

Objective 3B: To promote the use of more sustainable travel options

- 3.34** The availability of public transport and pedestrian and cycle infrastructure is important in encouraging people to reduce their use of the private car. The development of services and infrastructure which is convenient, safe and attractive to use will help to provide a realistic alternative mode of travel. The achievement of this objective will also contribute towards the economic and social aims. The Structure Plan has set targets to restrict the proportion of journeys by car and increase the proportion of journeys by cycle and public transport.
- 3.35** We will therefore make, support and facilitate proposals to improve public transport services and infrastructure, including new transport interchanges. Furthermore, we will direct major travel generating developments to locate near to public transport interchanges to encourage patronage. We will also protect and support proposals to improve footpaths and cycleways. New developments will also be required to contribute towards transport infrastructure to improve public transport, walking and cycling facilities as well as being designed to support these modes of travel.

Objective 3C: To ensure the prudent use of scarce resources and limit and reduce the impacts on climate change

- 3.36** We recognise the need to conserve energy resources, water and high quality land for future generations. The consumption of energy resources can also contribute towards pollution affecting human health and the environment. We will encourage new development to adopt measures to reduce energy and water consumption and minimise pollution. We will also protect the best and most versatile agricultural land and the landscape from inappropriate new development.

- 3.37 The development of infrastructure powered by renewable energy resources can support this and other objectives of the Core Strategy. We recognise the importance of this issue and will support such proposals provided they do not harm the surrounding environment.

Objective 3D: To reduce the generation and disposal of waste

- 3.38 We recognise that good planning and design can make a contribution towards achieving national and local targets for promoting sustainable waste management. We will require that new developments make provision for kerbside collection, waste separation and minimisation wherever this is appropriate. We will also encourage recycling and the re-use of resources wherever possible.

Aim 4: Social Progress which Recognises the Needs of Everyone

Objective 4A: To make housing affordable and available to everyone

- 3.39 Housing is a key component of a good quality of life and everyone should have the opportunity of a decent home. We recognise the importance of meeting the housing needs of the whole community. The Structure Plan has set indicative figures for affordable housing need. We will adopt realistic and deliverable mechanisms and targets to respond to this need. We will therefore encourage affordable housing development to meet local needs. We will also secure the provision of affordable housing from new residential developments.

Objective 4B: To reduce poverty, social exclusion, crime and anti-social behaviour.

- 3.40 We recognise the importance of everyone, regardless of age, gender or disability, having access to everyday activities. We will encourage proposals that are inclusive by ensuring that development is located in areas which are accessible to people who do not have use of a private car. We will also support inclusive environments that are designed and laid out to provide accessibility to all groups within society, including homes that meet the needs of all within society. Furthermore, we will encourage new development to design out the potential for crime and anti social behaviour.

Objective 4C: To improve the health and well-being of communities

- 3.41 There are many ways in which the Local Plan seeks to promote healthy lifestyles. These include reducing peoples need to travel and offering them safe and convenient alternatives on foot, cycle or public transport and promoting local shops and services. Providing a variety of leisure and recreational opportunities and protecting open space is also essential to promote the health and well-being of the community and support social inclusion. These measures can also contribute towards the achievement of economic and environmental aims. We will protect open space and recreation facilities from new development and support proposals which improve leisure and recreation provision. We will also secure open space and facilities from new housing and employment development.

Objective 4D: To protect and improve the amenity of the local community

- 3.42** We recognise the importance of people being able to enjoy the use of their homes, places of work and public spaces. We will ensure all new development takes account of surrounding uses and is designed to protect and improve standards of amenity. Alleged breaches of planning control will also be investigated and appropriate action taken to protect the amenity of the local community as part of our enforcement role.

Objective 4E: To protect, enhance and improve accessibility to local services and community facilities

- 3.43** We recognise the valuable role community facilities have in supporting people and engendering a sense of community. We will support proposals for new facilities within the communities they propose to serve and seek to protect existing facilities that meet community needs.



Chapter 4: Development Policies

Development Policies

- 4.1** It is important that all development, irrespective of its nature or location, respects its surrounding environment, is safe to use and is fit for its intended purpose. The policies within this chapter of the Plan are therefore generic and all development proposals, e.g. new development, extensions/alterations and changes of use, within the District will be assessed against them as appropriate.
- 4.2** The policies will seek to:-
- contribute towards the achievement of the Core Strategy, specifically in relation to the Environmental and Social Objectives;
 - assist with the understanding of issues that need to be considered when looking at development proposals; and
 - ensure that applicants are clear what information they will be expected to provide when submitting development proposals to the Council.

DP1 Layout and Design

Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features, including prominent ridge lines;
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) provide adequate open space for the development in terms of both quantity and quality;
- j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- k) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; and
- l) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement.

- 4.3** The appearance of development and its relationship with its surrounding built and natural environment can have a significant effect on the character of an area. This is as relevant in more modern development as it is in historic conservation areas. Securing new development that can positively contribute to the character of the environment of the District is therefore of primary importance. This can be achieved through careful consideration of design and layout with regard to the context of the site and the townscape and landscape of the surrounding area.
- 4.4** Government guidance has given greater importance to design policies in Local Plans and to the consideration of design matters in determining planning applications. It promotes good design and layout in helping to improve the quality and attractiveness of residential areas. This guidance is reflected in the emphasis on design within the Structure Plan. Furthermore, the results of the pre-deposit consultation exercise showed that 85% of respondents called for stronger design guidance.
- 4.5** The objective of this policy is to achieve good layout and design and this should be the aim of everyone involved in the development process. Reference to PPS1 (Delivering Sustainable Development) may also inform development proposals.
- 4.6** The Council is keen to encourage development solutions that will embrace sustainable planning objectives in order to bring forward positive impacts on the environment. It is therefore important for applicants to pay particular attention to the requirements of policies DP11, DP12, DP13, DP14 and DP15 when addressing layout and design matters.
- 4.7** The Council will produce Supplementary Planning Documents to amplify and exemplify this policy and give greater certainty to applicants. The Council is committed to preparing specific guidance to inform residential development. Further guidance produced may include:-
- defining the character of spaces, settlements and development corridors;
 - design briefs for key sites;
 - design guidance
 - sense of place/character documents for areas;
 - promoting local distinctiveness; and
 - trees within new development sites.
- 4.8** The Council encourages applicants to enter into pre-application discussions to help promote the local character and quality of an area. The Council will also, where it considers appropriate and with the agreement of the applicant, invite local representative groups to engage with the process of pre-application discussions.
- 4.9** Applicants will be expected to demonstrate that their development achieves good layout and design and complies with this policy and any relevant supplementary planning guidance. As a minimum, this should consist of a short written statement setting out the design principles alongside illustrative material.
- 4.10** Waste Strategy 2000 sets out the Government's vision of sustainable waste management. RPG11 includes targets to recycle or compost at least 30% of household waste by 2010 and 33% by 2015. In residential developments, developers should make adequate provision for waste separation and, for dwellings with gardens, composting. In non-residential developments, developers should indicate how the development will make adequate provision for the storage of waste in a manner which supports the principle of sustainable waste management.

- 4.11** It is important that a fully integrated approach is taken to the development of significant sites, and that this should be informed by a thorough analysis of the site and its surroundings. When considering proposals which have a significant impact upon the character and appearance of an area, the Council will expect applicants to produce a Character Appraisal and Design Statement to support their planning application. The Appraisal will be expected to include a full survey and design analysis of the site, its context and surrounding features. The Design Statement will be expected to:-
- identify key features of local distinctiveness and contextual features;
 - demonstrate how the proposal responds positively to these features;
 - identify design principles for the development proposed; and
 - demonstrate that all of the design criteria in the policy have been considered and addressed where appropriate.
- 4.12** Applicants unsure of whether they may or may not need to undertake a Character Appraisal or Design Statement are advised to contact the Council at an early stage in the development process.
- 4.13** The Council support the use of imaginative new designs in the right location, however, it is important that such proposals clearly demonstrate how they respect and reflect the character of the local area. This should be explained within the design statement. Poor layout and design which does not comply with this policy or any supplementary planning guidance adopted by the Council will be refused.

DP2 Amenity

Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the development.

- 4.14** The relationship of proposed development to surrounding uses and buildings is an important consideration in determining planning applications, particularly within residential areas. It is important that appropriate levels of amenity are provided and maintained for people and this is accepted as a fundamental principle of good planning.
- 4.15** The phrase ‘amenity’ is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses. Examples of disturbance and intrusion include: loss of privacy; loss of sun/daylight; visual intrusion; noise disturbance; and light pollution. This policy is applicable to all development proposals, including extensions and changes of use.
- 4.16** The securing of new development which has no impact on residential amenity may compromise other policies, such as achieving good design or making the best use of land. It will be important therefore to assess and weigh impacts on amenity against other objectives within the Local Plan. In considering development proposals, any appropriate mitigation measures that can be put in place will be taken into account in assessing the overall impact of the development on amenity.

- 4.17** The Council have produced Supplementary Planning Guidance which gives further advice to applicants on protecting residential amenity in relation to distance separation for new residential developments and 45 degree guidelines for extensions to existing properties. Further guidance on other types of development will be prepared as necessary.

DP3 Natural and Historic Environment and Landscape

Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-

- a) protect and/or enhance local ecology, including existing site features of nature conservation value;
- b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;
- c) protect and enhance the landscape character of the area, particularly respecting its historic character;
- d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;
- e) integrate the amenity space and proposed landscaping into the overall development;
- f) secure the long term management and maintenance of habitat/landscape features; and
- g) protect best and most versatile agricultural land

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.

- 4.18** Wildlife habitats, landscape and geomorphological features can contribute towards the character and quality of our environment, whose character is also the product of long-term historical processes. There is a wide appreciation of the contribution that such features, can make to the particular character of the District and to wider community and social objectives. This is relevant in both urban and rural areas. Securing new development that can positively contribute to the character of the natural and historic environment is therefore essential. This should be achieved through careful consideration of habitat/landscape design with regard to existing site features and the landscape character, geology/geomorphology and ecology of the surrounding area.

- 4.19** The District includes some of the Region's most valued as well as nationally and internationally renowned heritage assets. Beyond statutory protected assets the historic environment is fundamental to the wider character of the area's rural landscapes, towns and villages.

- 4.20** The Government attaches particular importance to the ‘greening’ of the environment and the need to view landscaping as an integral part of new development. Encouragement is also given on the protection of landscape, wildlife and historic features. This guidance is reflected in the Structure Plan which requires that development does not have an adverse impact on landscape, or features of ecological, geological/geomorphological or archaeological interest of local importance. Furthermore, the Warwickshire Landscape Guidelines and the Habitat Biodiversity Audit both highlight the need for action to be taken locally to counter the loss of wildlife habitat. This has been reflected within the aims of the Community Plan in relation to protecting the countryside and the urban environment.
- 4.21** The objective of this policy is to ensure that habitat/landscaping features and amenity space are a key component in the design of new development and form an integral part of the wider landscape and open space network.
- 4.22** The Council encourages applicants to submit landscape and ecological information as part of their application to demonstrate that they form an integral part of the layout and design of the development. It is recognised that minor developments and changes of use may have little or no impact on landscape features or character and therefore such information will not be required where this is the case.
- 4.23** Guidelines based on detailed landscape analyses have been prepared. The Warwickshire Landscape Guidelines published by Warwickshire County Council and the Countryside Commission in 1993 have been adopted by the District Council as Supplementary Planning Guidance. Development proposals will have to accord with the principles set out in the guidelines in order to comply with the requirements of this policy. The key diagram in the Warwickshire Structure Plan identifies certain areas as Special Landscape Areas. Although not identified on the proposals map of this plan, the guidelines will provide a framework in which to appropriately consider all proposals in these sensitive areas.
- 4.24** When considering proposals which have a significant impact upon the character and appearance of an area, the Council will expect applicants to produce a Nature Conservation and Landscape Analysis. The analysis will be expected to include:-
- an assessment of existing on and off site features of value and significance to the local environment;
 - an assessment of the local geodiversity, biodiversity and landscape character of the area;
 - details of the proposed habitat/landscaping features and how it responds positively to the findings of the assessment;
 - details of the how the site will contribute towards wider community and social objectives; and
 - details of arrangements for the ongoing maintenance of the features.
- 4.25** Applicants unsure of whether they may or may not need to undertake a Landscape Analysis are advised to contact the Council at an early stage in the development process. The Council will produce further guidance on Landscape Analysis to give greater certainty to applicants in accordance with the ‘character-based’ approach advocated in the Structure Plan.
- 4.26** Acknowledged sites of nature conservation interest such as those identified by the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull, and emerging Geodiversity and Biodiversity Action Plans will be taken into account when assessing the impact of development proposals on nature conservation interests.

- 4.27** The results of the programme of Historic Landscape Characterisation to be undertaken by Warwickshire Museum will need to be taken into account when assessing the impact of development proposals on the historic landscape.
- 4.28** The value of hedgerows in the landscape has been recognised by the Government by the introduction of regulations to protect 'important' specimens from the threat of damage or removal. There will be a presumption against the removal of hedgerows unless the relevant notification procedure has been fully complied with.

DP4 Archaeology

Development will not be permitted which harms Scheduled Ancient Monuments (as shown on the Proposals Map) or other archaeological remains of national importance, and their settings.

With regard to locally or regionally important sites there will be a presumption in favour of preservation, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.

Where planning permission is granted for development which will have an adverse affect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.

- 4.29** Archaeological remains are a finite resource. They are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. Warwick District is rich in archaeological remains and information on them is held in the County Sites and Monuments Record, maintained by Warwickshire Museum.
- 4.30** In accordance with Government advice set out in PPG16, there will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings, whether scheduled or not. Other important archaeological remains can be of either local or regional importance. They may also become scheduled in the future and therefore it is important to protect them from the adverse effects of development.
- 4.31** The Council recognise that there will be cases where the benefits of the development outweigh the harm to the archaeological remains taking into account their significance. In such circumstances, provision of archaeological investigation and recording will be required as part of a Section 106 agreement or planning condition.
- 4.32** It is not always sufficient to rely on existing information to allow an informed decision to be made about the archaeological consequences of a proposal. In such circumstances, the applicant will be required to arrange for a field evaluation to be undertaken before the planning application is determined. Regardless of circumstances, the decision-making process is always easier if any archaeological aspects of a development site can be considered early in the planning process.

- 4.33** The Council will, in conjunction with English Heritage, the National Trust and other interested parties, seek to secure the management and maintenance of archaeological sites, encouraging the provision of interpretative facilities for education and recreational purposes.

DP5 Density

Development will only be permitted which makes the best use of land and buildings.

In the case of residential developments, the following net densities should be achieved unless such a density would compromise the character of the area or the standards of residential amenity:-

- a) in town centres and near to public transport interchanges in urban areas, a net density of no less than 50 dwellings per hectare
- b) elsewhere, a net density of no less than 30 dwellings per hectare

- 4.34** Maximising the use of land and buildings is important in avoiding the unnecessary development of green field land. It is also important in ensuring that buildings are kept fully operational and in a good state of repair.

- 4.35** Government guidance and the Structure Plan require that land is developed efficiently and that the best use is made of residential land and buildings through increased densities. Inefficient use of land for residential development has been defined as a net density of less than 30 dwellings per hectare. Furthermore, government guidance advises Local Planning authorities to seek greater intensity of development in places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors. The results of the pre-deposit consultation exercise showed that 59% of respondents gave general support to allowing higher density housing within towns provided that the quality of the environment can be maintained.

- 4.36** The Council consider that making best use of land and buildings is a principle that should be applied to all development types and not just residential. For the purposes of this policy, a development which makes the “best use of land” is one which achieves firstly, a density that is commensurate with the efficient use of the land and, secondly, a high standard of layout and design which is in keeping with the character of the locality. Within town centres, higher density developments will be appropriate as these will help to support the objective of reducing dependence on the private car and increase the patronage of public transport. In terms of design and layout, higher densities in town centres are more likely to reflect the existing character of the locality. Applicants should refer to the other Development Policies and the Sustaining Communities Policies. The application of the minimum densities in the policy may not be appropriate in certain circumstances, for example, conversions to residential use in mixed use buildings.

- 4.37** The Council accepts that there may be instances where development below the minimum densities set out above may still be considered to make best use of the land. This may be, for example, where there are particular site constraints or where the character of the locality clearly suggests that a lower density scheme is appropriate. In such circumstances, the applicant will need to demonstrate why the appropriate minimum density cannot be achieved before permission will be granted.

DP6 Access

Development will only be permitted which provides safe, convenient and attractive access routes for pedestrians, cyclists, public transport users and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:-

- a) do not cause harm to highway safety;
- b) are designed to give priority access to, and allow penetration by, pedestrians, cyclists and public transport services, as appropriate; and
- c) integrate the access routes into the overall development.

4.38 The safety of all highway users is of paramount importance when considering the provision of access to and from new development. It is important that new developments are planned and designed in order to ensure the safety of pedestrians, cyclists and occupants of vehicles through the design and layout of footpaths, cycleways and roads.

4.39 The Government places great emphasis on people being able to travel safely whatever their chosen mode of travel. They urge the needs and safety of all members of the community to be considered when designing new development, with people being put before traffic. The Structure Plan transport policies require the needs of people to access new development to be fully met and for development to give the highest priority to improving public transport and facilities for walking and cycling. The results of the pre-deposit consultation support this approach with over 50% of respondents strongly agreeing that new development should be accessible by public transport.

4.40 An important objective of this policy is to ensure that the design and layout of development helps to promote social inclusion and caters for all people, particularly those who do not have regular use of a car. The attractiveness of the access, both within and into the site for public transport users, pedestrians and cyclists, is also an important factor in influencing the mode of travel people will use. By giving priority to these forms of transport, new developments will discourage unnecessary car use and support initiatives within the Local Transport Plan, Community Plan and, where applicable, Travel Plans aimed at reducing congestion and promoting sustainable transport.

4.41 All highway infrastructure will be required to comply with Transport and Roads for Developments: The Warwickshire Guide 2001 which was produced in consultation with a wide range of authorities, businesses and organisations. It was adopted by Warwickshire County Council in September 2001 as supplementary guidance to the Local Transport Plan. It provides guidance to applicants on assessing the overall transport requirements for new developments, the types of transport improvements likely to be justified, the layout and design of new accesses and the procedures and agreements which will be used. Development will be required to conform positively to the Guidance and provide a better environment for pedestrians and cyclists, better traffic management and public transport and more transport choice. Applicants should also have regard to national or local guidance where relevant to the location and nature of development, for example supplementary planning guidance produced by the Council.

4.42 The provision of access for pedestrians and cyclists will be required on all development that generates traffic. The provision of access for public transport will only apply to developments where the scale, nature and location warrant such provision and applicants unsure of whether they need to make such provision are advised to contact the Council at an early stage in the development process. Applicants should also demonstrate how pedestrians, cyclists and public transport users access the site taking into account safety, convenience and attractiveness.

4.43 It is acknowledged that in some locations the most appropriate highway access may not accord with other policy objectives, such as achieving good layout and design. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

DP7 Traffic Generation

Development will not be permitted which generates significant road traffic movements unless practicable and effective measures are taken to avoid adverse impact from traffic generation.

In appropriate circumstances, development proposals will be required to demonstrate how they comply with this policy by way of a Transport Assessment and, where necessary, Travel Plan.

4.44 Road traffic can have a significant negative impact on the environment in particular through the effect on air quality and climate change. It is also linked to associated health problems. As such the unchecked growth of road traffic can impinge on the achievement of the economic, social and environmental objectives within the Core Strategy of the Local Plan. It is important therefore that major development proposals provide measures to reduce the impact of vehicular movements, including realistic, safe and easy alternatives to the private car.

4.45 Transport Assessments are required alongside planning applications for major development to demonstrate that they positively contribute to the objectives of the Local Transport Plan. In accordance with Transport and Roads for Developments: The Warwickshire Guide (2001), Transport Assessments will be required for all large developments including:-

- 100 or more dwellings
- 1,000 sq. m. and above gross retail floor space
- 2,500 sq. m. and above gross office floor space
- 5,000 sq. m. and above gross industrial floor space
- 10,000 sq. m. and above gross warehousing floor space
- leisure use developments that result in significant traffic generation.

4.46 Transport Assessments will also be required for development that forms part of a larger development that requires access to a common transport corridor, or, where due to its location, the development could have a significant impact in transport terms. An Informal Transport Appraisal or a Transport Statement may be required for smaller developments as set out in Transport and Roads for Developments: The Warwickshire Guide (2001). In appropriate circumstances the Council will consult the Highways Agency on proposals which are likely to have an impact on the trunk road network and on what level of transport appraisal is appropriate.

- 4.47** Appropriate mitigation measures and a programme of implementation will need to be demonstrated, for example highway infrastructure improvements or support for public transport services. These measures may also be linked with the contents of a Travel Plan. The Travel Plan is a strategy for reducing travel demand in order to minimise the number of motor vehicles visiting a development. It should consider the traffic implications of journeys to and from the development and set targets for travel by means other than the private car.
- 4.48** Travel Plans will be required for all non-residential developments that fulfil the requirements for a Transport Assessment. They should ideally form part of the Transport Assessment and be submitted alongside the planning application. Development proposals in areas where public transport is limited, e.g. where services operate with frequency levels of less than one an hour, may also be required to submit Travel Plans. Furthermore, the significant development of education facilities will be expected to produce a Travel Plan.
- 4.49** The County Council have produced a Practice Note on Travel Plans for Developers (May, 2003), which provides further guidance on their content and how they will be enforced and monitored. The Council would advise developers to consult with the County Council at an early stage to assess whether a Transport Assessment and/or Travel Plan are required and what their nature and scope should be. In addition, whilst considering proposals the Council will give regard to other policies in the plan in particular DP6 (access) and DP9 (pollution).

DP8 Parking

Development will only be permitted that makes provision for parking which:-

- a) does not encourage unnecessary car use;
- b) has regard to the location and accessibility of the site by means other than the private car;
- c) does not result in on-street car parking detrimental to highway safety;
- d) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and
- e) takes account of the requirements of commercial vehicles.

- 4.50** The availability of car parking can influence the means of transport people choose for their journeys. In order therefore to encourage greater use of public transport, walking and cycling as a means of transport, excessive levels of car parking will be resisted on new developments. Such an approach will support initiatives aimed at reducing congestion and promoting sustainable transport within the Local Transport Plan, Community Plan and, where applicable, Travel Plans. Furthermore, excessive car parking can lower the density of development and result in the inefficient use of land. It is acknowledged, however, that parking levels on new development need to recognise the accessibility and mobility needs of people and businesses and that these may be different in urban and rural areas. The objective of this policy will be to seek to balance these competing aims.
- 4.51** Government guidance requires levels of parking on new development that encourages walking, cycling and public transport. This guidance is reflected in the Structure Plan which requires standards for different types of development in different locations. The results of the

pre-deposit consultation exercise revealed that respondents consider easy access to car parking important for housing, shopping and employment uses with slightly less importance attached to leisure uses. In addition, parking for all types of uses was considered less important in locations which were well served by public transport, but even here 54% felt that parking remained important.

4.52 The Council will adopt a Supplementary Planning Document to inform this policy which will provide maximum levels of parking considered necessary to serve development, having regard to its nature and location. Applicants will be expected to provide car parking on new developments in accordance with these standards, as set out in this document. Proposals which meet maximum levels of parking will be appropriate in most circumstances. However, the council will allow standards of parking below maximum levels where it can be demonstrated that this is appropriate. It will also accept parking in excess of the maximum standard in appropriate circumstances, as set out in PPG13 or any subsequent Government documents.

4.53 Applicants will also be expected to provide parking for disabled car users, motorcyclists and cyclists in accordance with standards also to be set out in the Supplementary Planning Document. The provision of such dedicated parking space on new developments will help to promote social inclusion and cater for all people, particularly those who do not have regular use of a car. The Council will expect the design and location of these spaces to be integrated with the design of the development and take account of the respective needs of the various end users.

DP9 Pollution Control

Development will only be permitted which does not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors.

Where there is evidence of existing land contamination, it will be necessary to ensure that that the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors.

4.54 Preventing and alleviating pollution and minimising the risk to human health and the environment are key objectives of sustainable development. Pollution can arise from a variety of operations and development types as well as the construction of development itself. It is important therefore that the issue of pollution control is addressed at the development stage.

4.55 The Government attaches great importance to controlling and minimising pollution. It states that pollution impacts are considerations for Local Plans in relation to the potential impact on land use. Structure Plan policy requires the environmental effects of development to be assessed and, where necessary, measures for mitigation adopted.

4.56 The objective of this policy is to protect the environmental quality of the District by ensuring that, firstly, where there is evidence of contamination, land is made “fit for purpose” and secondly, pollution arising from new development does not harm sensitive receptors. Sensitive receptors are defined as features prone to damage from pollution, e.g. land, the use of other land, public health, controlled waters, general amenity and the natural environment.

4.57 It is recognised that the control of pollution is a complex process involving a wide range of agencies and this policy is not intended to duplicate controls which are the statutory responsibilities of other bodies, for example the Environment Agency. Particular consideration therefore will be given to the appropriateness of the location of development in relation to other land uses, particularly housing, and natural resources such as areas of nature conservation value.

4.58 The Council will liaise with the relevant statutory bodies to determine the potential impacts of development and the extent to which such effects can be mitigated through appropriate design, construction or regulation. The effectiveness of mitigation will be taken into account when considering proposals. Where an Environmental Statement is required, the Council will expect any issues referred to in this policy to be addressed. In the case of an outline application, the Environmental Statement should be submitted at the outline stage.

~~DP10 Flooding~~

~~Development in areas at risk of flooding will only be permitted where the following criteria are met:-~~

- ~~a) the type of development is appropriate to the level of flood risk associated with its location;~~
- ~~b) it can be demonstrated that no suitable alternative sites are available in an area of lower risk;~~
- ~~c) it is provided with the appropriate minimum standard of existing flood defence (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;~~
- ~~d) it does not impede flood flows, does not increase the flood risk on site or elsewhere, or result in a loss of floodplain storage capacity;~~
- ~~e) it would not be subject to regular flooding;~~
- ~~f) the site is not required for washland creation as part of the overall flood defence strategy for the river catchments;~~
- ~~g) in the case of dwellings, it is evident that as a minimum safe, dry pedestrian access would be available to land not at high risk; and~~
- ~~h) in the case of essential civil infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events.~~

~~Where development is supported as an exception to this policy within high risk areas, applicants will need to demonstrate that they strictly comply with criteria b), c), d) and g).~~

~~Applicants will be required to demonstrate how they comply with this policy by way of a Flood Risk Assessment, appropriate to the scale and nature of the development proposed, where the development is:-~~

- ~~I. within a river floodplain as defined by the Environment Agency's indicative flood zone maps or those held by the Council's Land Drainage Engineers;~~
- ~~II. within or adjacent to any watercourse;~~
- ~~III. adjacent to, or including, any flood bank or other flood control structure;~~
- ~~IV. within an area where there may be drainage problems;~~
- ~~V. likely to involve the culverting or diverting of any watercourse; or~~
- ~~VI. of such size and nature relative to the receiving watercourse/drainage system that there could be a significant increase in surface water run-off from the area~~

4.59 The Easter floods of 1998 had a severe impact on homes, businesses, agriculture and the natural environment within Warwick District. Since that time, the assessment of flood risk and the provision of flood defence measures have assumed greater importance at a national, regional and local level. Flood risk involves both the probability of a flood occurring and the scale of its effects. This can be an issue wherever flooding occurs, be it fluvial or where inadequate provision is made for surface water run-off.

4.60 Government policy is to reduce the risks to people and the developed and natural environment from flooding. It aims to control development in areas of risk from flooding and those that could increase the risk of flooding. It advocates the need for a risk-based approach to proposals for all development and sets out a sequential test to assist with such an approach. "Development" refers to all types of development including redevelopment, changes of use and conversions.

4.61 The Council will consider all proposals in accordance with the sequential test in PPG25 – Table 1, paragraph 30 (see extract below). This identifies zones of flood risk from those with high risk to those with little or no risk. The test will be applied with priority given for development of sites in lower flood risk areas, i.e. directing development away from high risk flood areas.

Flood Areas	Annual Probability of Flooding
1. High risk	1.0% or greater
2. Low to medium risk	0.1% - 1.0%
3. Little or no risk	<0.1%

4.62 In accordance with PPG25, the policy recognises that where the location is essential to the development proposed e.g. water-based recreation uses or agriculture, permission will be granted provided the applicant can demonstrate that they strictly comply with either this policy or site specific advice issued by the Environment Agency, and any other relevant Local Plan policy.

4.63 In applying the sequential test, it is acknowledged that extensive areas of built development fall in the high risk areas and that the reuse of previously developed land may be needed to avoid economic stagnation. Where, in the wider overall interest, development is supported as an exception to this policy within high risk areas, applicants will need to demonstrate that they strictly comply with criteria b), c), d) and g) of the policy in that the development is and remains safe throughout its lifetime and does not increase flood risk elsewhere.

4.64 It is the responsibility of the applicant to investigate and evaluate the extent of risk from flooding. Where the proposed scheme falls within an area at risk from flooding or may cause flooding in any way, the applicant will be required to submit a detailed Flood Risk Assessment in accordance with the requirements of PPG25, Appendix F. It will inform the planning decision and may identify appropriate design and mitigation methods. Failure to provide an appropriate flood risk assessment could constitute a reason for the refusal of planning permission. The Council will consult the Environment Agency (EA) and its own Land Drainage Engineers on any development proposals which affect floodplains or could exacerbate the risk of flooding in any way. Extensive culverting of any watercourse will be resisted and the opening up of culverts will be encouraged wherever possible. Culverting requires the prior formal consent

~~of the Environment Agency as do any works in, under, over or within 8 metres of a main river. Their views will guide the decision as to whether this policy has been satisfied when determining a planning application.~~

~~4.65 The Environment Agency is the land drainage authority for main rivers and has produced indicative flood zone maps for these and other watercourses. These are shown on the proposals map. These maps are based upon the approximate extent of flooding with a 1% annual occurrence for rivers, or where this is greater, the highest recorded flood event. The maps represent the best information available at the time but are indicative only and should be used as a basis for consultation rather than decision making. Applicants are advised to refer to the Environment Agency for the most up-to-date indicative flood zone maps to identify any changes. These maps will also enable applicants to identify areas of high flood risk. Where floodplains for some other watercourses are not yet available applicants are asked to contact the Local Authority Drainage Engineers who are the Land Drainage Authority for non-main rivers, to check the location of the nearest watercourse to their development site.~~

~~4.66 It is also important to consider the potential for local flooding due to run-off from built development exceeding the capacity of drainage systems during prolonged or intense rainfall. The value of sustainable drainage systems is now recognised as a means of controlling run-off from new development and consideration should be given to sustainable drainage systems in accordance with Policy DP11 of the Local Plan.~~

DP11 Drainage

Development will be encouraged to incorporate sustainable drainage systems which provide for the disposal of surface water. Where this is not possible, it will be necessary to demonstrate:-

- a) why it is not possible to incorporate sustainable drainage systems, and
- b) that an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems.

The re-use and recycling of surface water and domestic waste water within new development will be encouraged.

4.67 The conservation and management of water is an increasingly important issue in light of the increased incidence of flooding, the increasing demand for water supplies and the importance of watercourses and wetlands to nature conservation. Development throughout a river catchment, including locations outside of the flood plain, can have a significant impact on the risk of flooding simply by increasing run off through extending the area of impermeable ground. Further, government guidance states that the potential effects of climate change may be a 20% increase in peak flows.

4.68 Government guidance requires consideration of drainage and flooding issues in all locations, not just within the floodplain. It encourages reduction and restriction of surface water run off from new developments by the provision of sustainable drainage systems. This guidance is reflected in the Structure Plan which requires development to meet water conservation and flood control requirements. The views expressed through the Community Plan identified reducing the risk of flooding as a key aim.

- 4.69** The objective of this policy is to incorporate sustainable drainage systems into new developments as an integral part of their layout and design. Sustainable drainage systems aim to use a variety of techniques to control surface water run-off as close to its origin as possible by engineering solutions that seek to mimic natural drainage processes. These will help to protect against flooding and pollution of water resources as well as enabling opportunities for benefits in terms of nature conservation and the landscape value of the site and surrounds.
- 4.70** The Environment Agency can give further information on sustainable drainage systems and water recycling. The Council will work closely with them and other sewerage undertakers to enable surface water drainage to be controlled as near to the source as possible by encouraging such systems.
- 4.71** Applicants will need to demonstrate how they comply with the objective of this policy. It is recognised that some developments, e.g. changes of use, may have little or no impact on drainage and therefore such information will not be required where this is the case.

DP12 Energy Efficiency

The layout and design of development will be encouraged to promote energy efficient buildings. Where appropriate, development proposals will be expected to demonstrate that they have considered:-

- a) opportunities to maximise passive solar gain, minimise heat loss and wind tunnelling and eddying;
- b) opportunities to limit overshadowing of buildings to minimise loss of useful solar gain;
- c) opportunities for landscaping to provide shelter belts to improve energy conservation;
- d) the use of materials with a reduced energy input, such as recycled products; and
- e) the use of sustainable and renewable forms of heating such as solar panels and CHP (Combined Heat and Power) schemes.

- 4.72** The prudent use of natural resources is a key objective of the UK Sustainable Development Framework. The layout and design of development can have a significant effect on reducing energy consumption by ensuring maximum use is made of passive solar gains and reducing the unnecessary loss of energy.
- 4.73** Government guidance states that energy conservation and efficient use of energy are considerations for Local Plans. This is reflected within Regional Planning Guidance which requires development plans to include measures to minimise energy demands from development. Furthermore, an aim of the Community Strategy is to promote energy efficiency. Other policies within the Local Plan will also contribute towards energy efficiency, such as ensuring that developments are located in areas which reduce peoples need to travel and encouraging renewable energy developments.
- 4.74** The objective of this policy is to design new developments which make the most of opportunities to reduce energy consumption and carbon emissions. Consideration should be given to maximising solar gain through orientation of the principal façade of buildings southwards, configuring the internal layout accordingly and providing appropriate spacing

between buildings to avoid overshadowing. The ability to avoid exposing external walls through windbreaks should also be considered.

- 4.75** It may also be appropriate for large scale developments to consider the ability to incorporate sustainable forms of energy production within the overall design, for example combined heat and power systems.
- 4.76** Applicants will be required to demonstrate how they comply with the objective of this policy. It is recognised that minor developments and changes of use may have little or no impact on energy conservation and therefore such information will not be required where this is the case.
- 4.77** The Council will welcome applications for development that have embraced the adoption of recognised environmental design standards such as Breeam (The Building Research Establishments Environmental Assessment Method). This audit system considers a set of environmental issues and gives accreditation for designs that successfully incorporate an appropriate range of environmental criteria.
- 4.78** It is acknowledged that the most appropriate layout and design for promoting energy efficient buildings may not accord with other policy objectives, such as achieving good design or making the best use of land. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

DP13 Renewable Energy Developments

- A. Planning permission will be granted for developments which generate energy from renewable resources where they do not have an unacceptable impact on:-
- a) local amenity including visual appearance, noise, dust, odour, and traffic generation;
 - b) public health and safety;
 - c) townscape and/or landscape character;
 - d) the natural environment; or
 - e) interests of archaeological or historic importance

In the case of all applications for renewable energy projects, the following will apply:

- i) the wider environmental and economic benefits of the proposals will be a significant material planning consideration; and
- ii) provision should be made for the removal of the facilities and the reinstatement of the site should it cease to be operational.

In the case of large scale renewable energy projects, there should be community involvement in developing the proposals.

- B. In appropriate residential and non-residential developments, including conversions, the Council will require 10% of the predicted energy requirements to be produced on site, or in the locality, from renewable energy resources.

- 4.79** The Government's energy policy is set out in the Energy White Paper. This aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. The development of renewable energy, alongside the improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to these aims. The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010. The Government's planning policy in PPS22 (Renewable Energy) states that local development documents, such as Local Plans, should include policies to promote and encourage the development of renewable energy resources. Further guidance is given in the Companion Guide to PPS22.
- 4.80** The West Midlands Energy Strategy sets a target of at least 5% of electricity to be generated from renewable means by 2010. This lower target reflects the lower baseline in the region and the potential. Regional Planning Guidance recognises the fact that if energy targets are to be met it is important that development plans incorporate policies to help facilitate the realisation of the energy generation potential of renewable resources. The Structure Plan promotes the maximum use of renewable energy resources.
- 4.81** Warwick District Council is a signatory to the Nottingham Declaration on Climate Change and as such is committed to encouraging all sectors of the community to achieve a significant reduction in greenhouse gas emissions and to provide opportunities for the development of renewable energy developments.
- 4.82** The objective of this policy is to provide clear criteria for consideration of development proposals for renewable energy developments and to promote the use of small scale, on-site, renewable energy technology in developments. For the purposes of this policy, renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the sun and also from biomass. In Warwick District, the energy sources which have most potential include solar energy, wind and biomass.
- 4.83** Development proposals for renewable energy projects may include both large scale, commercial plant supplying to the local distribution network, or "micro-generation scale" plants supplying a specific building, site or community. The nature and significance of developments will vary according to the scale, the primary source of renewable fuel, the technology used and the location. Commercial scale plants are likely to use wind or biomass. Micro-generation scale plants may make use of a variety of fuels and technologies.
- 4.84** Where appropriate, Environmental Assessment will be used to determine the effect of any proposal on amenity, public health and safety, townscape and/or landscape character, the natural and historic environment, climate and other factors. Applications should include arrangements for the reinstatement of the site, should the operation cease, and in the case of large scale projects should engage in active consultation with local communities before any planning application is submitted.
- 4.85** Many renewable energy projects will be inappropriate development in the green belt. Careful consideration will be given to the visual impact of the scheme on the openness of the green belt and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if the project is to proceed.

4.86 Government guidance allows Local Plans to require some new developments to provide a percentage of their energy requirements from on-site renewable energy developments. In Warwick District this requirement will be applied to “appropriate” developments which will include those developments where the installation of micro generation equipment is viable given the type of development proposed, its location and design. Such equipment could include photovoltaic cells, solar panels, solar powered water heating, energy from wind turbines in small clusters and energy from biomass. Where, in the case of an appropriate development, it is claimed that micro generation equipment is not viable, developers will be required to demonstrate why this is the case. Further guidance on the implementation of this policy will be set out in a Supplementary Planning Document.

DP14 Crime Prevention

The layout and design of development will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:

- a) orientate and design buildings to enable natural surveillance of public spaces and parking areas;
- b) define private, public and communal spaces;
- c) create a sense of ownership of the local environment; and
- d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.

4.87 The appearance of development and its relationship with its surrounding environment can have a significant effect on the perceived and experienced safety of an area. The securing of new development that can discourage anti-social behaviour is therefore important. This can be achieved through careful consideration of design and layout with regard to security.

4.88 Government guidance states that crime prevention issues should be addressed through urban design in Local Plans. Further guidance on this issue is given within Circular 5/94 (Planning Out Crime). Reducing crime and the fear of crime was recognised as an important priority within the Community Plan. The Council is also required under Section 17 of the Crime and Disorder Act 1998 to take account of crime and disorder in all of its work.

4.89 The objective of this policy is to design developments, including conversion schemes, which minimise crime and anti-social behaviour. Consideration should be given to enabling natural surveillance and incorporating safety measures in the layout and design of new development. The ability to incorporate security features should also be considered as an integral part of the development, including appropriate landscaping features. The Council will seek to adopt Supplementary Planning Guidance to inform this policy.

4.90 Applicants will be required to demonstrate how they comply with the objective of this policy and are encouraged to have a ‘Secured by Design’ certificate from an Architectural Liaison Officer. It is recognised that minor developments may have little or no impact on crime prevention and therefore such information will not be required where this is the case.

- 4.91** It is acknowledged that the most appropriate layout and design for promoting crime prevention may not accord with other policy objectives, such as achieving good design or securing accessible layouts. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

DP15 Accessibility and Inclusion

The layout and design of development will be encouraged to meet the highest standards of accessibility and inclusion for all potential users, regardless of disability, age or gender. Development proposals will be expected to demonstrate that they provide safe, easy and inclusive access to, into and within buildings and facilities.

- 4.92** The achievement of an inclusive environment, where all people can participate fully as equal citizens, is an important objective of sustainable development. The layout and design of development can have a significant impact on the ability of people to use the built and natural environment. The securing of new development that can enable inclusion is therefore important. This can be achieved through careful consideration of design and layout with regard to access and to users specific needs.
- 4.93** The Disability Discrimination Act 1995 gives disabled people important rights of access to everyday services and came into force in full in 2004. In relation to planning policies, Government guidance states that planning policies should address social exclusion in Local Plans. Further guidance on this issue is given within Planning and Access for Disabled People: A Good Practice Guide and Traffic Advice Leaflet 5/95, Parking for Disabled People. Promoting social inclusion has been recognised as a key priority within the Community Plan.
- 4.94** The objective of this policy is to design developments which are accessible to all potential users. Consideration should be given to providing appropriate access to, into and within, buildings or facilities such as open space and children's play spaces. This policy is applicable to all buildings/facilities and will supplement the implementation of Part M of the Buildings Regulations 1991.
- 4.95** Applicants will be required to demonstrate how they comply with the objective of this policy. It is recognised that minor developments and changes of use may have little or no impact on accessibility and therefore such information will not be required where this is the case.
- 4.96** It is acknowledged that the most appropriate layout and design for promoting accessibility and inclusion may not be practical in every situation and not accord with other policy objectives, such as protecting older buildings or the character of an area. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.



Chapter 5: Sustaining Communities

Sustaining Communities

- 5.1** Thriving towns, villages and neighbourhoods are fundamental to our quality of life. Strong economies, mixed communities, accessible services and facilities, and quality recreation and community facilities are vital for their sustainable development. It is important therefore to support existing communities and to build and strengthen communities through new developments.
- 5.2** The policies within this chapter of the Plan will be applied to development proposals across the whole of the District. They will seek to:
- contribute towards achievement of the core strategy, specifically in relation to the economic, social and environmental objectives, by protecting assets which have community value and ensuring that new facilities are properly planned;
 - ensure new developments incorporate necessary community facilities and infrastructure through the use of planning conditions and planning obligations;
 - ensure that applicants are clear what information they will be expected to provide when submitting development proposals to the Council and the types of planning obligations that may be required.

Supporting Communities

SC1 Securing a Greater Choice of Housing

Residential development will not be permitted unless it makes provision for a range of sizes and types of dwelling in all appropriate cases.

- 5.3** It is important to create mixed and inclusive communities which can offer a choice of housing and lifestyle. Different types of housing and tenure do not make bad neighbours. Government policy urges local authorities to ensure that new housing development helps secure a better social mix by avoiding the creation of large areas of housing of similar characteristics.
- 5.4** The purpose of this policy is to seek to achieve greater diversity in the size, type and affordability of dwellings permitted on a site. This will enable greater choice of housing to meet the requirements of the whole community and also contribute towards creating more interesting and diverse environments. More guidance on the Council's requirements for affordable housing is provided in policy SC11.
- 5.5** In applying this policy, the Council recognises that on small sites or sites within areas of a distinctive residential character it may not be appropriate to apply this policy. Also, this policy should not be seen as promoting the inefficient use of land or preventing the creation of higher density housing as advocated in PPG3 and outlined in policy DP5.

- 5.6** The Council is keen that new housing is designed to meet the needs of the whole population, and will use its powers, in accordance with government policy, to secure appropriate housing to achieve this. It will therefore actively support the inclusion of a suitable proportion of housing which complies with the “lifetime homes” standards promoted by the Joseph Rowntree Foundation, wherever this is practical and appropriate.

SC2 Protecting Employment Land and Buildings

Redevelopment or change of use of existing and committed employment land and buildings for other uses will not be permitted unless:-

- a) the location and/or nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses, and an applicant can demonstrate that it would not be desirable to seek to replace this with any other employment use, or
- b) the applicant can demonstrate that there are valid reasons why the use of a site for the existing or another employment use is not economically viable, or
- c) the proposal is for affordable housing provided in accordance with the definition contained in policy SC11, or
- d) the application is for a non-housing use, accords with all other relevant policies of this Plan and the applicant can demonstrate that the proposal would not have the effect of limiting the level of provision and quality of land available for employment in accordance with this Plan and the Regional Spatial Strategy.

- 5.7** Warwick District has a wide range of employment areas catering for different employment needs. These range from high quality sites in prime locations attracting a range of high technology and office uses, through to traditional industrial estates and, importantly, suitable sites for smaller employers. With high land values and property prices across the District, and the advent of PPG3 encouraging local authorities to re-use previously developed land for housing and to convert buildings formerly in other uses to housing, there has been pressure to redevelop some existing employment land for housing. This may both undermine the District’s stock of employment land and cause too much land to be released for housing.

- 5.8** Government policy supports the re-use of previously developed land for employment purposes. Also, Government recognises that many employment uses can co-exist within residential areas, and their retention should be encouraged. The Structure Plan encourages maximising the use of previously developed land for employment uses. In the pre-deposit consultation exercise 93% of respondents supported making best use of previously developed land for employment uses in order to protect green field sites and 67% considered that it is important to provide jobs close to where people live.

- 5.9** As a general principle therefore, the Council wishes to see land currently in employment use remaining in this use. Where proposals come forward for the redevelopment of employment sites for employment purposes, these will be supported subject to other policies of this Plan.

- 5.10** It is recognised, however, that exceptional circumstances may exist on individual sites where the loss of part, or even all, of the employment use would be permitted. In assessing such proposals, the Council will expect an applicant to have demonstrated that all other employment uses have been fully explored before considering a non-employment use for the site. In some cases, the Council may accept that there are particular reasons why a mixed use within the site may be appropriate in a particular instance, for example where a small scheme proposes the creation of live-work units. Furthermore, in view of the need to provide affordable housing to meet local needs within the District, the redevelopment of suitable employment sites for 100% affordable housing will also be allowed.
- 5.11** In addition, since employment land that is recycled for employment use can contribute towards meeting the Structure Plan requirement, there may be a time during the life of the Local Plan where there is more employment land available than is required. In these cases, and in the interests of making best use of previously developed land, the Council may consider other uses on previous employment land, subject at all times to other policies of the plan. An exception to this would be to use a site for housing since this would undermine the housing strategy within the Regional Spatial Strategy.
- 5.12** In principle, the Council wishes to support the expansion of existing firms where the impact of this is acceptable and where it would not lead to an over-development of the site. In considering such proposals it will have regard to all other policies of this Plan, in particular policies DP1 and DP2. Proposals in the Green Belt will also need to be assessed against ~~policies DAP1 (Green Belt) and~~ SSP2 (Major Developed Sites).
- 5.13** For the purpose of this policy, and in accordance with the Structure Plan, employment uses are classified as being within Use Classes B1 (business), B2 (general industry) and B8 (storage and distribution) only. 'Existing and committed employment land and buildings' includes sites that are currently operating lawfully in an employment use, those which are presently redundant but for which the previous lawful use was employment and sites that are employment commitments as set out in Tables 1 and 2 of Appendix One. The employment commitments make an important contribution towards the Structure Plan requirement and therefore are protected for such uses. Where land or buildings contain a mix of uses, the policy will only apply when the principle use is, or was, employment.

SC3 Supporting Public Transport Interchanges

Development will not be permitted which would have an unacceptable adverse impact upon public transport interchanges.

Development of public transport interchanges will be permitted provided the benefits in terms of encouraging public transport outweigh any adverse impacts.

- 5.14** Public transport interchanges are an essential component of a successful public transport network, both in urban and rural areas, allowing people to access public transport and move between different modes. The District contains a number of such interchanges including the rail stations at Leamington Spa, Warwick, Warwick Parkway, Hatton and Lapworth and bus focal points in the urban areas.

- 5.15** Government policy urges local authorities to ensure that interchanges are well designed and related to travel generating uses and can be safely and conveniently accessed by all modes of transport, especially walking and cycling. The Warwickshire Local Transport Plan seeks specifically to provide ease of access to public transport interchanges and has set a target to implement a programme of improvements to interchanges by 2006.
- 5.16** The objective of this policy is to protect interchanges, wherever possible, and to support improvements to existing, and the provision of new, interchanges in appropriate circumstances. In terms of protecting public transport interchanges, the Council will ensure that in considering relevant proposals for developments which are adjacent to, or may impact upon, an interchange, these do not have an adverse impact on its effective operation or threaten its viability. The Council will refuse proposals that would threaten the operation of an interchange.
- 5.17** Development of public transport interchanges includes proposals to alter and extend existing interchanges and to provide new ones. The Council would wish all interchanges to function as effectively as possible, facilitating ease of movement between more sustainable means of transport (buses, trains, walking and cycling) and providing adequate and appropriate levels of car parking. In supporting interchanges, it is recognised that there may be adverse impacts arising from development. Whilst the Council will apply all other relevant policies of this Plan to proposals affecting interchanges, particularly DP1 and DP2, it will also need to be satisfied that the benefits in terms of encouraging public transport outweigh any adverse impacts. This will be particularly the case where proposals affect existing residents or are in areas which are otherwise protected such as Green Belt.
- 5.18** With regard to any proposals for Park & Ride in the Green Belt, the Council will require these to meet all the criteria outlined in PPG13 Annex E. Where there are proposals for new interchanges, or expansions of existing interchanges beyond their curtilage, the Council will expect applicants to demonstrate convincing evidence of the need for the proposal.
- 5.19** Policy DP6 (Access) requires all developments to provide safe, convenient and attractive routes for pedestrians, cyclists and users of motor vehicles. In assessing this in relation to public transport interchanges, the Council will expect there to be evidence of the following:-
- Convenience: will it be easy to use, particularly for public transport users (including disabled users) and operators? Has it been designed to maximize the walking and cycling catchment population?
 - Safety: will it improve users safety and will it make them feel safer through increased surveillance, lighting, etc?
 - Attractiveness: will it make the environment more attractive for users?

SC4 Supporting Cycle and Pedestrian Facilities

Development will not be permitted which would have an unacceptable adverse impact upon, or prejudice the implementation of, new or improved cycle and pedestrian routes identified in the Warwickshire Local Transport Plan 2006, or the continuity of any existing cycle and pedestrian routes.

Development of cycle and pedestrian facilities will be permitted provided the benefits in terms of encouraging cycling and walking outweigh any adverse impacts.

5.20 The provision of safe footpaths, cycleways and canal towpaths all have an important role as part of a sustainable transport strategy, particularly within urban areas and where journeys are likely to be less than 5 km. As part of this strategy it is important that existing cycle and pedestrian routes are protected, new ones created and associated infrastructure (such as cycle parking facilities) provided.

5.21 Government policy supports this approach and urges development and local transport plans to work together to deliver these objectives. For cycle route investment, the Warwickshire Local Transport Plan (LTP) 2006 focuses on further developing the cycle route networks within the main urban areas and working with Sustrans to complete the National Cycle Network. For pedestrians, the LTP focuses on the provision of safe and convenient crossing points to facilitate easy pedestrian movement and address safety issues.

5.22 The Council, in consultation with Parish and Town Councils, will work alongside the County Council to support the development of the cycle and pedestrian network. The following are identified as priorities:

- National Cycle Network: The Council is working in partnership to implement the National Cycle Network within Warwick District. Two routes run through the district: route 41 between Rugby and Stratford upon Avon (of which the completed sections are shown on the Proposals Maps) and the proposed line of route 52 between Derby and Stratford upon Avon. In addition to those sections already implemented, the County Council, together with Sustrans, has identified other sections to link up the route in its entirety. The Council will continue to help secure the sections of these routes which are yet to be implemented.
- New or improved links within the urban areas, and between the urban areas and neighbouring villages, as set out in the Warwickshire Local Transport Plan 2006.

5.23 The Council will expect proposals to protect and where possible, enhance existing cycle and pedestrian routes. Where major new development abuts an existing route, measures will be required to integrate pedestrian and cycle provision within the development with the existing routes. In the case of new development proposals, policy SC12 will seek contributions, where appropriate, towards the provision of new cycleways and footpaths.

5.24 Where new cycle and pedestrian facilities are proposed the Council will be mindful of any adverse impacts, particularly upon adjoining uses and residents, and upon the character and appearance of the area.

SC5 Protecting Open Spaces

~~Development or change of use of open spaces to non-sport and recreation uses will not be permitted unless:-~~

- ~~a) an alternative open space can be provided which is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, or~~
- ~~b) there is a robust assessment demonstrating a lack of need for the open space for any potential leisure or recreational use.~~

~~Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to outweigh the loss of open space.~~

~~5.25 Open spaces for the purposes of this policy are defined as any open space of public value that offers important opportunities for leisure, recreation and visual amenity. Warwick District contains a large number of such open spaces. These vary in size, tenure and quality and include large formal parks and gardens, nature reserves, informal recreation areas, allotments, river and canal corridors and sports pitches. They are a vital asset within both urban and rural areas, and it is important that they are protected.~~

~~5.26 Government policy is clear that it is important to maintain an adequate supply of open space for the well being and quality of life of the local community. It is recognised, however, that there may be limited instances where it is acceptable to lose open space to other uses, and to allow open spaces to be developed for other sports and recreational uses. Within the District, 78% of respondents to the pre-deposit consultation exercise felt that all playing fields, parks and green spaces should be protected from new development. For the purposes of this policy open space includes land in both public and private ownership.~~

~~5.27 In considering proposals involving the loss of open space, where there is a proposal to provide alternative open space, the Council will expect such replacement spaces to enhance the provision of open space in the local community. In addition applicants will be required to demonstrate that the long term management and maintenance of open space is assured. Where proposals will result in the loss of open space to other non-leisure uses, the Council will require that a robust assessment of local need is carried out.~~

~~5.28 In accordance with Government requirements, the Council intends to conduct such an assessment and an audit of all open spaces and in due course this will provide the necessary assessment to enable any such proposals to be considered. In advance of the publication of this work, the Council will require any prospective applicants to provide an independent assessment. The methodology for this should be agreed in advance and will require consultation with the local community.~~

~~5.29 Where proposals see the development of open space for some other recreation purpose, the Council will expect that an applicant demonstrates that the benefits of the proposal outweigh the loss of the open space with reference to local needs and where appropriate the advice of Sport England. It will also consider any adverse impacts of the proposal on the quality and quantity of sports pitches except where there is an established surplus of provision in the area.~~

5.30 In the context of this policy 'sports and recreation facilities' refers to facilities for indoor or outdoor sports as contained within Use Class D2. In considering proposals applicants should give regard to the requirements of UAP9 within the urban area and RAP13 in the rural area.

SC6 Protecting Sport and Recreation Facilities

Redevelopment or change of use of sport and recreational facilities to other uses will not be permitted unless:-

- a) alternative facilities can be provided which are at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness; and a management plan is submitted to ensure the future viability of the facility; or
- b) there is a robust assessment as defined by PPG17 demonstrating that the location is inappropriate or that there is a lack of need either currently or in the future for the facility by the local community.

5.31 The District contains a range of built sports and recreational facilities that serve its growing population. These include indoor sports halls, swimming pools, leisure centres and health clubs. Government advice is to protect such facilities and only allow them to be lost to other uses where it can clearly be demonstrated that they are surplus to requirements. There is a balance to be struck here, however, between protecting facilities and recognising there may be cases where an alternative use needs to be found. The Council wishes to ensure that best use is made of all previously developed land, including former sport and recreation buildings, and also wishes to ensure that under-utilised facilities do not become redundant which may lead to potential vandalism and dilapidation.

5.32 As it considers proposals involving the loss of sport and recreation facilities, the Council will be preparing an assessment and audit of sport and recreation facilities (as part of the wider assessment of open spaces noted in SC5). This will provide the necessary information to enable any such proposals to be considered. In advance of the publication of this work, the Council will require any prospective applicants to provide an independent assessment. The methodology for this should be agreed in advance and will require consultation with the local community.

5.33 Where it is demonstrated that there is no proven need for a facility applicants will be required to prove they have investigated different management options and have actively marketed the facility for a twelve month period to determine the possibility of the facility remaining as a leisure use.

5.34 In cases where an alternative facility is proposed the overall aim in accordance with PPG17 should be to improve the quality of the facility. In addition applicants will be required to submit a management plan outlining how the proposed development will be maintained and managed.

SC7 Directing Community Facilities

~~Community facilities will be permitted within town centres. Where no suitable sites are available a sequential approach should be adopted first considering sites adjacent to the town centre then within or adjacent to local shopping centres. In rural areas facilities should be located within the Limited Growth Villages.~~

~~Outside of these locations, community facilities which can be demonstrated to meet a particular local need will be permitted where:-~~

- ~~a) the use is accessible to the community it proposes to serve by means other than the private car;~~
- ~~b) there is a need to enhance an existing facility or provide a new facility that has specific locational requirements that cannot be met in a town or local centre or village.~~

~~Facilities should be located where possible on previously developed land.~~

SC8 Protecting Community Facilities

Redevelopment or change of use of community facilities that serve local needs will not be permitted unless:-

- a) there are other 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.

5.35 It is important that existing community facilities serving local needs are protected and that additional new facilities should be properly located. This can, however, raise problems with adjacent uses, particularly where the community facilities are located within predominantly residential areas. The historic fabric of the District's towns also can cause problems where the use may not be compatible with the character of the building or area. The council will support proposals to enhance the quality of existing facilities which meet a local need.

5.36 Government policy supports the principle of locating day to day facilities which need to be near their clients in local and rural service centres and in locations likely to be accessible without the use of a car.

5.37 For the purposes of these policies, the reference to community facilities includes a wide range of uses within Use Class D1 such as places of worship, dental and medical surgeries, community halls, local education facilities, crèches and nurseries for the care of children. In exceptional circumstances, the Council may apply this policy to other facilities that meet a community need where the grant of permission would result in a demonstrable shortfall in the locality. In identifying sites a sequential approach should be adopted through which all potential town centre options should be thoroughly assessed before less central sites are considered. First preference should be given to town centre locations, followed by sites adjacent to the town centre then within or adjacent to local shopping centres. Within rural areas community

uses should be located within the Limited Growth Villages identified in policy RAP1 where they can most greatly benefit from proximity to each other and other uses. It is recognised, however, that many community facilities serve very local populations and these should, where possible, be allowed to locate close to the population they serve. Where such uses are proposed the Council will expect the applicant to demonstrate that the use meets a local need which cannot be otherwise met in a centre.

5.38 In recent years, the Council has received many applications for the conversion of individual properties to uses such as dentists and nurseries. In such cases the Council will require the applicant to demonstrate that the proposed use will not detract from the character of the area or affect the amenity of local residents in accordance with other policies of this Plan.

5.39 For the redevelopment or change of use of community facilities when demonstrating need the applicant will be required to provide evidence to prove that the facility has been actively marketed for a community use for at least a period of twelve months.

5.40 In cases proposing the development of greenfield land the council will expect the applicant to demonstrate that all viable previously developed land options have been investigated.

SC9 Telecommunications

Development of new masts and antennae by telecommunications and code systems operators will be permitted provided:-

- a) it has been demonstrated that mast or site sharing is not feasible and that the apparatus cannot be sited on an existing building or other appropriate structure where this represents the preferable environmental solution;
- b) it has been demonstrated that alternative, less environmentally harmful means of providing the same service is not feasible;
- c) every effort has been made to minimise the visual impact of the proposal;
- d) proposals adhere to current Government advice on the health effects of exposure to radio waves; and
- e) consideration has been given to the future demands of network development, including that of other operators.

5.41 With the growth and opening up of the telecommunications industry, there is an unprecedented demand for telecommunications systems. Government policy is to facilitate the growth of new and existing systems whilst ensuring that environmental impact is kept to a minimum. Local authorities are encouraged to respond positively to telecommunication proposals, however, it is reasonable for authorities to be satisfied that certain key material considerations have been properly considered by operators.

5.42 This policy covers all proposals for telecommunications equipment, both those requiring planning permission and those requiring prior approval. In considering proposals, the Council will expect:-

- the need for the development as part of a wider network to be proven;
- there to be clear evidence that opportunities for mast or site sharing have been fully explored;
- operators to demonstrate, where appropriate, that the design of the structure is capable of accommodating other operators to minimize the need for unnecessary proliferation of structures in the future; and
- all current advice on health issues to be followed. Currently Government advises that all proposals should meet ICNIRP guidelines for public exposure to radio waves. Both health considerations and public concern can be material considerations in determining applications and prior approval, and the Council will have regard to all appropriate Government advice and case law when considering the weight that should be attached to these issues.

5.43 Furthermore, applicants will be expected to demonstrate that every effort has been made to minimise the visual impact of the development. In recent years operators have made significant advances in both the technology of telecommunications apparatus and in the techniques for hiding and camouflaging it. The Council will expect that design principles be fully taken into account at the initial stages of scheme designs. This will be particularly important when considering proposals that would directly affect residential areas and areas and buildings covered by a protective designation such as Conservation Areas, listed buildings, Ancient Monuments, registered parks and gardens, Areas of Restraint and Green Belt. If the proposal is to be sited on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact on the external appearance of the building.

5.44 Within Green Belt areas, telecommunications development will be considered inappropriate development if it adversely affects openness. Very special circumstances to outweigh the harm by reason of inappropriateness will be considered to exist if it can be demonstrated that there is a lack of suitable alternative sites that would meet network coverage or capacity. Ideally, such sites should be outside of Green Belt areas, but if this is not possible, alternative sites that are within Green Belt but do not adversely affect its openness may be considered.

5.45 In accordance with PPG8, all telecommunications apparatus should be removed from the land, buildings or other structure as soon as reasonably practicable after it is no longer required for telecommunications purposes. Such land, buildings or structure should be restored to its condition before the development took place.

Building Communities

5.46 New development has a role to play in helping to create and maintain sustainable communities. These may be achieved in two ways; firstly through the means by which a development is designed (for example by how pedestrian and cycle routes are provided through new development and how these link into the network beyond the site boundaries), and secondly through planning obligations. The policies which follow deal with planning

obligations and set a framework by which reasonable and appropriate obligations can be sought on new development. All planning obligations sought under the policies in this chapter should comply with the criteria in the following paragraph.

5.47 Planning obligations should only be sought in accordance with government policy. The framework for this is set out in ODPM Circular 5/05. The basis upon which obligations should be sought in summary is as follows:-

- they should be reasonable, either by virtue of being needed from a practical point of view to enable the development to go ahead, or by being so directly related to the proposed development and to the use of the land after its completion that the development ought not to be permitted without it;
- they may seek to ensure that an acceptable balance of uses is achieved on a mixed use site, or to secure an element of affordable housing as part of a larger proposal;
- they may offset the loss or impact on a resource present on a site or nearby prior to the development, or protect or reduce the harm caused by a development to a protected species or site;
- they should be directly related to the proposed development and fairly and reasonably related in scale and kind to it; and
- they should be reasonable in all other respects.

5.48 In seeking planning obligations, applicants should be aware that only certain issues fall within the remit of the Council. These include contributions to affordable housing, community facilities and open space, sport, recreation and leisure provision. Other obligations, including highway improvements and contributions to public transport, education provision and libraries, will be sought by the County Council. The County Council, in conjunction with all the Warwickshire District Council's, is currently preparing a planning obligations protocol which will provide more detailed guidance for applicants.

~~SC10 Managing Housing Supply~~

~~This Plan will allow for the development of sufficient new housing to meet the strategic housing requirement up to 2011 as detailed in Appendix 2.~~

~~In the case of a significant oversupply of housing in relation to this target, the Council will regulate the further supply of windfall sites through a Supplementary Planning Document.~~

~~**5.49** Government policy requires Local Planning authorities to pursue a “plan, monitor, manage” approach to housing provision. They are required to monitor closely the uptake of both previously developed and greenfield sites and be prepared to alter or revise their plan policies in the light of this monitoring.~~

~~**5.50** The strategic housing requirement allows for the development of a further 1,300 dwellings in the District between 2005 and 2011. The Council will monitor annual housing completions and permissions and publish a summary in the Annual Monitoring Report. Where the monitoring exercise highlights a significant over supply of housing in relation to the strategic requirement the Council will issue a Supplementary Planning Document to regulate the supply~~

~~of housing land. A “significant” over supply of housing is likely to be in the region of 20%. This Plan does not envisage a situation where there would be a shortfall of general housing in relation to the strategic housing requirement. This is based on housing monitoring information in Appendix 2.~~

SC11 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 :-

- a) within towns, sites of 10 or more dwellings or 0.25 hectare or more in area irrespective of the number of dwellings; and
- b) within the rural areas, sites of 3 or more dwellings.

The form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -

- I. provision will be made on site either as serviced land and/or dwellings;
- II. the accommodation provided will be determined on the basis of local need as identified by the Council in accordance with the Housing Strategy and the Housing Needs Study and, where appropriate, by other local needs surveys and information;
- III. the accommodation provided is genuinely available to those households who have been identified as being in need;
- IV. forms of tenure other than social rented housing will be considered provided that:-
 - a) they achieve weekly outgoings significantly below the maximum affordable to households in housing need, and
 - b) such housing is available in perpetuity, where practicable, and only to those with a demonstrable housing need;
- V. the affordable housing will be normally provided through the involvement of a Registered Social Landlord (RSL) who is also a Joint Commissioning Partner; and
- VI. the affordable housing should be built within an agreed timescale.

Contributions in lieu of on site delivery, such as money, land or off site provision, may be accepted in exceptional circumstances.

5.51 Warwick District is a generally affluent area with property prices higher than the regional average. Over the years this has left more people unable to obtain suitable housing to meet their needs and there is now a large and recognised need for affordable housing.

- 5.52** Government policy is clear that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plans. Where there is evidence of a need for affordable housing, Government encourages local authorities to seek an element of such housing on suitable sites.
- 5.53** The Warwickshire Structure Plan responded to this by setting a clear responsibility on local authorities to meet housing needs, however these have arisen. The Structure Plan contained an indicative assessment that 3,600 affordable houses within Warwick District would be required over the plan period, however it was recognised that the Council should carry out its own local housing needs assessment.
- 5.54** Warwick District Council carried out a Housing Needs Assessment in 1998 and this identified need within the District up to 2006. In 2001 this was updated to take account of guidance in PPG3: Housing and to roll forward the figure for housing need to 2011. This study has quantified a need for 7,072 affordable houses between 1998 and 2011 if all housing needs are to be met. The Housing Assessment for South Warwickshire, carried out in 2006, estimated a need for an additional 821 affordable dwellings a year over the five years 2006-2011. Between 1996 and 2005, a total of 800 affordable dwellings were built in the District.
- 5.55** Clearly, in the context of the overall housing situation (set out in the Core Strategy (Objective 1C) and Appendix Two) the unmet housing needs, as identified in the 2006 Housing Assessment, are impossible to meet. Consequently, the Council must look at all available means to increase the amount of affordable housing which comes forward as part of any further new developments. The evidence of unmet housing need in the District is sufficient to justify an approach which seeks to maximise the amount of affordable housing which is sought on new sites coming forward as allocations from the previous Local Plan or as windfall sites. In applying this approach, the Council will aim to meet a target of at least 100 new affordable homes a year. This target is a realistic assessment of the potential to deliver affordable housing through planning policies taking into account the likely supply of committed and future windfall sites.
- 5.56** The objective of this policy is therefore to provide a deliverable framework by which affordable housing can be secured from new development in the District in accordance with Government policy and responding to local identified needs. It will help the District bridge the gap between the supply of affordable housing and the identified housing need. In the light of the District's restricted housing land supply it is a realistic response to the requirements of the Structure Plan.
- 5.57** The Council has been pro-active in working alongside the Housing Corporation, social housing providers and applicants to increase levels of affordable housing across the District. For example, the Council's Empty Properties Fund and Care and Repair Scheme increase the stock of affordable housing by bringing empty properties back into use and bringing older properties up to standard. Its Housing Strategy has recognised changing household sizes within the District and also accordingly a high demand for transfers. In wishing to reduce these and encourage the creation of more settled communities, it has responded by making clear that it is not seeking any further 1 bedroom properties in the District.
- 5.58** For the operation of this policy, a number of matters need to be defined.

Town and rural areas

5.59 For the purposes of this policy, “towns” are the four towns covered by the Urban Areas policies of this Plan (Chapter 5); Leamington Spa, Warwick, Kenilworth and Whitnash. “Rural areas” refers to all areas outside of these towns. It is recognised that not all proposals for new housing will necessarily be acceptable for affordable housing. This may be particularly the case in small hamlets or isolated rural areas. In these cases, it may be reasonable for the Council to accept a commuted sum towards off-site provision of affordable housing (see below).

Thresholds

5.60 In applying the minimum thresholds for when affordable housing will be required, the Council will have regard to the whole development site, regardless of whether an applicant seeks to sub divide, fragment or phase proposals to avoid triggering affordable housing contributions.

Defining affordable housing

5.61 Affordable housing is defined by Government as ‘non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision.’

5.62 This housing must also, by definition, be affordable to those in housing need. Following evidence provided by the Housing Assessment for South Warwickshire in 2006 the Council will require that to be affordable, housing for rent must be no more than Housing Corporation benchmark rents and be within the limits of those receiving housing benefit. The role for many forms of intermediate housing will be limited as it may be too expensive for many of those in housing need in the District. Where these intermediate tenures are allowed, the mortgage cost of this must be no more than 3.5 times the average household income of newly forming households in the District.

5.63 In providing new affordable housing in the District, it is vital that this remains available for those people who need it. Where affordable housing is to be provided by means other than through social renting, the Council will require that this housing remains available in perpetuity for those in housing need.

5.64 The Council also wishes to ensure that affordable housing is of an adequate size and standard. The Council has introduced Social Housing Design standards and it will normally require that these are met in all affordable housing properties.

Working with affordable housing providers

- 5.65** The Council, together with the major Registered Social Landlords (RSLs) and the Housing Corporation, has adopted a joint commissioning approach to selecting RSL partners on new development schemes. This approach has worked well and ensured that the resources of all organisations can best be targeted to deliver the housing needs identified in the Council's Housing Strategy. The Planning and Housing Departments work closely to ensure the delivery of housing in accordance with the Strategy and the Council will expect applicants to work within the Joint Commissioning arrangements in appropriate cases. Usually, the Council will seek to agree the RSL partner at the outline application stage and ensure that the RSL is included within a Section 106 agreement accompanying the outline permission. Section 106 agreements will usually be sought in order to ensure certainty over the timing of the development and transfer arrangements for land.

Commuted sums for affordable housing

- 5.66** In the majority of cases, the Council will require that affordable housing is provided on-site as an integral part of the development. There may, however, be instances where the Council will accept commuted sums in lieu of new homes provided on-site. This may, for example, occur where the objectives of the Council's Housing Strategy for maximising affordable housing in the most appropriate locations can best be secured through seeking a financial contribution from one site to provide affordable housing in another location. Furthermore, there may also be individual sites where the location, setting or characteristics of the development are not compatible with delivering the type of affordable housing required by the Housing Strategy.
- 5.67** It will be for the Council and the developer jointly to agree where a commuted payment is appropriate. Where this is the case, the cost of this must be at least equivalent to the cost to the applicant of providing the affordable housing within the site.

Further guidance

- 5.68** The Council takes very seriously the need to deliver more affordable housing across the District. It will closely monitor the delivery of affordable housing and will consider whether further refinements to this policy need to be considered to deliver affordable housing to meet local needs. It will be working closely with house builders, RSLs and the Housing Corporation as it does so, and will prepare supplementary planning documents where this would help clarify policy and deliver affordable housing.

SC12 Sustainable Transport Improvements

Contributions towards sustainable transport improvements will be sought from all development that would lead to a material increase in traffic on the road network. The level of contributions will be calculated in accordance with criteria set out in the Warwickshire Local Transport Plan or any subsequent revision.

Contributions will also be sought in appropriate cases towards footpaths, cycleways and towpaths both within development sites, and to create links with the wider network.

- 5.69** It is important that new developments consider the impact they are likely to bring upon travel patterns. Most new developments will generate more car journeys, and in line with the objective of this plan to promote more sustainable travel choices, it is important that such developments make a contribution to addressing this.
- 5.70** Government policy encourages planning obligations to achieve improvements to public transport, walking and cycling where this would influence travel patterns. The Warwickshire Structure Plan supports the use of developer contributions to provide for public transport, pedestrian and cycle facilities. In the pre-deposit consultation exercise, there was strong support for ensuring that all major forms of development are accessible by public transport. In appropriate circumstances, planning obligations have a role to play in these and other areas.
- 5.71** Development which creates significant traffic movements will need to contribute towards sustainable transport improvements. Clearly, the form that any contributions will take will vary depending on location, and the level of contribution will vary depending upon the level of traffic generated. Contributions will be aimed at encouraging greater use of public transport, walking and cycling as modes of transport to and from the development, for example provision of bus priority measures or pedestrian/cycle links off site. These improvements will be expected to be consistent with any on site measures proposed to encourage sustainable transport use.
- 5.72** The level of contributions required will be determined primarily on the amount of traffic generated by the development and the site's accessibility in relation to public transport, walking and cycling. Significant traffic generating development in locations which are not served by public transport or have poor pedestrian/cycle links will therefore be required to make greater contributions in order to improve the accessibility of the location.
- 5.73** The Council will work alongside the County Council to identify the appropriate nature of any contributions sought. Currently, the Warwickshire Local Transport Plan 2006 – 2011 provides a basis for this, and identifies a number of potential areas, all of which may be appropriate recipients of developer contributions. These include walking and cycling networks; cycle parking facilities; Quality Bus Corridors; Bus Information Points; park and ride proposals; facilities at railway stations and "Safer Routes to Schools" initiatives. Development sites adjacent to public transport corridors will be expected to contribute towards improvements along those corridors and to any connecting interchanges. Development within the defined town centre areas will be expected to contribute towards improvements to the accessibility of the town centres, including any public transport interchanges. Developments in rural areas may be asked to contribute towards a range of sustainable transport improvements such as community-based travel initiatives.
- 5.74** Applicants should contact the County Council in the first instance to determine the precise nature of any contributions that may be sought. Contributions will be secured through a Grampian condition or planning obligation in accordance with Circular 5/05 or any subsequent revision.

5.75 The Council will expect all transport improvements to be located and designed to maximise their potential effectiveness and their attractiveness to users. Applicants should refer to all relevant policies of this Local Plan, particularly the development policies and policies SC3 and SC4 in appropriate instances.

5.76 Regarding footpaths and cycleways, policy SC4 seeks to protect and enhance existing facilities across the district. As new developments come forward, particularly where these are likely to generate significant numbers of pedestrians and cyclists, these should be providing appropriate levels of footpath, towpath and cycleway provision both on and off-site to link with the wider network.

SC13 Open Space and Recreation Improvements

Contributions from residential and commercial developments will be sought to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The exact level and form of contributions required will have regard to the location, nature and size of development.

Where appropriate, applicants will be required to ensure that provision is made for:-

- a) well designed informal open space for quiet relaxation on site;
- b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and
- c) outdoor or indoor sport accessible by walking, cycling and public transport.

Developments will be expected to provide a proportion of the site as recreational facilities, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site but within the catchment area of the site.

5.77 New developments can have a significant impact upon existing recreation and leisure provision, putting pressure on existing resources and creating new demands for facilities from all sections of the community, including young people. It is entirely appropriate that new developments help meet the costs of addressing these needs.

5.78 Government guidance is clear that planning obligations should be used as a means of remedying local deficiencies in the quantity or quality of open space, sport or recreation provision. The Council is justified in seeking planning obligations where provision is inadequate or under threat, or where new development increases local need. The Structure Plan supports the development of new housing and industry in tandem with leisure, sports and other necessary facilities in the same location. In the pre-deposit consultation exercise, 88% of respondents considered that it may be reasonable to use development contributions to improve existing areas of open space as well as providing new ones.

5.79 The objective of this policy is to set out the framework for securing contributions towards those improvements. Contributions will be aimed at improving the character and appearance of new developments and at encouraging greater use of open spaces and recreation facilities both

on and off site. It will enable new developments to remedy local deficiencies in the quantity, quality and accessibility of open space and recreational provision.

5.80 The contributions which the Council will require may be in the form of land or money. The precise level and form of such contributions will be set out within Supplementary Planning Guidance in due course. This guidance will be prepared following the completion of an assessment and audit of open space which the Council have carried out. The Guidance will include details on which types of development will be expected to make contributions, state the detailed justifications for requesting each type of recreation facility and give detailed costings for on and off site provisions and for future maintenance.

5.81 The assessment and audit of open space will enable the Council to set a local standard for open space and recreation provision in accordance with PPG17. It will be for an applicant to demonstrate if they consider there are circumstances why the standards being adopted by the Council should not be applied in a particular instance.

5.82 Applicants unsure of whether they may or may not need to make a contribution towards open space and recreation provision are advised to contact the Council. Contributions will be secured through condition or planning obligation in accordance with Circular 05/05 or any subsequent revision.

SC14 Community Facilities

Contributions will be sought towards community facilities in conjunction with new development where appropriate.

5.83 New development puts pressure on existing community infrastructure and Government guidance is clear that planning authorities may seek contributions from applicants to offset the costs of this. The Structure Plan supports this approach by making it clear that new housing and industry should be developed in tandem with supporting integrated transport, education, leisure, sport and other necessary facilities.

5.84 Within the scope of this policy are contributions towards libraries, education provision, health care facilities and other local community facilities. The approach that the Council will take in seeking obligations will be in line with Government policy, as set out in Circular 5/05. As noted above, the County Council is currently producing a 'planning obligations protocol' and this will form the basis of any obligations sought. The Council will consider adopting this protocol as Supplementary Planning Documents in due course.

SC15 Public Art

Contributions will be sought towards the provision of new works of art as part of new development schemes. Applicants will be encouraged to set aside a proportion of their costs, in line with the UK Percent for Art scheme, for works of art to be provided within the development, or where this is not appropriate, at a nearby location.

- 5.85** Works of public art can make a positive contribution to the built environment, help create a sense of place and add to the character of a neighbourhood. Government policy recognises the importance of good design, and well conceived and implemented public art can play a role in achieving this.
- 5.86** The Council adopted a Public Arts Strategy in 2001 and as part of this it is keen to secure contributions from developers on appropriate schemes and in appropriate locations. Within this it is recognised that whilst the provision of public art is desirable, it can only be achieved from developer contributions through negotiation.
- 5.87** It is important that where a public art contribution is achieved, it is done so as an integral part of a development proposal, and not simply as an adjunct to it. The policy recognises that public art can take many forms; it can be a piece of art (for example a sculpture) at a focal point in a development scheme (for example the Herons sculpture outside Shire Hall introduced as part of the redevelopment of Warwick Market Place), but equally, it can be seen in features of the development scheme itself, such as for example a paving scheme, wrought ironwork railings or even brick detailing. The important factor is the involvement of an artist as part of the team designing the scheme. The Council would encourage the involvement of an artist at an early design stage so that the full range of opportunities for integrating public art into a scheme can be fully explored.



Chapter 6: Urban Area Policies

Urban Area Policies

- 6.1** It is important that all new development revitalises the urban areas, particularly by contributing towards the regeneration of deprived areas. It is also important that, through the juxtaposition of homes, shops, jobs and services, the location of new development within the urban area reduces the need to use the private car. The policies within this chapter of the Plan are therefore only applicable within the urban areas as defined on the Proposals Map and all development proposals will be assessed against them as appropriate.
- 6.2** It should be noted, however, that whilst these policies are applicable across the urban area, policies within the Town Centres chapter of the Local Plan will be given greater weight when determining development proposals within the town centres.

Context

- 6.3** Warwick District contains four urban areas; Royal Leamington Spa (including Cubbington), Kenilworth, Warwick and Whitnash.
- 6.4** **Royal Leamington Spa** is the largest town in the District with a population of approximately 45,000 at the 2001 Census (not including Cubbington). The town has a rich heritage of Regency buildings built within a predominantly grid-iron street pattern with broad avenues and public gardens. The town grew significantly in the 20th century due to a mixture of heavy industry and engineering, although in recent years this has declined and been replaced by growth in the service sector. This growth has been reflected in the many residential areas which have been developed during this time. Today, the town is an important centre for employment, homes, shopping, services and leisure pursuits.
- 6.5** **Warwick** is the county town of Warwickshire with a population of approximately 25,000 at the 2001 Census. At its heart is a mediaeval town centre containing a fine range of buildings, including Warwick Castle, which makes the town a major tourist attraction. The town centre is surrounded by largely residential areas which have developed over different periods. A number of major local employers operate from within the town, including Warwickshire County Council, IBM and National Grid Transco. The town contains various shops, services and leisure facilities including Warwick Racecourse.
- 6.6** **Kenilworth** is also an historic town with a population of approximately 23,000 at the 2001 Census. Its history is centred on Kenilworth Castle and the Abbey which have their origins in the 12th century. Kenilworth grew rapidly after the Second World War and today has a strong residential character due to its proximity to Coventry and the nearby Warwick University. The town contains shopping, services and leisure facilities that meet local needs.
- 6.7** **Whitnash** had a population of approximately 7,800 at the 2001 Census. Its earliest settlers can be traced back to the Ancient Britons and at its heart lies St. Margaret's Church. The town has seen considerable growth in recent years, both within its boundaries and on its borders.

UAP1 Directing New Housing

Residential development will be permitted on previously developed land and buildings within the confines of the urban areas subject to other policies to manage the supply of housing ~~under Policy SC10.~~

In all other circumstances, residential development will not be permitted unless it is for affordable housing to meet local needs in accordance with the definition within Policy SC11.

- 6.8** Directing residential development on previously developed land will minimise the development of green field land and protect the environment. Furthermore, focussing new residential uses in urban locations will encourage future occupants to adopt more sustainable lifestyles.
- 6.9** Government guidance gives priority to re-using previously developed land within urban areas in preference to development elsewhere. This guidance is reiterated in the Structure Plan which requires the amount of green field land needed for new housing to be minimised. This approach is supported by the results of the pre-deposit consultation exercise with over 90% of respondents agreeing with building in towns before green field sites at the edges.
- 6.10** This policy is applicable to all proposals which seek to create new residential dwelling units, including new build, redevelopments, subdivisions, intensifications and conversions. In order to protect green field land, all land/buildings that are subject to residential proposals will be assessed against the definition given within PPS3 (2006) as to whether it is previously developed or green field. Only genuine proposals for affordable housing to meet local needs will be permitted as exceptions on green field land. This recognises the significant need identified for affordable housing within the District.
- 6.11** This policy needs to be read alongside all other policies within the Local Plan, particularly the Development Policies and Sustainable Communities Policies. It should be noted that some of the policies that seek to sustain communities, e.g. protecting employment land, community and leisure facilities, will be given greater weight when determining development proposals than this policy. ~~Further, the level of windfall development may be regulated under Policy SC10 where there is evidence of a likely over supply of housing in relation to the Structure Plan target.~~

UAP2 Directing New Employment Development

Major office development (Use Class B1(a)) will be permitted on previously-developed land within the town centres subject to the policies of the Town Centres Chapter. In all other circumstances, major office development will not be permitted unless there are no sequentially preferable sites or buildings, and the development accords with criteria b) to e) below.

Employment development for small scale offices, research and development and light industry (B1) will only be permitted on previously-developed land in the following locations:-

- a) within town centres subject to the policies within the Town Centres Chapter;
- b) within established employment areas;
- c) within the upper floors of units in local shopping centres;
- d) within sites allocated under Policy SSP1; or
- e) adjacent to public transport interchanges or in other locations which are genuinely accessible and well served by a choice of means of transport, especially public transport, walking and cycling.

Employment development for general industrial uses (B2) and warehousing and distribution uses (B8) will only be permitted in the following locations:-

- a) within established employment areas;
- b) within town centres subject to the policies within the Town Centres Chapter; or
- c) within sites allocated under Policy SSP1.

6.12 Directing employment development to specific locations will support the retention of existing employment areas, in accordance with policies SC2 and TCP9, and provide other areas with certainty that their character and amenity will be protected. This policy will also ensure employment areas are well distributed within the urban area and that opportunities to use public transport for journeys to work are maximised. Furthermore, it is important that opportunities to redevelop existing employment areas are taken to reduce the requirement for releasing further green field land for employment use in the future.

6.13 Government guidance supports the re-use of previously developed land for employment purposes and encourages employment development in locations highly accessible by public transport. In particular, uses that are major generators of travel demand should be located in town centres and close to public transport interchanges, wherever possible. The Structure Plan requires employment development to maximise the use of previously developed land and for a portfolio of land to be provided. The need for a distribution of employment areas across the urban areas is supported by the results of the pre-deposit consultation exercise where 67% considered it was important to provide jobs close to where people live.

6.14 This policy is applicable to all proposals for new employment development, including new build, redevelopments, change of use, intensifications and extensions. Existing employment areas are defined under Policy SC2. With regard to offices (Use Class B1(a)), the policy makes a distinction between those of a large and small scale. Large scale are defined as having

greater than 2,500 sq.m. of gross office floorspace and these should ideally be located within town centres. It is recognised, however, that suitable sites may not be possible for all potential occupiers, and in these circumstances, an applicant would be expected to demonstrate through a sequential test that more central sites had been fully investigated. The sequential test would look firstly at sites within and then on the edge of town centres. The policy takes a more flexible approach to small scale B1 uses than to B2 and B8 uses by permitting such uses within the local shopping parades and in other locations that are accessible and well served by a choice of means of transport. Adjacent is defined as that within reasonable walking distance, i.e. 500 metres. This approach will help to accommodate the predicted growth in the service sector, support local shopping centres and also promote use of public transport. It also recognises that B1 uses can more easily co-exist with residential uses.

- 6.15** Although this policy is seeking to direct future B1, B2 and B8 uses to the most sustainable locations, nothing in this policy should be interpreted as seeking to take away from, or override, existing planning permissions.

UAP3 Directing New Retail Development

Retail development will be permitted within the town centres in accordance with those policies set out in the Town Centres section of the Plan. In all other circumstances retail development will not be permitted unless:-

- a) there is a proven retail need for the proposal;
- b) there are no available, suitable and viable sequentially preferable sites or buildings;
- c) it would reduce the need to travel by private car;
- d) the development is, or can be made, genuinely accessible and well served by a choice of means of transport, especially public transport, walking and cycling as well as by car;
- e) it can be demonstrated that the proposal would not have a significant adverse impact on the vitality and viability of town centres, district centres and local centres nor on the development plan retail strategy.

The sequential approach to be followed requires that locations are considered in the following order; first, sites and buildings within the retail areas of the town centres, and then in the case of Leamington Spa the area of search set out in Policy TCP3 and in the case of Warwick the mixed use area set out in Policy TCP8, followed by edge-of-centre sites, and then out-of-centre sites.

Development proposals of over 1,000 sq. metres (gross floorspace) outside of the town centres will be required to demonstrate how they comply with this policy by way of a Retail Impact Assessment.

- 6.16** Maintaining the shopping function of the town centres is important in supporting the local economy and promoting more sustainable patterns of development. It is important therefore that any retail development in the wider urban area is strictly controlled. The primary objective of this policy is to maintain and enhance the vitality and viability of existing town centres through new development. However, where development is considered appropriate outside of the town centres, this policy will ensure it is directed to locations which maximise opportunities to reduce reliance on the private car.

- 6.17** This policy is consistent with the Government's aim to sustain and enhance town centres by making them the focus for new retail development. This guidance is reflected in the policies of the Structure Plan which require that the majority of new retail development be based in town centre locations. The Structure Plan also defines a hierarchy of town centres which designates Leamington as a 'main town centre' and Warwick and Kenilworth as 'other town centres'. This distinction seeks to focus all new shopping development compatible with their scale, nature and character within town centres with a broad upper limit of 2,500 sq. metres (gross floorspace) in Warwick and Kenilworth. The results of the pre-deposit consultation exercise support this general approach to new retail development with strong support for improvements to town centres and restrictions on out of town shopping.
- 6.18** This policy is applicable to all proposals for new retail development including new build, redevelopments, changes of use, intensifications and extensions in accordance with Government guidance. Retail development is defined as general shops (Use Class A1), financial and professional services (Use Class A2), food and drink (Use Class A3), drinking establishments (Use Class A4), and hot food take-aways (Use Class A5). In relation to proposals within town centres, this policy needs to be read alongside the policies within the town centre chapter, particularly TCP1-TCP8.
- 6.19** In assessing proposals outside of the town centres, the Council will require a Retail Impact Assessment for proposals over 1,000 sq. metres (gross floorspace) to accompany any planning application. This should contain the following information.
- In relation to proving a 'need', greater weight will be given to need expressed in quantitative terms rather than qualitative need. Proposals should demonstrate that expenditure is available, that there is clear retailer demand, that there are gaps in current provision which need to be met, that there is evidence of inadequacy of existing floorspace in terms of problems of 'over trading', and that the development will provide for consumer choice.
 - In relation to proving there are no suitable sites within or adjacent (300m of the defined retail area) to town centres, a full sequential test, in accordance with Government Guidance will need to be carried out which recognises the requirement for developers and retailers to be flexible about the format, design and scale of the development and the amount of car parking required; and
 - In relation to demonstrating a reduction the number and length of car journeys, it is not sufficient for schemes to be served by modest public transport provision. Evidence will be needed that proposals can genuinely reduce reliance on the motor car in accordance with the transport aims of the Structure Plan and Local Transport Plan.
- 6.20** Proposals of less than 1,000 sq. metres (gross floorspace) will also be assessed against the same criteria to ensure the viability and vitality of the town centres is not harmed. It is recognised that in appropriate locations small scale local shops can support communities and reduce reliance on the private car by providing day-to-day shopping facilities within local neighbourhoods.

UAP4 Protecting Local Shopping Centres

Changes of use from general shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take- aways (Use Class A5) will not be permitted in local shopping centres, as defined on the Proposals Map, unless:-

- a) the unit has been vacant for a period of at least 1 year or evidence can be provided that the unit has been actively marketed for an A1 use for a period of at least 9 months; or
- b) the proposed use can demonstrate that it will significantly increase pedestrian footfall in the centre and will introduce a new use into the centre which meets a local need; and
- c) allowing the proposed change of use will maintain the predominance of A1 uses in the centre.

Changes of use from Use Class A uses to all other uses will not be permitted unless the proposal is for a community service or facility which can be demonstrated to meet a particular local need and which can be satisfactorily controlled by planning condition.

6.21 Local shopping centres provide a range of services and facilities that meet the day-to-day shopping needs of local people. They are often centrally located within a neighbourhood and can encourage walking and cycling as a mode of transport. The centres also have a wider social role in providing places for social interaction within communities. The protection of their shopping function is therefore very important and the loss of shop units to non retail uses will be resisted.

6.22 Government guidance supports the safeguarding and strengthening of local centres by encouraging a wide range of facilities to meet people's day-to-day needs, so reducing the need to travel. Structure Plan policy requires Local Plans to define local centres in order to provide people with access to convenience needs and local services.

6.23 Change of use includes the redevelopment of a unit to another use. For the purposes of this policy, local centres are defined as a small group of shops consisting of a cluster of six or more units (normally in a continuous elevation), usually comprising a newsagent, general grocery store, post office, and other small shops of a local nature. This policy is only applicable to the ground floor of units within the local centres defined on the Proposals Map and listed below. It is envisaged that the provision of a Local centre on the South West Warwick housing allocation will occur during this Plan period (Narrow Hall Meadow Road), and this will also be afforded protection by this policy in due course.

- Albion Street, Kenilworth
- High Street, Kenilworth
- Leyes Lane, Kenilworth
- The Oaks Precinct, Scott Road, Kenilworth
- Crown Way, Lillington, Leamington Spa
- High Street/Queen Street, Cubbington
- Rugby Road, Cubbington
- Rugby Road, Leamington Spa
- St Margaret's Road, Leamington Spa
- Sydenham Drive, Leamington Spa

- Coten End, Warwick
- Percy Estate (The Chantry), Warwick
- Reardon Court, Woodloes, Warwick
- Shakespeare Avenue, Warwick
- Othello Avenue, Warwick Gates
- Heathcote Road, Whitnash
- Home Farm Crescent, Whitnash

6.24 Whilst the objective of the policy is to retain general shops, the Council recognises that changes in peoples shopping habits may result in changes to the types of uses that are viable in local centres and to the types of uses that local people wish to see in the local centres.

6.25 The Council, therefore, accept that where there is no interest in the unit for a general shop, i.e. long term vacancy, it is in the best interests of the local centre to allow the introduction of other uses to create footfall and maintain the appearance of the centre. In addition, proposals which come from local community based groups, for example drop-in centres, can support the vitality of local centres and will be supported. In such circumstances the Council may wish to control the use, e.g. granting planning permission on a temporary basis to ensure the unit is not permanently lost from a retail use.

UAP5 Protecting Local Shops

Changes of use of general shops (Use Class A1), outside of town centres and local shopping centres, to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take- aways (Use Class A5) will not be permitted.

6.26 Outside of the town centres and local shopping centres are a number of small shopping frontages and isolated shops, some of which help to serve the daily needs of local communities. The Council consider that general shops are more likely to meet the needs of local communities and therefore more appropriate to be dispersed within the urban area than financial/professional services or food and drink outlets. The objective of this policy is therefore to resist the spread of such uses to locations which may prejudice the vitality and viability of town and local centres. Furthermore, the policy will provide other areas with certainty that their character and amenity will be protected from financial / professional or food and drink uses.

UAP6 Motor Vehicle Sales

Development for motor vehicle sales will only be permitted in existing employment areas where: -

- a) the proposal will be located near to other motor vehicle sales uses;
- b) the location is served by public transport; and
- c) the proposal contains a motor vehicle repair/servicing use which is a significant element of the proposal.

- 6.27** Motor showrooms and repair centres are unusual in representing a mixture of employment and retail activity which are not commonly found within town centres. Motor vehicle sales, like many other businesses, are evolving and this is creating new demands for sites. They very often require sizable areas of land to provide for external display and storage. The repair activities also can generate noise and vehicle movements which can have an adverse impact on the character of residential areas. The uses also, by their very nature, can generate significant numbers of car borne trips.
- 6.28** The objective of this policy is to direct motor vehicle sales to locate in proximity to other similar uses and therefore cluster together in order to reduce vehicle journey lengths. It is also important that they locate in areas served by public transport in order to provide an alternative means of transport to the private car, particularly for staff and for people dropping off vehicles for repair. Tachbrook Park is an example of an area which is beginning to serve this role within Leamington Spa.
- 6.29** Although not strictly defined as employment within the Use Classes Order, motor vehicle sales and repairs bear similarities in relation to the fact that they can generate significant employment and also generate noise and disturbance detrimental to residential amenity. It is considered appropriate therefore to allow such uses within existing employment areas, as defined under Policy SC2, where it can be demonstrated that the motor repair element of the proposed use is significant by virtue of the fact that the use will generate employment levels commensurate with a general industrial use of the same site. Such developments should also be served by public transport defined as that within reasonable walking distance, i.e. 500 metres, of a bus stop.
- 6.30** This policy only applies to proposals to locate motor showrooms and repair centres within existing employment areas. In these locations, and in all other locations outside of defined retail areas, it should be noted that the showroom or retail element of the proposed use will be controlled through a planning condition to remove permitted development rights in relation to changes of use to A1 (general shops). It should be noted that this policy may conflict with the protection of employment land, Policy SC2, and in such circumstances Policy UAP6 will be given greater weight when determining development proposals.

~~UAP7 Directing New Tourism Development~~

~~Tourist development will only be permitted where it does not harm the quality of the surrounding built and natural environment.~~

~~New tourist facilities will need to demonstrate that the development is, or can be made accessible by foot, cycle and public transport.~~

~~Proposals for additional development at existing tourist facilities which is likely to increase visitor footfall may require the submission of a travel plan.~~

- ~~6.31~~ Tourism makes a significant contribution to the local economy particularly in terms of job creation, and is encouraged within the urban area, where it can contribute towards urban regeneration. The success of local tourism uses depends to an extent upon the quality of the built and natural environment, e.g. historic areas and buildings. It is recognised that it is the historic environment of the District's towns which makes them popular tourist attractions and it is therefore important that tourist development does not harm the quality of this environment. Tourism development can also impact on the quality of its environment through increased traffic generation and therefore proposals will need to demonstrate there is a choice of means of transport available.
- ~~6.32~~ Government policy encourages tourism development whilst at the same time conserving those qualities in the environment that are a major attraction for tourism. The need to secure a balance between these aims is reflected within the Structure Plan policy.
- ~~6.33~~ This policy is applicable to all proposals for new tourism development, including new build, redevelopments, change of use, intensifications and extensions. Tourism activities include visitor attractions such as museums and theme parks.
- ~~6.34~~ It is acknowledged that the development of existing tourist facilities can often be constrained by location, however, the council is keen that where possible facilities should seek to maximise the use of public transport. In this district as the majority of tourist facilities are already located in sustainable locations within or adjacent to town centres this does not present a considerable issue. In all other locations the Council may require the submission of a travel plan to ensure the impact of development on accessibility is minimised.

~~UAP8 Directing New Visitor Accommodation~~

~~New visitor accommodation will be permitted where:-~~

- ~~a) it is within or adjacent to the town centres; or~~
- ~~b) it is adjacent to a public transport interchange or otherwise genuinely accessible and well served by a choice of means of transport, especially public transport, walking and cycling.~~

~~Outside of these locations, only small scale extensions to existing visitor accommodation will be permitted.~~

- ~~6.35~~ It is important to have sufficient visitor accommodation in the towns in order to support the local economy, particularly tourism and leisure businesses. New visitor accommodation is therefore encouraged, particularly where it can contribute towards the vitality and viability of the town centres and promote employment creation. It is also important that all new accommodation is accessible by public transport to ensure that people without access to a private car are not excluded from visiting the area. Existing establishments outside of the town centres will, however, be supported and small scale extensions will be permitted recognising their role in meeting tourists demand.
- ~~6.36~~ Government guidance recognises the role of visitor accommodation in bringing economic and employment benefits and supporting a range of transport services and cultural activities. This guidance is reflected within the Structure Plan.

6.37 This policy is applicable to all proposals for new visitor accommodation, including new build, redevelopments, change of use, intensifications and extensions. Visitor accommodation includes hotels and guest houses (Use Class C1). In relation to proposals within town centres, this policy needs to be read alongside the policies within the town centre chapter. Adjacent is defined as that within reasonable walking distance, i.e. 500 metres.

UAP9 Directing New Leisure Development

Major leisure development will be permitted within the town centres. In all other circumstances, major leisure development will not be permitted unless:-

- a) there is a proven need for the proposal;
- b) there are no sequentially preferable sites or buildings.
- c) the development is, or can be made, accessible by foot, cycle, and public transport.

All other leisure developments will only be permitted in locations which are accessible to the communities they propose to primarily serve by means other than the private car.

6.38 Major leisure development is important to support the local economy and encourage job creation and it is recognised that locating these uses in the town centre promotes more sustainable patterns of development. It is important therefore that major leisure development in the wider urban area is strictly controlled. The primary objective of this policy is to maintain and enhance the vitality and viability of existing town centres through new development. However, where development is considered appropriate outside of the town centres, this policy will ensure it is directed to locations which maximise opportunities to reduce reliance on the private car and promote social inclusion.

6.39 In identifying sites, a sequential approach should be adopted through which all potential town centre options are thoroughly assessed before less central sites are considered. First preference should be given to the town centre followed by edge of centre locations.

6.40 This policy is consistent with the Government's aim to sustain and enhance town centres by making them the focus for new leisure and entertainment development. This guidance is reflected in the policies of the Structure Plan which require that major leisure development be based in town centre locations.

6.41 This policy is applicable to all proposals for new major leisure development, including new build, redevelopments, change of use, intensifications and extensions. Major leisure development is defined as that which is 1,000 sq. metres, or over, of floorspace as defined within the Structure Plan. Leisure activities include both leisure (entertainment) uses such as cinemas and leisure (recreation) uses such as sports halls (Use Class D2).

6.42 In assessing proposals outside of the town centres, the Council will require an assessment of need for the proposed facility and also the adoption of a sequential approach which requires the applicant to demonstrate that no suitable sites exist within, or adjoining, the defined town

~~centre before considering alternative locations. Alternative locations should be well served by a choice of means of transport (including public transport, cycling and walking) and may include sites adjacent to public transport corridors.~~

6.43

~~The Council considers that proposals of less than 1,000 sq. metres can support and enhance communities and reduce reliance on the private car by providing local facilities. These will therefore be permitted in locations which are accessible to the community they propose to serve by public transport, cycling and walking.~~



Chapter 7: Town Centre Policies

Town Centre Policies

7.1 Town centres play an important role in supporting local economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, supporting new investment and jobs. This Local Plan aims to maintain the shopping function of the town centres and support proposals which enhance their respective roles within the town centre hierarchy, as set out in the Structure Plan. Proposals will also be encouraged which diversify the range of uses in the town centres without compromising the shopping function, particularly uses which make the town centre more attractive to residents, employers, shoppers and visitors.

7.2 The policies within this chapter will only be applicable within the town centre boundaries of Leamington Spa, Warwick and Kenilworth as defined on the Proposals Map. It should be noted, however, that all relevant Urban Area Policies (Chapter 6) should also be read in conjunction with these policies. Policies within the Town Centre chapter will however be given greater weight when determining development proposals in these locations.

Context

7.3 Warwick District has a range of shopping and service centres which seek to meet the needs of its people. At the heart of this are the three town centres of Leamington Spa, Warwick and Kenilworth. Each of these centres is distinct.

7.4 Royal Leamington Spa town centre is the only sub regional shopping centre in the district. This is reflected by its identification in the Regional Spatial Strategy (RPG11) as a strategic town centre in Policy PA11. It has a wide range of quality shops ranging from department stores and national outlets through to specialist independent shops. Leamington's attraction as a shopping destination comes both from this range of shops and from its historic Regency character. Most of the town centre lies within a conservation area and the town centre contains the Pump Rooms and the Jephson Gardens, both of which have been recently restored. Leamington town centre also includes the smaller Old Town shopping area south of the River Leam. This area contains a range of local and specialist shops, many of which are independent, together with a range of restaurants. This area has seen considerable investment over recent years as part of a Single Regeneration Budget programme co-ordinated by Regeneration.

7.5 Warwick town centre with its mediaeval street pattern fulfils the dual role of being a local shopping centre for the people of Warwick and serving a tourist market attracted in large part by the castle. Building on its tourist potential, the town has an established reputation as a centre for antique shopping, and in more recent times is seeing a growth of niche shopping, cafés, bars and restaurants. A number of these are focussed around Warwick Market Place which was enhanced and extensively pedestrianised in 1999. The town centre actually contains three shopping areas, the main area focussing on Swan and Market Streets, Smith Street to the east and the much smaller West Street to the south west.

7.6 Kenilworth town centre offers a range of local shops for people of Kenilworth, including being a main food shopping destination. It includes the Abbey End shopping parade (which has

recently seen some environmental enhancement) at the northern end and at its heart the pedestrianised Talisman Square. The town centre also offers a good range of quality restaurants.

7.7 Over recent years Warwick District Council has undertaken a range of initiatives to support the role of town centres and to enhance their character. Town centre management initiatives have developed action plans for the three town centres, and a wide range of specific initiatives have sought to boost trade in the towns. These have been co-ordinated by full time town centre managers based at the Council offices and include a number of initiatives now included in the Community Plan.

7.8 Each of the town centres will face challenges over the next few years as they respond to changing shopping, living and working patterns, and it is the role of the Local Plan to seek to address these where it can. To help identify and address these challenges, the Council commissioned a retail study as part of the Local Plan and this was undertaken in 2002 by consultants DTZ. This Study has been updated by DTZ and a revised version was received in June 2004. The Retail Study raised a number of important issues which the policies in this chapter will seek to address. In particular, it identified the following:-

- **Leamington Spa** town centre is sustaining its role as a sub regional shopping centre, however it is falling in national rankings of town centres based upon levels of shopping floorspace. Competing centres such as Birmingham, Solihull and Coventry have all seen significant levels of new shopping floorspace planned and implemented in recent years. Whilst new shopping developments in the town centre (Royal Priors extension, Regent Hotel) are welcome, they will not give Leamington the necessary “critical mass” to significantly improve the overall status and attraction of Leamington as a shopping destination.
- Within **Leamington Spa** and **Warwick** town centres, a growth of customers will place significant pressure on existing infrastructure. If the town centres increase their retail floorspace and improve their attraction as shopping, visitor and leisure destinations, this may lead to a shortfall in the quality and quantity of parking which would hamper these efforts.
- **Leamington Spa**, **Warwick** and **Kenilworth** town centres have all made improvements to their overall environment in recent years, however further improvements are required.
- With **Leamington Spa** being reinforced as the sub regional shopping centre, **Warwick** town centre needs to consider how it can strengthen its role as a tourist, specialist shopping and evening/cultural destination.
- **Kenilworth** town centre needs to build upon its existing strength as a convenience goods shopping destination. New development in the heart of the town centre which encourages this should be supported, and efforts should be made to create a greater unity between the town centre and the significant tourist attractions the town also has to offer.

7.9 Following from the work undertaken by DTZ the Council is presently undertaking further work to address some of the key issues within the town centres. Within Leamington town centre it has commissioned work to assess the feasibility and opportunities for a retail-led redevelopment of Chandos Street car park. This work will also take account of the future need for car parking in maintaining the retail attractiveness of the town centre overall. In Kenilworth

the Council, alongside Warwickshire County Council and Kenilworth Town Council, has developed traffic management measures which have not yet been agreed. They will be subject to public consultation as part of the consideration of a wider framework of improvements to the town centre that will also include environmental improvements and the possible redevelopment of a number of sites, in particular a Public Service Centre at Smalley Place.

TCP1 Protecting and Enhancing the Town Centres

Proposals for retail, entertainment and leisure development will be permitted where they are of an appropriate scale in relation to the role and function of the town centre and its catchment, and reflect the character and form of the town centre.

- 7.10** Ensuring that town centres remain the focus for new development is important to maintain local economic growth and encourage investment. It is also fundamental in achieving sustainable patterns of development within Warwick District.
- 7.11** This policy is consistent with Government guidance that aims to make town centres the focus of development to ensure their continued vitality and viability. This approach is reflected in the Structure Plan that sets out a County wide hierarchy of town centres. Within this framework, Leamington is designated as a 'main town centre' and Warwick and Kenilworth as 'other town centres'. This distinction seeks broadly to focus all new shopping, leisure and entertainment developments above 1,000 sq.m (gross floorspace) in these town centres, with all such developments over 2,500 sq.m (gross floorspace) in the main town centres only.
- 7.12** In assessing proposals for town centre schemes, the Council will have regard to the aim of the Structure Plan that such proposals are compatible with the scale, nature and character of that centre. It will however consider, in principle, proposals for schemes of greater than 2,500 sq m (gross floorspace) in Warwick or Kenilworth which have merit, particularly where these introduce convenience shopping into these centres. Any such proposal will however be expected to improve the retail choice for local people, help maintain the vitality and viability of the town centre and not harm the vitality and viability of neighbouring town centres. Furthermore, given the historic nature of the three town centres, proposals will have to be of an appropriate scale and design quality in order not to have a detrimental impact on the quality of those environments. For the purposes of considering proposals within Warwick and Kenilworth town centres, the Council will expect applicants to meet the requirements contained in criteria b) to e) of policy TCP3. Further guidance on the location and appropriate scale of shopping proposals is given in policies TCP2 and TCP3.

TCP2 Directing Retail Development

Within the town centres of Leamington Spa, Warwick and Kenilworth, new retail development will be primarily directed to the retail areas defined on the Proposals Map. In accordance with Government guidance, where suitable opportunities cannot be found within the retail areas, retail development will be supported in the following locations. These are firstly:-

- a) the area of search for major retail development in Leamington Spa town centre defined on the Proposals Map in accordance with policy TCP3, and
- b) the mixed use area of Warwick town centre defined on the Proposals Map in accordance with policy TCP8

and then other sequential sites in edge-of-centre locations which are in accordance with Government guidance and other policies within this Plan. Retail development outside of town centres will be considered in accordance with policy UAP3 of the Plan.

Within the retail areas, changes of use from general shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4) and hot food take-aways (Use Class A5) to other uses outside of Use Class A will not be permitted.

7.13 The Council is concerned to protect the shopping function of its town centres. To achieve this, the town centre inset Proposals Maps identify areas to be 'primarily in retail use'. It is intended to direct new retail development to these locations (with the exception of new 'major' development proposals in Leamington Spa – covered by Policy TCP3). In doing so it is intended to prevent the sporadic introduction of new outlets that could erode the benefits of having a defined focus of core shopping areas.

7.14 It is also important to safeguard existing and potential retail floorspace to ensure the availability of opportunities for future/continued investment. To achieve this, the Council wishes to avoid the loss of premises currently within Use Classes A1, A2, A3, A4 and A5 to other non A Class uses.

7.15 Government policy puts a particular emphasis on the need for town centres to maintain an efficient, competitive retail sector. In June 2004 this Council received the results of a retail study undertaken by DTZ. This study has informed the review of the Local Plan and has emphasised that the protection of existing retail areas and potential available floorspace will be important to the success of town centres over the plan period.

7.16 Potential retail floorspace includes premises currently within Use Classes A2, A3, A4 and A5 as these can change to Use Class A1 without the need for planning permission. Change of use from Use Class A1 to A2, A3, A4 or A5 is controlled by other policies within the Local Plan. The Council wishes to avoid the loss of premises currently within a Class A use to other non Class A uses. Planning permission for such a change of use will not, therefore be granted. This policy applies to A Class uses on upper floors, as well as at ground floor level

TCP3 Providing for Shopping Growth in Leamington Town Centre

Proposals for large scale shopping development will be permitted provided:-

- a) they are within (i) the retail areas of the town centre, and then (ii) the area of search defined on the Proposals Map;
- b) it can be demonstrated that the proposal meets the retail need in a way which is of an appropriate scale that respects the character and form of the town centre;
- c) proposals create strong and direct pedestrian links between the existing main shopping core along the primary retail frontages and the development;
- d) the impact of the proposal upon traffic movements is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal; and
- e) proposals are acceptable with regard to the development principles set out in policy DP1 of this Plan.

7.17 It is important for both the social and economic well being of the District to protect the role of Leamington town centre as the District's main focus for retail activity. The identification of additional sites for large scale, comprehensive development may prove necessary to reinforce Leamington's market position in relation to other competing centres in the region.

7.18 Government guidance requires plans to provide a framework that will ensure that an efficient and competitive retail sector is maintained. In the pre-deposit consultation exercise, 76% of respondents called for improvements to Leamington town centre. The Community Plan also has an aim to regenerate town centres and support the maintenance of vital and viable town centres. The objective of this policy is to set out a framework for considering any major retail proposals that may come forward within Leamington town centre.

7.19 The 2002 Retail Study identified the fact that if Leamington town centre wishes to maintain its role as a sub-regional shopping destination, it will need to provide a significant amount of new floorspace during the plan period. The Council is committed to periodically reviewing its retail data to ensure that changing circumstances are considered. An updated Retail Study, received in June 2004, identified convenience, comparison and retail warehousing floorspace capacity to 2011 which further grows to 2016. The 2004 study identified the fact that Leamington town centre could support a maximum of 37,700 sq. metres (gross) comparison floorspace. This could be provided in more than one location but it would preferably need to be 'anchored' by a major new department store.

7.20 If further retail floorspace, of whatever scale, is supported it is important that this new investment does not have a detrimental impact upon the existing town centre businesses, the balance of retail uses, its historic fabric and its infrastructure. In considering all future proposals, the Council will have regard to:-

- the physical capacity of the historic core of the town centre to absorb significant further retail growth;

- the ability of any proposal to include high quality pedestrian (and where appropriate cycle) access that meets the standards for accessibility and inclusion set out in policy DP15;
- the implications of retail growth upon key town centre infrastructure including car parking and public transport; and
- the likely market interest in major new retail opportunities.

7.21 In formulating any proposals for further retail floorspace, the Council will also consider demand for further leisure uses which could be incorporated into schemes.

7.22 For the operation of this policy, 'large scale' retail proposals refers to proposals with a floorspace of over 1,000 sq m.

TCP4 Primary Retail Frontages

Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Proposals Map unless:-

- a) more than 25% of the total length of the street frontage is in non A1 use: or
- b) the proposal consists of, or would contribute to creating, a continuous non A1 frontage of more than 16 metres.

7.23 In order to ensure the continued success of the District's town centres as shopping destinations, it is important to ensure that core areas are protected from the introduction of an unacceptable level of non shopping uses (defined as not being within Use Class A1). If left unchecked, the introduction of non shopping uses could over time prejudice the predominantly retail character and function of the most important retail streets. Government guidance supports the designation of areas of town centres to retain or enhance particular uses depending on local circumstances. The objective of this policy is to restrict the introduction of non A1 uses to the most important shopping streets in order to protect the retail character and function of these core areas.

7.24 The 2002 Retail Study produced evidence that within Leamington and Warwick, A2 (Financial & Professional Services), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food take-away) outlets are growing faster than A1 uses. Over time this could threaten the predominantly retail character and core of the District's town centres. In order to protect this retail character, areas of primary retail frontage have been designated on the Proposals Map. The areas of primary retail frontage have been defined tightly to protect the retail heart of the town centres. Within the primary retail frontages, non A1 uses will be closely monitored and both the overall level and excessive grouping/concentration of these will be resisted.

7.25 The excessive concentration of A3 and A4 uses related to licensed premises has also raised concerns (particularly in Leamington Spa) with regard to community safety issues. As well as protecting the integrity of the retail function, this policy will also have the effect of ensuring that

an element of control of the overall number and location of A3, A4 and A5 premises (which includes licensed premises) can be maintained. Following the approval of the 2003 Licensing Act, the Council will now be assuming powers for the issue of licences to persons wishing to open licensed premises. The Council will work actively with the police, local community groups and residents to ensure licensing issues are correctly considered and that the amenity of residents and other interests is protected.

- 7.26** For operational purposes of both this policy and policy TCP5 below, a frontage will be defined as a continuous elevation of retail uses as defined on the Proposals Maps. The limit of a frontage will be usually defined by a break in the buildings caused by a road or other public space. Furthermore, for the purposes of determining a planning application, when calculating the percentage of the frontage which would be in a non A1 use, this should include the proposal in question.

TCP5 Secondary Retail Areas

Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) within the secondary retail areas will be permitted unless:-

- a) more than 50% of the total length of the street frontage is in non A1 use: or
- b) the proposal consists of, or would contribute to creating, a continuous non A1 frontage of more than 16m.

In exceptional cases, proposals which do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area.

- 7.27** The vitality of the town centres can be maintained and enhanced by encouraging an appropriate range of uses within them where these do not threaten the centres retailing role. The objective of this policy is to identify locations where this mix can be encouraged.

- 7.28** The secondary retail areas are all of the retail areas shown on the Proposals Map that are not otherwise defined as primary retail frontage (and covered by policy TCP4). Secondary retail frontages are still essentially shopping areas and in these areas the Council will preserve their predominantly retail character by requiring that controls are placed upon the maximum levels of non retail uses. The only exception to this will be the café quarters defined in policy TCP6.

TCP6 Café Quarters

Changes of use from general shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place and Old Square, Warwick as defined on the Proposals Map.

When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed.

7.29 Within Warwick town centre, there exists a good opportunity to create a café quarter to form a specific area for the location of A3 and A4 uses. This quarter will provide visitors with attractions to complement shopping and leisure related journeys to the town centre and give the town centre the opportunity to respond positively to the potential created by tourism and visitor related income. This approach reflects Government advice to ensure that town centres provide a diverse range of attractions to complement their shopping focus, and also the ability to promote leisure uses and the evening economy.

7.30 The 2002 Retail Study recognised a need and an opportunity to create stronger physical links between Warwick town centre and the castle. It is intended to achieve this by creating more attractions within the town centre and making visitors aware of them. The pedestrianisation of the Market Place in 1999 has created the opportunity to capitalise on this by the creation of a café quarter where A3 and A4 uses will be encouraged. This area also includes Old Square which was enhanced by the Council in 2003.

TCP7 Opportunity Sites in Old Town, Leamington Spa

Within the Opportunity Sites defined on the Proposals Map, regeneration proposals which accord with the following broad principles will be supported.

Site A Station Area – Housing/commercial & business uses (B1, B2, B8)/improved access to the railway station/improvements to rail related car parking/pedestrian accessibility.

Site B Wise Street Area – Housing/commercial & business uses (B1, B2, B8)/retail/environmental enhancements

Site C Court Street Area – Retail/housing/community facilities/car parking/open space/business uses/environmental improvements

Site D Leamington Spa Cultural Quarter – community and arts facilities/environmental improvements

7.31 These sites have all fallen into decline over a number of years. As part of a wider project to regenerate the Old Town area of Leamington Spa, the Council has worked closely with Regenesys to provide a package of proposals for these areas. The economic and environmental regeneration of under-used or poor quality areas within urban locations is a key objective of Government guidance. At the local level this is reflected in the Structure Plan that encourages the re-use of previously developed land to provide employment opportunities or environmental improvements.

7.32 The objective of this policy is to provide clear guidance to potential developers on the form and type of development appropriate within these core areas of the Old Town. The opportunity sites include land that has been allocated for employment within the Site Specific Policies of this Plan (see policy SSP1).

7.33 Sites A to C have all been the subject of supplementary planning guidance that was prepared in 1999 to establish regeneration proposals for these areas. These proposals are by necessity

flexible and recognise both the uncertainty over whether certain sites will come forward for development and the range of uses that may appropriately take place on them. Sites A to C also have a considerable frontage to the Grand Union Canal and any regeneration schemes may have the ability to address, and integrate with, the waterway.

7.34 An area within site C, the Court Street car park, was the subject of a further planning brief prepared by the Council in 2003. Subsequent to this, in 2004 the Council has taken a decision to seek a partner to consider opportunities for the development of a wider area of Old Town focusing on the canal. Such a proposal could include land within sites A, B or C.

7.35 Leamington railway station lies immediately to the south of the railway line within site A. This site also includes land to the north of the railway line and opportunities may exist here to improve rail related car parking and create a northern pedestrian access to the station to improve links between the station and the rest of the town centre. The Council will support proposals to achieve these aims where they would enhance the overall attractiveness of the station and accord with Policy SC3.

7.36 Site D has been proposed as the hub of a “cultural quarter” for Leamington Spa. It has been the aim of the Council since 1995 to establish a cultural quarter in this area of the Old Town. The Cultural Quarter is a network of arts and cultural industry activities radiating out from venues in the Old Town, with the Spencer’s Yard (identified as site D on the Proposals Map) as its focus. It is envisaged that this hub will include rehearsal space for performing arts, office spaces for local arts/cultural companies, a community arts facility, environmental improvements to the yard and car parking and storage space for use by the loft theatre.

TCP8 Warwick Town Centre Mixed Use Area

Within the mixed use area of Warwick town centre as defined on the Proposals Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food take-aways (Use Class A5) and B1 uses will be permitted unless it results in the loss of a residential use.

7.37 Within the area defined on the Warwick Town Centre inset plan as a ‘mixed use area’ no single land use predominates. This area is focused on Church Street, Castle Street, High Street and Jury Street. It is especially interesting due to the wide range of uses of the buildings. It also, significantly, forms a link between the main shopping area of Warwick town centre and Smith Street. Proposals for development (which includes re-development or changes of use) in accordance with this policy will be positively considered within this area subject to any detailed issues and the effect upon the town centre as a whole.

TCP9 Protecting Employment Land and Buildings

Redevelopment or change of use of existing employment land and buildings for other uses will be permitted except within the Town Centre Employment Areas, as defined on the Proposals Map.

- 7.38** Town centres provide important employment opportunities within a range of sectors. It is important to maintain a continued employment role within the town centres to provide employment opportunities in sustainable locations and as part of encouraging a diverse range of uses within town centres in accordance with Government guidance.
- 7.39** Policy SC2 protects all existing employment land and buildings within the district (outside of town centres). Within town centres however, a more flexible approach is considered appropriate. The objective of this policy is to protect designated existing employment areas within the town centres, but otherwise to allow greater flexibility for other existing employment land and buildings to change to other uses. The protected areas are those within Leamington and Warwick town centres defined as “Town Centre Employment Areas” on the Proposals Map. Outside of these areas, the provisions of policy SC2 will not apply within any of the town centres.
- 7.40** In the Court Street /Althorpe Street protected employment area, the Council may consider the introduction of a wider range of uses if they can positively contribute to the wider regeneration aspirations of this area of Old Town.
- 7.41** This policy is only concerned with the protection of existing employment land. Policy UAP2 allows for new employment opportunities (Use Classes B1, B2 and B8) to be created within town centres subject to other policies within this chapter.

TCP10 Protecting the Residential Role of Town Centres

Changes of use from residential to non residential uses within the predominantly residential areas defined on the Proposals Map will not be permitted unless the proposed use retains a residential element within the building and maintains the residential character of the area.

- 7.42** All of the district’s town centres contain a mix of uses and both Leamington Spa and Warwick have a large number of houses and apartments within the defined town centre boundaries. This housing provides opportunities for people to live within the town centre and adds to the overall diversity and vitality but it does bring pressures as different uses seek to co-exist. It is important that housing is supported within town centres and that the amenity of people living there is protected.
- 7.43** Within the predominantly residential areas defined on the Proposals Map, it will be important that the residential character of the area is protected. Over recent years the Council has received numerous applications for new uses within these areas. These include dental surgeries and nurseries for the care of children. These and other uses may be appropriate within predominantly residential areas provided that a residential element is maintained within the building and that the character and appearance of the building is not altered. In wishing to maintain the residential character of these areas the Council will have regard to the cumulative impact when considering such proposals.
- 7.44** This policy is only concerned with protecting the residential character of defined areas. Policy UAP1 allows for new housing to be provided within town centres on previously developed land subject to other policies within this chapter.

TCP11 Protecting Residential Uses on Upper Floors

Changes of use from residential to other uses on upper floors will not be permitted.

- 7.45** As part of creating diverse and active town centres, it is important that every opportunity is given for people to live within town centres. The continued occupation of flats above the ground floor of premises throughout the town centres has a particular role to play here. Protecting upper floors for residential uses can help ensure that full use is made of buildings and that the overall quality of the environment is improved. Encouraging greater living in suitable town centre locations can also enhance personal safety by increasing natural surveillance.

TCP12 Access to Upper Floors within Town Centres

Development that denies access to the upper floors of buildings within town centres will not be permitted.

- 7.46** The use of upper floors in town centres is important to ensure that buildings remain in a good state of repair and also to provide opportunities to introduce other uses such as offices and housing that will have positive benefits for the town centre economy. The Council has recognised the importance of this by supporting 'living over the shop' initiatives and by its empty properties strategy.
- 7.47** Where proposals which relate to ground floor uses only are submitted, applicants will be expected to show that they have considered how access arrangements to upper floors can be achieved in the future so that, if required, buildings may be fully utilised. Where upper floors may be considered for residential or office use, this access may need to be independent from the ground floor use.
- 7.48** Where considering proposals involving listed buildings or buildings in conservation areas applicants must ensure that in achieving access to upper floors the quality of the buildings and the conservation area is not compromised. This issue is dealt with in policy DAP6.

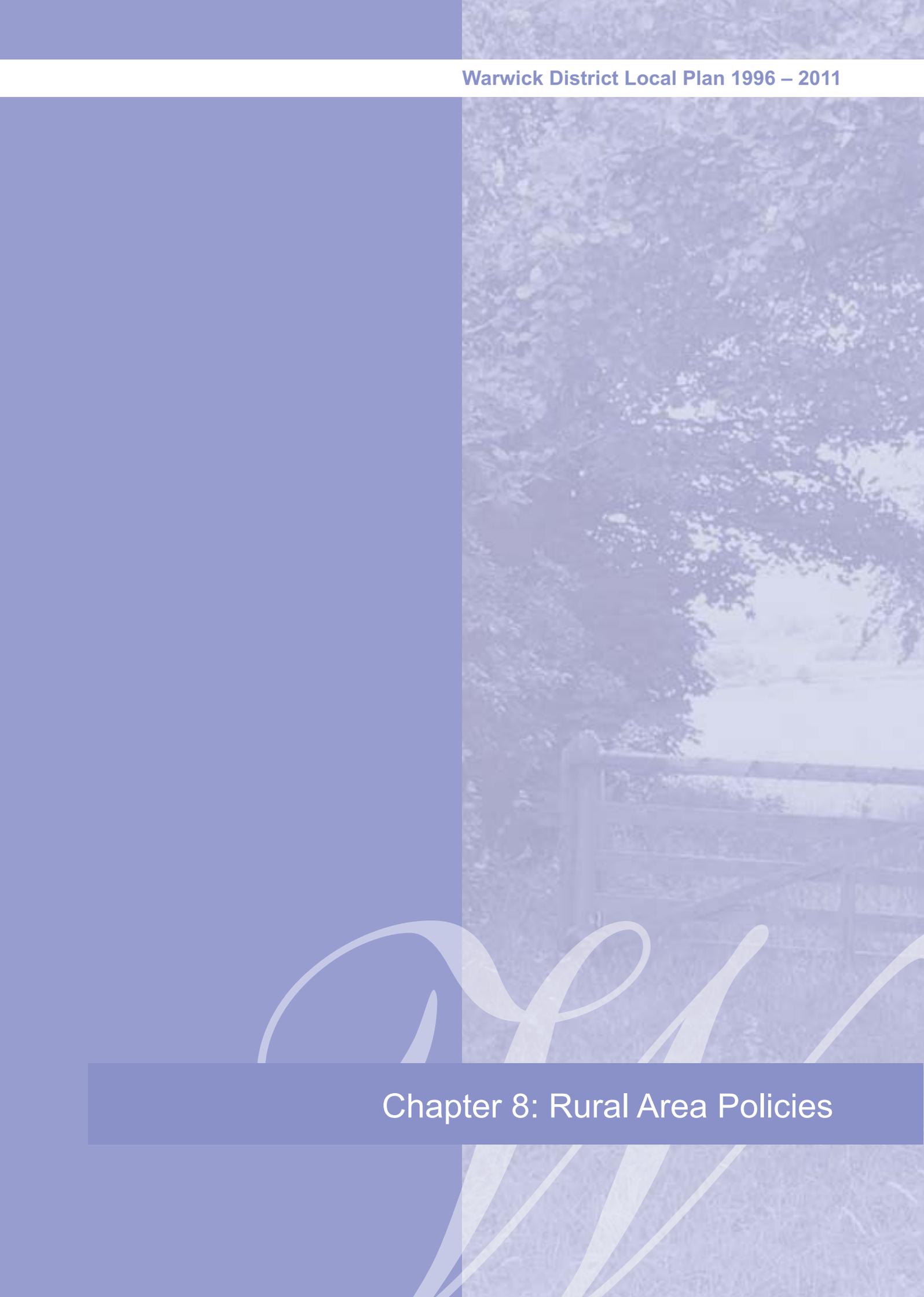
TCP13 Design of Shopfronts

New or replacement shopfronts will only be permitted where:-

- a) they relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality;
- b) they do not involve projecting canopies; and
- c) they do not involve single shop fronts spreading over two or more frontages.

7.49 The variety and quality of shopfronts within the District's town centres contribute considerably to their character and attractiveness. The Council expects that where original or period shopfronts exist, they should be kept and restored. Proposals for new shopfronts should take into account the character of the property and the area in order to maintain the quality of appearance. This is particularly important in relation to replacement shopfronts to listed buildings or those within conservation areas.

7.50 The Council has published detailed design guidance on shopfronts within Warwick and Leamington Spa. Furthermore, it has produced supplementary planning guidance on design issues involved in increasing security for retail premises. All of these documents are available on the Council's web site (www.warwickdc.gov.uk).

A background image of a rural landscape featuring a wooden fence in the foreground, a large tree on the left, and a field in the distance. The image is overlaid with a semi-transparent blue filter. At the bottom, there is a dark blue horizontal bar containing the chapter title.

Chapter 8: Rural Area Policies

Rural Area Policies

- 8.1** Warwick District's rural area is an important local asset, valued by those who live and work there and by the many that visit it. It is widely recognised that the attractiveness of the rural area needs to be protected. The countryside is also, however, under heavy development pressure, both from local people who genuinely need to diversify their activities or create new employment opportunities for local people, and from others choosing to live or work in the rural area.
- 8.2** The policies within this chapter of the Local Plan seek to balance these sometimes conflicting objectives by supporting the diversification of the rural economy whilst at the same time protecting and enhancing the character of the countryside.
- 8.3** These policies apply throughout the rural areas as defined on the Proposals Map. They should be read alongside other relevant policies that apply to parts of the rural area as indicated on the Proposals Map, including those for Green Belt (~~policy DAP1~~), and Areas of Restraint (DAP2).

Context

- 8.4** Over 90% of Warwick District's 28,226 hectares is rural, and some 15% of the District's population live there. Over 75% of the rural area lies within the West Midlands Green Belt and indeed nowhere within the District is more than 5 miles from a major urban area (either one of the District's own four towns, or the West Midlands conurbation).
- 8.5** Much of the rural area lies within an historic region of former wood pasture, ancient farmlands and dispersed settlements known as Arden, and large areas today have been classified as 'Special Landscape Areas'. There are five classified historic parks and gardens within the rural area. Large historic properties including Stoneleigh Abbey, Baddesley Clinton Hall, Wroxall Abbey and Packwood House once owned large estates of land within what is now the District and this influence is still seen in areas such as Stoneleigh Deer Park.
- 8.6** Today, the land is still extensively farmed however it is dissected by several major transport routes including the M40 motorway, the A46 and rail lines linking Birmingham and Coventry to Warwick, Leamington and London. The rural area contains a number of settlements of different sizes, the largest of which are Barford, Bishop's Tachbrook, Hampton Magna, Lapworth and Radford Semele. Although many workers within the rural area commute to one of the surrounding towns and cities, there are a large number of institutions and employers of different sizes within the rural area. These include the Stoneleigh Business Park, Hatton Country World, Coventry Airport, the University of Warwick (the halls of residence for which lie within the District) and most importantly Stoneleigh Park (the National Agricultural Centre).
- 8.7** House prices throughout the District have risen sharply over recent years so that in smaller settlements, where housing choice is limited, it has become increasingly difficult for local people to find suitable, affordable housing. Research by the Centre for Urban and Regional Studies for the Regional Housing Partnership in July 2003 showed that the average sales price for non-detached properties in Warwick District was the highest in the region. Further,

the income required to purchase a non-detached dwelling was £39,744, also the highest in the region. (See also Policy SC11 and paragraphs 5.51-5.65 and 5.68.)

8.8 It is important that a vibrant countryside is maintained for the benefit of those living, working and visiting there, but also equally that the countryside is protected from inappropriate development that would destroy its character and is not essential to meet local needs. The Core Strategy of this Plan, in accordance with the Structure Plan, seeks to direct most new development into the major towns of the District. Within the rural areas, development should only be provided specifically to meet the needs of the local population and to support rural communities including rural enterprises. Parish plans, appraisals and surveys, carried out by the local community, will be taken into account when considering the need for the development and the extent to which it supports a community.

8.9 The policies which follow, RAP1 to RAP16, set out the criteria whereby development will be permitted in the rural areas. In the case of agricultural development, which is intrinsic to the management and maintenance of the countryside, proposals will be considered with reference to other relevant policies of the Plan, in particular, Development Policies and Designated Areas Policies.

RAP1 Directing New Housing

Residential development will only be permitted in the following circumstances:-

- a) it is on previously developed land within the Limited Growth Villages of Barford, Bishop's Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele as defined on the Proposals Map where any market housing meets a specific local need as identified by the community in an appraisal or assessment;
- b) it is affordable housing in accordance with Policy RAP4;
- c) it is housing for rural workers ~~in accordance with Policy RAP5;~~
- d) it is the conversion or subdivision of appropriate rural buildings in accordance with RAP7 where all the following additional criteria are met:-
 - I. the building is located within or adjacent to a village;
 - II. the housing meets an identified local need; and
 - III. outside of the Limited Growth Villages, the applicant can demonstrate that other uses (as identified by policies of this Plan) or a mixed use (where the residential element is subordinate to a business use) are not appropriate or viable.
- e) it is a replacement dwelling in accordance with Policy RAP3.

8.10 Approximately 15% of the population of Warwick District lives outside of the urban areas and the District has witnessed considerable pressure for new housing in recent years. New housing development in rural areas has an impact upon the character of the area, upon existing rural communities and upon wider objectives in terms of encouraging sustainable development.

- 8.11** Government policy directs new housing to the most sustainable locations and recognises that this will be mainly within urban areas. The Structure Plan directs most new development to urban areas and states that within rural areas this should be specifically to meet the needs of the local population and to support local communities.
- 8.12** The Council directs most new housing development into the main towns of the District through the application of policy UAP1. Outside of the main towns, residential development is more likely to result in greater levels of private car use due to the limited opportunities for walking/cycling and public transport use. The Council recognises that some of the larger villages can contribute towards sustainable patterns of development, particularly those which have a basic level of shops and services and frequent accessibility to the towns by public transport. It is only appropriate therefore that if new housing is required in the rural area it is directed into these more sustainable locations.
- 8.13** It is the case, however, that the rural areas have already seen more housing growth than is required throughout the whole of the Local Plan period to meet local needs as defined by the Structure Plan for open market housing. There is therefore no justification for permitting any additional housing within the rural areas unless it is specifically to meet the needs of the local population. Local housing needs may include affordable housing, housing for rural workers or market housing where the specific need has been identified in a parish plan, appraisal or assessment.
- 8.14** The role of the Local Plan, in accordance with guidance within the Structure Plan, is to determine the locations where any new housing within the rural areas should be directed and to ensure that this meets local needs. This policy seeks to do this by defining a hierarchy of settlements and by permitting within these only housing to meet local needs on appropriate land. Where the development is for market housing it should be provided for strictly in accordance with the policy and the Council will seek an element of affordable housing in accordance with Policy SC11.
- 8.15** The hierarchy of settlements has been determined with reference to the following criteria as set out in policy RA.3 of the Structure Plan. All the villages named in this policy contain, or have within reasonable walking distance:-
- a shop/general stores selling food and day-to-day household goods
 - a primary/junior school
 - a post office
 - a community building, e.g. public house, church, social club or village hall
 - an hourly daytime bus/train service to a major town
- 8.16** Development within the Limited Growth Villages will be permitted on previously developed land within the boundaries defined on the Proposals Map. It is acknowledged that services and facilities in the villages can change and that this may affect the list of settlements in the policy. The Council will regularly review rural services and facilities and will, if necessary, review the policy at an early date.
- 8.17** In all other rural settlements and in open countryside, residential development will not be permitted unless it is for affordable housing to meet a local need as defined by policy RAP4 or for rural workers dwellings ~~as defined by policy RAP5.~~

- 8.18** Furthermore, in exceptional circumstances the conversion or subdivision of rural buildings for residential use may be permitted within, or adjacent to, villages. It is the Council's preference to see rural buildings converted to other suitable uses as outlined by other policies of this Plan. If it can be justified that all such uses are neither appropriate nor viable, the Council would then wish consideration to be given to a mixed use proposal in which the residential element is a subordinate part of a scheme for business re-use. Only if it can be demonstrated that this use is also neither appropriate nor viable will the Council consider proposals for a residential conversion. In making such a case, applicants will be expected to demonstrate that they have actively marketed the building(s) and explored all reasonable ways of finding a potential occupier. Furthermore, they should have explored all available grant funding that may be available for converting the property.
- 8.19** Where a residential conversion is acceptable, the Council will require applicants to demonstrate how the proposal will help to meet local needs in the area. Furthermore, the Council may require a contribution towards affordable housing in accordance with policy SC11.
- 8.20** This policy is applicable to all proposals which seek to create new residential dwelling units, including new build, redevelopments, subdivisions, intensifications and conversions. The policy needs to be read alongside all other policies in the Local Plan, particularly Development Policies and Sustainable Communities Policies.

RAP2 Extensions to Dwellings

Extensions to dwellings will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings) which:-

- a) do not respect the character of the original dwelling by retaining its visual dominance;
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling.

- 8.21** All development within rural areas should contribute to a sense of local identity and be of an appropriate design and scale for its location. Unsympathetic extensions to properties of a disproportional scale can have a serious impact upon local character. Government policy recognises the need for a more stringent approach to extensions to dwellings in rural areas given the need to protect its landscape and character. The Structure Plan similarly emphasises that any development that has an adverse impact upon the setting or character of a landscape or site should not normally be permitted.
- 8.22** The purpose of this policy is to ensure that extensions to dwellings do not have a significant adverse impact on the surrounding environment. The policy applies with equal measure within and outside of land designated as Green Belt.
- 8.23** The Council will assess all such proposals against the criteria listed within the policy, with particular regard to respecting the character of the original dwelling and retaining the openness of the rural area. Proposals which substantially alter the original dwelling will not be permitted.

The original dwelling is defined as the dwelling granted permission if built since 1948. If the property was built prior to 1948, when modern planning legislation was first introduced, then it will be defined as what building stood at 1st July 1948.

8.24 It is not possible to define what is considered a disproportionate addition as this will be dependent upon various factors including:-

- the scale, design and character of the dwelling and any extensions,
- the location of the property and its visual impact on the wider area and
- the design and character of the extension proposed.

8.25 The Council will consider each case on its merits although as a guide, additions (taking into account any previous extensions permitted) which represent an increase of more than 40% to the gross floor space of the original dwelling (or 30% for dwellings within the Green Belt), excluding any detached buildings, are likely to be considered disproportionate.

8.26 In the case of barn conversions, the Council is extremely unlikely to grant approval for any extensions. Such conversions are only usually permitted where they can be undertaken with minimum disruption to the integrity of the original building. Any extension, however sensitively implemented, would harm this integrity.

8.27 In seeking to implement this policy, the Council will also have regard to other relevant policies of this Plan, notably DP1 (Layout and Design) and DP2 (Amenity).

RAP3 Replacement Dwellings

Proposals to replace existing dwellings will not be permitted unless the existing dwelling is:-

- a) structurally unsafe and beyond reasonable repair; or
- b) of poor architectural design and does not add to the rural character of the area.

Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. Permitted development rights for replacement dwellings may be removed.

8.28 As with proposals to extend existing dwellings, proposals for replacement dwellings should contribute to a sense of local identity and be of an appropriate design and scale for their location. National and local advice on development within rural areas applies equally to replacement dwellings.

8.29 The purpose of this policy is to ensure that replacement dwellings do not have an adverse impact on the surrounding environment. The policy applies with equal measure within and outside of land designated as Green Belt.

8.30 Where a replacement dwelling is sought, the applicant will be required to demonstrate the reason for replacement with qualified evidence as necessary. Where the principle of replacing the existing dwelling is accepted, proposals will be assessed against the criteria listed within

the policy, together with those in policies DP1 (Layout & Design) and DP2 (Amenity). Particular regard will be had to retaining and enhancing the appearance and character of the rural area. In terms of scale, architectural form and materials, any replacement dwelling must not be more dominant than the existing dwelling within the landscape.

- 8.31** It should be noted that the Council in certain cases will remove permitted development rights for further ancillary residential accommodation.

RAP4 Providing Rural Affordable Housing

The development of affordable housing in the rural area to meet the local needs of a village or parish may be permitted in exceptional circumstances where:-

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way;
- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement; and
- c) the following principles are established: -
 - I. all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality;
 - II. the type of accommodation to be provided will be determined on the basis of local need;
 - III. forms of tenure other than social rented housing will be considered provided that they achieve weekly outgoings significantly below the maximum affordable to households in housing need; and
 - IV. such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

Outline planning applications will not be accepted for such proposals. Detailed permission will be valid for two years from the date of the decision and will expire if development has not commenced within this period.

- 8.32** It is widely recognised that there is a need within rural areas to provide affordable housing to meet local needs. This is important to sustain rural economies and allow those working in rural areas, together with those with strong family links to rural communities, to live there.

- 8.33** Government policy recognises this need and the difficulty in providing adequate land to meet this need. It allows local authorities, within certain guidelines, to permit housing in rural areas in locations that would not normally be released for housing. Such sites are released as an exception to normal planning policy, and as such are known as 'rural exceptions' sites. This general approach is also supported in the Structure Plan which seeks to ensure that in rural areas Local Plans should meet the needs of the local population and support rural communities.

- 8.34** The objective of this policy is to set out the circumstances under which the Council would permit the development of affordable housing to meet local needs. In view of the objectives within the Core Strategy to protect and enhance the natural environment, meet the housing needs of the whole community and support the diversification of the rural economy, it is important that an appropriate framework is in place to guide any decisions on 'rural exceptions' sites.
- 8.35** For these reasons, the criteria against which such proposals will be considered are necessarily strict. In all cases, the Council would strongly urge prospective applicants to engage in early discussions with both planning and housing officers before submitting proposals.
- 8.36** An essential element of any justification for allowing housing under this policy is a clear demonstration of housing need. A proposal will be expected to be accompanied by a local housing needs survey which identifies and justifies:-
- The area which it covers. This should normally be the parish within which the proposal is to be located, but may also include neighbouring parishes where relevant.
 - The type of housing need which is identified.
 - The clear reasons why those in housing need have a case to be housed in the local area.
- 8.37** The Council will seek to enter into a Section 106 planning agreement with the applicant to establish the principles of occupancy, tenure, housing type and availability in perpetuity. Accordingly, the proposal must demonstrate:-
- Why their housing needs cannot be met by any means other than building new homes?
 - How the properties will remain affordable for the benefit of people with a genuine local connection in perpetuity? In most cases, it is expected that the affordable housing provider will be a Registered Social Landlord or registered charitable trust.
 - How its location and design will relate well to the settlement which it is within or adjoins? For the purposes of this policy a settlement shall be defined as having at least one (but not necessarily all) of the basic services identified within policy RAP1. Where a proposal is made under this policy in locations which do not have any of these basic facilities, a very strong justification will be required for why affordable housing is appropriate in this location. In the case of the villages listed in policy RAP1, a proposal will be defined as adjoining if it abuts the village envelope identified on the Proposals Map. For other settlements, proposals must abut one of the buildings which form part of the main settlement, not an isolated building which is not itself abutting the main village. Proposals in the open countryside will not be acceptable. In assessing the location and design of a proposal, full regard will be had to policies DP1 (Layout and Design) and DP2 (Amenity). In view of the sensitive location of proposals, only full applications will be accepted.

8.38 This policy covers all rural areas of the district. Within Green Belt areas however, particular controls need to apply to any proposals. Whilst the Government has recognised that rural housing granted under this policy may be appropriate in Green Belt areas, this should only happen exceptionally. Accordingly, the Council will seek proposals within the Green Belt to demonstrate the following:-

- That the proposal is consistent with the function of the Green Belt by not significantly undermining one of the objectives of Green Belt land as set out in PPG2 (paragraph 1.6) or subsequent guidance.
- That the people identified in the local needs assessment can demonstrate a strong local connection as evidenced by birth, long term residence, family connection (but only in the case of the elderly or those of failing health who need to live close to their family), or employment.

8.39 A key purpose of this policy is to provide affordable housing in rural areas to meet a need which was not identified at the outset of the Local Plan. Clearly these needs, and opportunities to meet them, will change over time. For this reason, where proposals are approved under this policy the Council will grant permission for two years only. If development has not commenced within the two year period, the approval will lapse and a fresh application will be required if the applicant wishes to develop the site.

~~RAP5 Housing for Rural Workers~~

~~Permanent residential development for rural workers will not be permitted unless:-~~

- ~~a) there is a clear functional need for the person to be readily available on the site at most times;~~
- ~~b) the worker is fully or primarily employed on the land to which the proposal relates;~~
- ~~c) the unit and the agricultural activity is financially sound and has a clear prospect of remaining so;~~
- ~~d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and~~
- ~~e) the functional need could not be met by an existing dwelling on the unit, or by other existing accommodation in the area.~~

~~**8.40** Providing suitable homes for rural workers is one of the few circumstances where isolated residential development in the countryside may be acceptable. In view of the exceptional case which may be made in these cases, it is important that proper controls are placed upon this. Government guidance provides clear guidance for the tests that should be applied to any potential workers dwellings. In particular, these relate to two matters; the functional need for the dwelling, and the financial viability of the proposal. The objective of this policy is to provide the framework within which such proposals will be considered.~~

~~**8.41** For the purposes of this policy, rural workers are defined as workers engaged full-time in farming, forestry or any other rural-based enterprise. The functional need for the dwelling can be determined if it is essential for the proper running of the enterprise for one or more workers~~

~~to be readily available at most times, both during the day and at night. The financial viability can be established if the unit has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so. The Council may wish to see financial information to support any such claim as part of an application.~~

~~8.42 Dwellings proposed under this policy will be expected to be of a size commensurate with the function of the farm. It is the requirement of the enterprise rather than the owner that is relevant to determining whether the size of a proposed dwelling is appropriate. The gross maximum permitted size for such a dwelling, including garaging, will normally be 140 square metres (1,500 square feet) in area.~~

~~8.43 Where a dwelling is granted under this policy, an appropriate condition (or legal agreement) restricting occupancy will be required to ensure that the dwelling remains for the purpose for which it was built and that a functional relationship exists between the unit and the land with which it is associated.~~

~~8.44 In recent times, the Council has received enquiries from horticultural or equestrian enterprises for workers dwellings. In dealing with such applications, the above principles will be applied particularly carefully given the different nature of these operations. Horticultural and equestrian activities are often intensive activities taking place on smaller areas of land than a normal farm holding, and in many cases can change relatively easily to other, less intensive forms of activity (which may not, of themselves, then require a workers dwelling). In many cases therefore, the granting of a temporary consent for a mobile home may be more appropriate. The granting of any workers dwelling solely on the grounds of providing security for crops or livestock will not be permitted.~~

RAP6 Directing New Employment

New employment development will be permitted in the following circumstances:-

- a) conversions or replacement of appropriate rural buildings in accordance with policy RAP7 or RAP8 where these are of a small scale or a low intensity, or can be demonstrated to meet a local need;
- b) farm diversification proposals in accordance with policy RAP9;
- c) proposals on identified major developed sites within the Green Belt in accordance with policy SSP2;
- d) on previously-developed land within a limited growth village where this can be demonstrated to meet a local need;
- e) the redevelopment or limited expansion of existing employment sites outside the Green Belt unless the scale of this will be greater than that required to meet local needs; and
- f) on committed employment land within the Middlemarch Business Park, Siskin Drive.

- 8.45** Warwick District's rural area contains a number of existing employment areas of differing types. Furthermore, over recent years, the District has seen pressure as a growing number of new businesses have sought to locate within the rural area. This has come from landowners seeking to re-use existing redundant buildings, farmers wishing to diversify their activities and existing businesses seeking to change or expand their activities.
- 8.46** In supporting a diverse rural economy, it is important that a balance is reached between the needs and aspirations of people wishing to invest in the rural area, the need to foster sustainable patterns of development and the need to protect the character and quality of the countryside. A factor here is the proximity of all rural areas within the District to nearby towns and cities. It is important that the Local Plan allows appropriate rural enterprises to flourish and meet local needs, whilst protecting the countryside from development and uses which should properly be channelled into urban areas.
- 8.47** Government policy recognises the expanding range of industries that can be successfully located in rural areas and encourages development plans to make appropriate provision. In doing so, planning authorities should set parameters for this, both in terms of the location of new development, and the circumstances when existing buildings should be re-used. This is particularly important within Green Belt areas. The Structure Plan requires that development in rural areas should be specifically to meet the needs of local people and to support rural communities.
- 8.48** This policy provides a framework for a range of different situations where additional employment floorspace may be sought. With regard to the conversion, re-use or replacement of rural buildings, the Council's preference is to see an employment (Use Class B1, B2 or B8) re-use of appropriate buildings. It is recognised that not all locations may be appropriate (for example where a warehousing proposal would cause an increase in heavy goods vehicles on unsuitable roads) or that the nature of works required converting the building to an employment use would raise particular planning objections.
- 8.49** Furthermore, proposals should be of a small scale or a low intensity such that they would not lead to a dispersal of activity that may prejudice Local Transport Plan and Structure Plan objectives for reducing reliance on the private car and thereby compromise sustainability objectives. Major proposals for the re-use of very substantial rural buildings or groups of buildings may have a large aggregate floor area. This may lead to a dispersal of activity that may prejudice the vitality of nearby towns and the re-use of previously developed sites within them, or may cause an increase of vehicle movements in less sustainable locations.
- 8.50** There applicants seek to justify proposals with reference to meeting local employment needs, they may be required to demonstrate that the use will support local communities and achieve a balance between enhancing and protecting rural life. Where proposals are received to create new employment uses within the limited growth villages, particular care will be needed to ensure that the character and amenity of the village is protected.
- 8.51** Proposals to redevelop or expand existing rural employment areas need to be carefully controlled. Policy SC2 resists the loss of current employment land across the district. Policy RAP6 underlines the distinction between employment sites within and outside the Green Belt. Outside of the Green Belt, the redevelopment or intensification of existing areas within their

curtilage will be supported unless the scale of this will be greater than that required to meet local needs and to support rural communities. Proposals to expand existing employment premises will be assessed by the extent to which they seek to expand the scale of the present operation, or are simply to modernise or rationalise the existing business.

8.52 Within Green Belt areas and outside of “major developed sites” (see policy DAP1 and SSP2), all development on existing employment sites is inappropriate in accordance with PPG2. In considering proposals the Council will, however, have regard to the scale, appearance and nature of the employment activity and the extent to which the proposal would support Green Belt objectives in the area.

8.53 In accordance with policy DP7, Travel Plans will be required on all relevant proposals for employment uses in rural areas.

RAP7 Converting Rural Buildings

Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:-

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and situation, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings,
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside; and
- f) the proposed use or adaptation would not give rise to legitimate planning objections which would otherwise outweigh the benefits of re-use or adaptation.

8.54 The Council receives a considerable number of applications every year to convert existing rural buildings. It is keen to support measures that bring vacant or redundant buildings back into productive use, subject to the nature, scale, form and location of the building and the proposed use.

8.55 Government advice supports the appropriate re-use of rural buildings, particularly where this can help meet the needs of rural areas for commercial and industrial development as well as for tourism, sport and recreation. There is less support for residential conversions that have a minimal impact upon stimulating the economy of rural areas. The Structure Plan gives Local Plans a clear direction that in appropriate locations, there should be a preference for conversions to employment use.

8.56 Other policies within this chapter of the Plan deal with the uses to which rural buildings may be put. These are RAP1 (housing), RAP6 (employment), RAP9 (farm diversification), RAP11 (shops), RAP12 (farm shops), RAP13 (leisure uses) and RAP15 and 16 (tourism uses).

- 8.57** This policy provides a framework to ensure that any conversions are carried out in an appropriate manner. It applies equally to all rural buildings for which a new use or adaptation is sought, including existing properties and buildings within villages. The Council will examine all proposals carefully against both this policy, and other relevant policies, in particular DP1 (Layout & Design) and DP2 (Amenity). In determining whether a building is of permanent and substantial construction and its condition makes it suitable for change, the Council will require evidence, substantiated by a structural engineer's report, that the stability of the building is adequate.
- 8.58** Where legitimate planning objections are raised to a proposal (for example on environmental or traffic grounds), the Council will only be satisfied where a suitable and enforceable planning condition can be imposed or a planning obligation agreed which meets the objection. Where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building.
- 8.59** A significant number of rural buildings are listed as being of special architectural or historical interest. Any works required to these buildings must preserve the original structure, features, character and special qualities of the building both internally and externally and retain the setting of the building in the landscape.
- 8.60** Policy DAP3 gives protection to protected and other wildlife species. Rural buildings may contain bats and barn owls. Bats are protected under European and British law. Applicants are advised to check for the presence of bats and barn owls and seek professional advice to ensure that their proposals safeguard these species using the site.

Policy RAP8 Replacement of Rural Buildings

The replacement of existing rural buildings will be considered favourably for employment or farm diversification proposals provided that:

- a) the building to be replaced is of permanent and substantial construction;
- b) it can be demonstrated that replacement is preferable to conversion in terms of the appearance of the existing building and its suitability for the proposed use;
- c) the replacement building is not materially larger than the building it replaces, is of a design and scale appropriate to its rural location and has no greater impact on the character and openness of the rural area; and
- d) the replacement would not result in the loss of a building which displays the special qualities of a traditional rural building.

Employment proposals should accord with Policy RAP6 and farm diversification proposals should accord with Policy RAP9. The replacement of rural buildings will not be appropriate development within the Green Belt.

8.61 The Council favours the re-use of existing rural buildings wherever possible since they are often of a scale and design which complement their rural surroundings. However there may be circumstances where a rural building is of poor quality in terms of design and its effect on the surrounding area and it may not easily lend itself to re-use. Where such buildings are the subject of proposals for new employment development or farm diversification proposals, which satisfy the criteria in Policy RAP6 or RAP9, it may be more appropriate to replace the building. Consideration will be given to such proposals where it is demonstrated that replacement is preferable to re-use.

8.62 Where the replacement of the building is considered to be the favourable option, the new building should be of a scale and design appropriate to a rural location and should not be materially larger than the building which it replaces. This will ensure that the character of the rural area is retained or enhanced. Such proposals, however, will not be permitted in the Green Belt, except in very special circumstances, because only the replacement of existing dwellings is appropriate development.

RAP9 Farm Diversification

Development for the diversification of farm based operations will be permitted where it can be demonstrated that it will contribute towards sustaining the long term operation and viability of the existing farm holding. All proposals will be assessed against the following criteria:-

- a) they protect best and most versatile agricultural land;
- b) proposals to convert or replace rural buildings comply with policy RAP7 or RAP8;
- c) the scale and nature of the proposals is appropriate to their rural location such that they can be satisfactorily integrated into the landscape without being detrimental to its character; and
- d) existing buildings cannot be utilised in preference to new buildings.

No new buildings will be permitted in the Green Belt except in very special circumstances.

8.63 Farming makes a significant contribution to the rural economy, however increasingly diversification into non-agricultural activities is becoming vital to the continuing viability of many farm businesses. Farming makes a significant contribution to the rural economy but increasingly diversification into non-agricultural activities is becoming vital to the continuing viability of many farm businesses.

8.64 Farm diversification can take on a wide range of forms. It is important that a framework exists to consider the range of proposals that are now coming forward. This is the purpose of this policy.

8.65 The twin objectives of farm diversification are to promote activities that are sustainable and appropriate within the countryside and at the same time help protect the long-term future of the farm holding. In terms of the first objective, proposals must be consistent in their scale and nature with their rural location. Proposals that lead to unsustainable patterns of development will not be accepted. This may lead to a dispersal of activity that may prejudice the vitality of

nearby towns and the re-use of brown field sites within them, or may cause an increase of vehicle movements in less sustainable locations.

8.66 In terms of the second objective, there is little benefit in supporting schemes that are primarily about disposing of farm assets. For this reason, an applicant will need to demonstrate how proposals help support the operation of the existing farm holding. The Council may seek, in appropriate cases, a planning obligation (in the form of a section 106 agreement) to tie a building or piece of land that is to be the subject of the diversification activity to the rest of the farm holding. The purpose of this would be to prevent the subsequent fragmentation of the agricultural unit.

8.67 All proposals must be able to demonstrate how they protect the character of the countryside, visually (the impact of new buildings and activities on the landscape), functionally (the impact of noise and traffic) and environmentally (the protection of “best and most versatile” agricultural land). The Council will have regard to all other relevant policies of this plan when considering diversification proposals including DP1 (Layout and Design), DP2 (Amenity), DP3 (Natural Environment), DP6 (Access), DP7 (Traffic Generation), ~~DAP1~~ (Green Belt), RAP7 (Converting Rural Buildings) and RAP8 (Replacement of Rural Buildings). In considering proposals, regard will be had to the cumulative affect of proposed activities at the farm holding on the character of the local area. Within Green Belt areas, any new building will be considered inappropriate development.

RAP10 Safeguarding Rural Roads

Development will not be permitted that would require major modification to surrounding rural roads in a way that would change the character of rural roads in the vicinity of the proposal.

8.68 The scale and nature of any development within the rural area should be appropriate to its location. The rural area within Warwick District contains many minor rural roads, and it is important that in permitting new development, their character is protected. Development that would change this character is, by definition, likely to be of an inappropriate scale.

8.69 Policy DP6 requires development proposals to demonstrate that they do not cause any harm to highway safety. This policy further requires that in rural areas development does not result in unacceptable levels of traffic generation on local roads in a manner that would cause detriment to the character of rural roads in the vicinity of the proposal. In appropriate cases, applicants will be required to undertake transport assessments to assess levels of traffic generation in accordance with policy DP7.

RAP11 Rural Shops and Services

The development of new or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-

- a) the unit is no longer financially viable;
- b) the unit has been actively marketed for a period of 12 months without success; and
- c) all reasonable other options to find a new user for the unit have been pursued.

- 8.70** The District possesses a significant number of shops and other local services in its villages. These perform an important role meeting the daily needs of people and it is important that such facilities are not lost. This approach is strongly supported by Government policy that urges local authorities to adopt a positive approach to proposals to convert or extend shops where this would help maintain their viability.
- 8.71** The Council will sympathetically consider proposals for new shops, pubs and post offices within settlements provided it can be shown that the use is clearly seeking to meet a local need. For the purpose of this policy, shops include both stand-alone premises and those that are associated with petrol stations, pubs and farms. A settlement can be of any size, however, proposals will need to demonstrate that they are serving a local need (usually the immediate requirements of the settlement) and this will be more difficult in the case of facilities within very small communities. Proposals for new retail and service facilities in open countryside will not be supported, except in the case of farm shops (see policy RAP12 below).
- 8.72** Where applications propose the loss of village shops or other facilities, the Council will require applicants to produce evidence to substantiate the lack of viability of the use. This may include access to the financial records of the business in appropriate circumstances.

RAP12 Farm Shops

Development of new farm shops and the extension of existing farm shops will be permitted where:-

- a) the proposal involves the conversion of an appropriate rural building in accordance with policy RAP7 or the construction of a new building in accordance with RAP9; and
- b) it would not have an adverse impact on existing rural shops in the local area.

A condition will be applied to any permission to control the proportion of goods to be sold which is not produced locally to a maximum of 25%.

- 8.73** Over the years, growers have set up shops on their land to sell produce direct to the public. These outlets can be a means of assisting the commercial success of farming operations. The Government supports the role of farm shops where these can help meet the demand for fresh produce and provide a source of local jobs. The Council similarly supports farm shops where these can assist in farm diversification projects, offer an outlet for food produced on the farm and support the local economy. It is important however that farm shops are controlled so that they remain a venue to buy locally produced food and do not grow to an inappropriate scale which would undermine shops and services in local villages.
- 8.74** In most cases, farm shops will be created by converting existing buildings in accordance with policy RAP7. Where a new building is sought, this may only be done in accordance with policy RAP9 as part of a farm diversification proposal. In either event, it will be vital that the appearance of the countryside is protected and that the safety and character of local roads is not affected.

- 8.75** Farm based shops should sell mainly locally produced foodstuffs and products. The sale of a wider range of goods would require more substantial premises, often out of character in a rural area, and generating considerable traffic and activity. Retailing of this nature, not related primarily to the sale of goods grown or produced locally, should be directed to the existing town centres.

RAP13 Directing New Outdoor Sport and Recreation Development

Development of outdoor leisure and recreation facilities will only be permitted where:-

- a) major outdoor leisure and recreation developments demonstrate that the use cannot operate effectively in an urban location and that the location is, or can be made to be, highly accessible to the urban area by walking, cycling and public transport; or
- b) small scale outdoor leisure and recreation developments within or adjacent to settlements meet the needs of local communities.
- c) Proposals for such uses in open countryside will only be acceptable where they are part of farm diversification proposals in accordance with policy RAP9 or where there are no other sites available to meet the need identified in criterion b).

Furthermore, all proposals must be in accordance with the following criteria:-

- I. they do not result in the irreversible loss of best and most versatile farm land; and
- II. any buildings must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to policy RAP7. New buildings will only be acceptable where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to a rural area.

- 8.76** In view of the large number of people living within easy travelling distance of the rural area, there is considerable pressure for new outdoor leisure and recreational uses. This is particularly the case in urban fringe areas but also in other areas as farmers seek to diversify their activities. Government policy requires that proper controls are exercised over such uses in rural areas, whilst recognising the potential for urban fringe areas to play a positive role in providing leisure and recreation facilities to meet the needs of the wider community.

- 8.77** The purpose of this policy is to direct major outdoor leisure and recreation uses to locations which will help promote social inclusion and reduce reliance on the private car, and to ensure that all proposals are appropriate in their layout, design and scale to their rural location.

- 8.78** In considering any proposals for leisure and recreation developments, the impact of the development upon the countryside will be of paramount importance. Where new buildings are required to enable the activity to take place, these must be the minimum required for the activity and essential for its operation. This applies in all rural locations, however Government guidance gives particular advice for within Green Belt areas. Within the Green Belt, any development that is deemed non-essential (e.g. additional function rooms) will be deemed inappropriate development. In all cases, and subject to policy RAP7, the Council would wish to see existing buildings re-used or converted before new buildings are built.

- 8.79** The appearance of overall leisure or recreation use upon the character of the countryside will also be considered. In considering policy DP1, the cumulative impact of the use must be such that it can be integrated into the open countryside without compromising its rural character.
- 8.80** Major leisure and recreation uses can be defined as those uses which are likely to attract significant numbers of participants or spectators. These uses are supported in principle provided that it can be demonstrated the use could not be accommodated within the urban area. Furthermore, such uses should be directed towards locations within the urban fringe, i.e. sites that adjoin or are adjacent to the urban area. Such proposals will need to demonstrate that they are easily accessible for pedestrians and cyclists and are adjacent to public transport services.
- 8.81** Small scale leisure and recreation uses which do not generate significant numbers of participants or spectators may be acceptable in principle elsewhere where they are of a scale and nature appropriate to their rural location. These may comprise facilities within or adjacent to settlements that meet the needs of local communities. Alternatively, they may form part of farm diversification projects in which case they will be considered against policy RAP9. In such cases, the Council may seek a planning obligation to tie the land that is required for the leisure or recreation use to the rest of the farm holding.
- 8.82** Small scale mooring facilities are likely to be appropriate in the rural area. However, large scale marinas with associated buildings are more likely to be appropriate in urban areas.
- 8.83** Applicants are strongly advised to consult with the Council, prior to making a planning application, in order to determine whether the use proposed is defined as major or small scale.
- 8.84** In cases where the applicant is required to provide evidence to demonstrate local need, this will be done either through a village appraisal using criteria agreed in advance with the Council or through the outcome of the Open Space Audit the Council has undertaken (~~in accordance with SC5~~).

RAP14 Golf Facilities

Development of facilities for golf will not be permitted unless there is convincing evidence of the need for the proposal.

- 8.85** The Council is particularly concerned about new golf courses due to the amount of land required and the potential impact on the landscape and natural habitats. It therefore only supports the development of golf courses and facilities in appropriate locations which meet an identified need. Applicants will need to demonstrate need having regard to the supply of existing facilities, demand based on participation rates and an analysis of the catchment areas of existing facilities in accordance with the strategies of Sport England and the governing bodies for golf. In most instances the Council would expect this to be demonstrated through the submission of a business plan to ensure the long term viability of the scheme. Proposals

will also need to comply with Policy RAP13 and be accessible by public transport. Careful consideration will also be given to the environmental impact of the proposals, particularly in relation to landscape impact. The Council will require applicants to demonstrate that the environment has been protected and where possible enhanced.

RAP15 Camping and Caravanning Sites

Camping and caravanning sites will not be permitted unless they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities, and are not in areas of high flood risk.

Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to policy RAP7. New buildings may be acceptable outside of the Green Belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to a rural area.

- 8.86** With a combination of its attractive countryside and major visitor attractions both within its District and nearby, the rural area will continue to see pressure for tourist and related uses. The Structure Plan supports new tourist developments where this will provide jobs and community benefits and where it can maximize alternatives to the private car, have easy access to the main urban areas and not undermine the value of natural or cultural assets.
- 8.87** Camping and caravan sites can provide useful low cost accommodation, however they can seriously harm the landscape if they are insensitively located or become too large. Within the District this is particularly important within the Special Landscape Areas where the open character of the landscape is the very reason for their designation.
- 8.88** All proposals will be expected to be unobtrusive within the landscape and be in keeping with the character of the rural area. The scale of the proposals will be an important factor here as often small sites can be assimilated into the landscape more easily than larger sites. New buildings may be supported outside of Green Belt areas, however in all instances the opportunities for conversion must be explored before a new building is considered. Within Green Belt areas, any new building will be considered inappropriate development.
- 8.89** Caravanning, camping and other temporary occupancy sites also give rise to special problems in relation to flooding. The instability of caravans places occupants at special risk and it may be difficult to operate an effective flood warning system. In accordance with PPG25, the development of these facilities will not be permitted in areas of high flood risk. In other flood risk areas applicants will need to prepare a flood warning and evacuation plan.

RAP16 Directing New Visitor Accommodation

Development of new buildings for visitor accommodation will not be permitted. The conversion of appropriate rural buildings will be permitted in accordance with policy RAP7 where they are of a small scale or a low intensity and would not harm the character of the rural area.

Extensions to existing visitor accommodation will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.

8.90 As a general principle, new visitor accommodation (including new hotels and guest houses within Use Class C1) should be properly directed towards urban areas, and proposals to build new hotels in the rural area will be resisted. The conversion of appropriate rural buildings, and extensions to existing facilities, is supported by Government policy and the Council will support proposals where their location, nature and scale would not harm the character of the rural area.

8.91 Any harm to the character of the rural area will be judged in relation to the appearance of the building following conversion (see in particular policies DP1 (Layout and Design), ~~DAP1~~ (Green Belt) and DP3 (Natural and Historic Environment and Landscape)) and the impact upon the character of surrounding roads (see RAP10). Any harm to sustainability objectives will be judged by the extent to which the proposal may lead to a dispersal of overall hotel bedspaces to a degree that may prejudice the viability of hotels within the urban areas, or may cause a significant increase of vehicle movements in less sustainable locations. In terms of proposals to extend existing accommodation, the test will be whether the additional accommodation intensifies the use of the site in a manner out of keeping with its rural location, or seeks to introduce new uses.



Chapter 9: Designated Area Policies

Designated Area Policies

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

The Natural Environment

~~DAP1 Protecting the Green Belt~~

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

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

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

- ~~9.3 The Warwickshire Green Belt covers a large part of Warwick District and seeks to prevent urban sprawl that would prejudice the open nature and rural character of this area. This is particularly important in view of the proximity of the West Midlands conurbation to the edge of the District and the resultant development pressures.~~
- ~~9.4 Government policy recognises the contribution of Green Belts towards sustainable development objectives by assisting in safeguarding the countryside from encroachment and encouraging urban regeneration. This approach is supported in the Structure Plan that seeks to direct most development towards the main towns and continues to support the general extent of Green Belt. The results of the pre-deposit consultation exercise revealed that 89% of respondents said that Green Belt land should be protected.~~
- ~~9.5 The primary purpose of this policy is to protect the Green Belt from inappropriate development that would prejudice the open nature of the rural area and the setting of the settlements within Warwick District. The Council supports the role of the Green Belt in accordance with Government guidance as contained in PPG2.~~
- ~~9.6 This guidance defines 'inappropriate development' and contains a clear presumption against it. In such cases, applicants will need to demonstrate very special circumstances before development may be considered acceptable.~~
- ~~9.7 Certain forms of development are, however, not inappropriate in the Green Belt and these are set out in the policy.~~
- ~~9.8 Proposals for farm diversification within Green Belt areas raise particular issues and policy RAP9 gives detailed guidance on farm diversification proposals. Within Green Belt areas, there will be a strong preference for utilising existing buildings wherever possible. New buildings will be considered inappropriate development. Equine uses do not come within the definition of agriculture, but they are popular forms of recreation that can fit in well with farming activities and help diversify rural economies. Proposals for equine-related development in the Green Belt will be considered on their merits.~~
- ~~9.9 Applications to alter or extend existing public transport interchanges in the Green Belt will be considered with reference to policy SC3 of the Local Plan. Government guidance in PPG13 annex E makes it clear that in appropriate circumstances proposals for park and ride facilities are not inappropriate development. The Council will expect that all relevant criteria have been met where proposals come forward in Green Belt locations.~~
- ~~9.10 The boundaries of the Green Belt were established in the previous Local Plan. A number of minor changes have been made to Green Belt boundaries in this Plan to reflect the current situation on the ground. Land has been added to the Green Belt at the triangle of land bordered by Highland Road and Woodland Road in Kenilworth, at land south of the Thwaites factory in Cubbington, at playing fields in association with a number of schools bordering the Green Belt in Leamington Spa and Kenilworth, and at Kenilworth Rugby Football Club. Land has been removed from the Green Belt at Siskin Drive, in the two locations where the previous Green Belt boundaries had not recognised the presence of existing residential development (at Roman Way, Finham and at Pinehurst, Cubbington).~~

DAP2 Protecting the Areas of Restraint

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

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

DAP3 Protecting Nature Conservation, Geology and Geomorphology

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

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

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

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

In assessing the effect of development on a nature conservation or geological/geomorphological site in relation to b), c), d) and e), proposals will not be permitted unless the applicant can

demonstrate that consideration has been given to any mitigation and compensatory measures proposed that take account of the importance of the site/species, the extent to which ecological, geological or geomorphological impact is minimised, the nature of the measures proposed, and proposed long term management of features/sites/habitats of ecological/ geological/ geomorphological importance.

- 9.14** It is important to protect ecological, geological and geomorphological features/sites/species of importance within the District from the adverse impacts of development. There is concern that the diversity of habitats and species continues to be eroded and fragmented by development, therefore there is a need to safeguard the resources that remain. In Warwick District there are two types of nature conservation sites. Statutory sites cover Sites of Special Scientific Interest (SSSIs), Ancient Woodlands and Local Nature Reserves. These are designated by Natural England. Non-statutory sites include Sites of Importance for Nature Conservation (SINCs – see below) and Regionally Important Geological and Geomorphological Sites (RIGS – see below). Both types of site are important components of the District’s ecological/ geological/ geomorphological resources.
- 9.15** Government policy has given prominence to biodiversity as an issue that needs more action on the part of planning authorities. Local Plans are advised to identify relevant international, national and local features of conservation and geological/geomorphological value within their area and to ensure that their protection and enhancement is properly provided for. Furthermore, the presence of protected species is a material consideration in the planning process. Developers are advised to check for the presence of European protected species and seek professional advice to ensure that their proposals safeguard any species using the application site. This approach is reflected in the Structure Plan that requires environmental assets of the County to be protected. In addition, the pre-deposit consultation exercise revealed there was strong support for the protection of areas of wildlife value.
- 9.16** The intention of this policy is to identify and protect the valuable features that contribute to geodiversity and the abundance and diversity of wildlife and its habitats. The policy will also seek to minimise the adverse effects on geological/ geomorphological features and wildlife where conflicts of interest are unavoidable.
- 9.17** Within Warwick District there are seven designated sites of Special Scientific Interest (SSSIs). They are listed below:-
- Guys Cliffe, Warwick;
 - Coten End Quarry, Warwick;
 - Shrewley Canal Cutting;
 - Ryton Wood (part);
 - Waverley Wood Farm, Bubbenhall;
 - Brook Meadow, Darley Green, Lapworth.
 - Oak Tree Farm Meadows(part), Rowington.
- 9.18** Woodlands known from current records to be of ancient origin are shown on the Proposals Map. The main Ancient Woodlands designated and recorded in the District as at September 2003 are listed in Appendix 3. Further survey work may reveal more local sites and some small sites are not shown. Such woodlands mainly originate before 1600 and it is intended that no further reduction in their areas should be allowed.

- 9.19** There are nine Local Nature Reserves (LNRs) that have been designated within Warwick District. They are defined on the Proposals Map and listed in Appendix 3. Local Nature Reserves are habitats and sites of local significance that make a useful contribution to nature conservation, geological science and education.
- 9.20** Many other sites and features within the District are subject to non-statutory designations. Non-statutory designated sites of substantive ecological or geological/geomorphological value fall into two categories:-
- Sites of Importance for Nature Conservation (SINCs). There are currently 10 SINCs designated in Warwick District. These are designated for their wildlife value by a panel drawn from Warwickshire Museum Ecology Unit, Warwickshire Wildlife Trust and Natural England. Further sites are being designated through the Wildlife Sites Project. This project has used data held in the Warwickshire Biological Records Centre (mainly information on ecosites) and data produced by the Habitat Biodiversity Audit (a comprehensive survey of habitats found in the County) to identify those sites of substantive nature conservation value in terms of Planning Policy Statement 9: Biodiversity and Geological Conservation. There are also potential SINCs (pSINCs) requiring more detailed assessment before being submitted to the panel. SINCs and features of substantive value will be afforded protection under Policy DAP3 above, pSINCs will be afforded this protection until assessed. It should be noted that wildlife species of nature conservation importance are not necessarily confined to sites subject to nature conservation designations.
 - Regionally Important Geological and Geomorphological Sites (RIGS). There are currently 9 RIGS in Warwick District. These sites are designated by the Warwickshire Geological Conservation Group.
- 9.21** The Habitat Biodiversity Audit, identification of pSINCs and SINCS, the emerging Geodiversity Action Plan and the emerging Local Biodiversity Action Plan for Warwickshire, Coventry and Solihull will be taken into account when assessing the impact of development proposals on nature conservation interests.
- 9.22** Protected, rare, endangered or other wildlife species of conservation concern will be taken into consideration within any development proposal. European protected species will be regarded as a material consideration with information to be submitted prior to any determination. UK protected, UK and Local Biodiversity Action Plan, Red Data Book and RSPB notable species are to be regarded as significant considerations as part of any application. It should also be noted that habitat supporting these species would also need to be considered within an application.

The Historic and Built Environment

DAP4 Protection of Listed Buildings

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

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

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

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

DAP5 Changes of use of Listed Buildings

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

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

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

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

DAP6 Upper Floors within Listed Buildings and Conservation Areas

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

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

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

DAP7 Restoration of Listed Buildings

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

- 9.32** Each historic building has its own characteristics related to its original design and its original or subsequent uses. The use of appropriate materials in any restoration or alteration works will be important to maintain the character and appearance. The objective of this policy is to ensure that any works or alterations to listed buildings are carried out using appropriate materials to preserve the integrity of the building. The use of UPVC windows, artificial or imported roofing material, plastic rainwater goods and the use of inappropriate colours are all examples that will not be permitted.

- 9.33** The Council has a long tradition of working with owners of listed properties to ensure that buildings are restored or altered sympathetically and a range of guidance is available from the Council to assist applicants. The Council will also exercise its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to take action to ensure that listed buildings in private ownership are properly maintained and not allowed to fall into disrepair.

DAP8 Protection of Conservation Areas

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

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

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

9.34 Conservation Areas have an important role to play in maintaining the quality of the environment in Warwick District. The Council has a duty imposed on it under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as Conservation Areas any “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. It is important that development both within and outside of Conservation Areas should not adversely affect the setting of a Conservation Area by impacting on important views and groups of buildings from inside and outside the boundary.

9.35 Gardens and open spaces that add to the historic appearance and interest of conservation areas should be protected from development.

9.36 Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted. In appropriate cases, the Council may require change of use applications to be accompanied by other relevant applications, e.g. for conservation area or listed building consent, to ensure that all relevant issues pertaining to the proposed change of use can be considered together.

9.37 The Council will also continue to seek directions under Article 4 of the Town and Country Planning Act 1995, to restrict permitted development rights in order to maintain the areas of high quality townscape.

9.38 The Council will also consider, when appropriate, the designation of new Conservation Areas and the review of existing areas listed below.

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

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

DAP9 Unlisted Buildings in Conservation Areas

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

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

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

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

DAP10 Control of Advertisement Hoardings

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

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

DAP11 Protecting Historic Parks and Gardens

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

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

- 9.45** Historic parks and gardens are an important cultural, historical and environmental asset within the District and the Council wishes to ensure they are protected, maintained and restored. The objective of this policy is to protect them from development that would harm their character.

- 9.46** There are two registers of historic parks and gardens; those designated by English Heritage and those designated by Warwick District Council.

- 9.47** English Heritage has compiled a register of parks and gardens of special interest in England. This list is constantly under review and may be added to where new parks are considered worthy of inclusion. The purpose of the register is to draw attention to such landscapes, their layout, features and architectural ornamentation. Landscapes are allocated grades; grade 1 are of international importance, grade II* are of exceptional historic interest and grade II are of special historic interest. The Planning Authority will consult English Heritage on planning applications affecting grade I and grade II* registered sites and their settings, and The Garden History Society on applications affecting registered sites of all grades. A list of the Gardens is set out below.

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

9.48 Where proposals are made for restoration, it will be necessary for the applicant to show that the work proposed would not detract from the character and significance of the landscape as set out in an agreed conservation statement or conservation plan. The Council also wishes to protect the views out across the parks and gardens from associated listed buildings. This applies to both the English Heritage registered parks and gardens and those on the local register.

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

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

Barford House, Barford

Old Manor House, Bishop's Tachbrook

Bushwood Hall, Bushwood

Eathorpe Hall, Eathorpe

Haseley Manor, Haseley

Hatton House, Hatton

Honiley House/Hall, Honiley

Abbey Fields, Kenilworth

North Chase (Rudfyn Manor), Kenilworth

Parliament Piece, Kenilworth

Christchurch Gardens, Leamington Spa

Clarendon Square Gardens, Leamington

Former Arboretum, Wych Elm Drive,
Leamington Spa

Lansdowne Crescent and Circus,
Leamington Spa

The Dell, Leamington Spa

Woodcote, Leek Wootton

Wootton Court and Arboretum,
Leek Wootton

Offchurch Bury, Offchurch

Sherbourne Park, Sherbourne

Friends Meeting House Garden, Warwick

Longbridge Manor, Warwick

Mill Garden, Warwick

Pageant House Gardens, Warwick

Priory Park, Warwick

St John's House Garden and Allotments,
Warwick

St Nicholas Park, Warwick

Wappenbury Hall, Wappenbury

DAP12 Protecting Safeguarded Areas

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

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

- 1) the height or detailed design of buildings within the safeguarding zone
- 2) proposed development in the vicinity of the aerodrome which has the potential to interfere with the operation of navigational aids, radio aids or telecommunications systems
- 3) proposed development which has lighting proposals which have the potential to distract or confuse pilots
- 4) proposed development likely to increase the number of birds or the risk of bird strike
- 5) other proposed aviation uses within the safeguarding zone.

9.52 In respect of certain types of development listed in paragraph 8 of Annex 2 to Circular 01/2003 it may be necessary for the Council to ask an applicant to provide information to enable it to consider whether or not a proposed development would be likely to increase the bird hazard risk to aircraft.

An aerial photograph of Warwick, England, showing the town's layout, including the River Avon and the Warwick Castle. The image is overlaid with a semi-transparent blue layer. A dark blue horizontal bar at the bottom contains the chapter title. White decorative lines, resembling stylized calligraphy or abstract shapes, are overlaid on the bottom half of the page.

Chapter 10: Site Specific Policies

Site Specific Policies

- 10.1** It is important that the Local Plan has clear policies for development on particular sites within the District to ensure relevant objectives within the Core Strategy are achieved. The following policies are therefore only applicable to the site as defined on the Proposals Map. It should be noted that policies within all other chapters, particularly Development Policies, are also applicable to the consideration of proposed development.

SSP1 Employment Allocations

The following sites, defined on the Proposals Map, are allocated for “B class” employment use . All sites are appropriate for business, general industry, storage or distribution development (Class B1, B2 and B8 uses), unless specifically identified below.

Site	ha.
A Station Goods Yard, Station Approach, Leamington Spa	2.1
B Land at High Street/Lower Avenue, Leamington Spa	0.2
C Land at Queensway, Leamington Spa	3.2
D Land rear of Homebase, Prince’s Drive, Leamington Spa	1.8
E Saltisford Depot, Saltisford, Warwick	1.2
F Land at Nelson Lane, Warwick	0.5
Total	9.0

- 10.2** The allocation of land for employment uses will enable the Council to meet its Structure Plan requirement and meet the employment needs of the District to 2011. Appendix One of the Local Plan explains the need for the amount of land allocated for employment uses under this policy. The choice of which sites to allocate has been guided by the results of the Warwick District Urban Capacity Study (July 2002). The development of these sites for employment uses will support the regeneration of deprived areas, promote sustainable patterns of development and maximise the use of urban previously developed land and buildings.

- 10.3** Government guidance requires the optimum use to be made of under used and vacant urban land to support regeneration. This guidance is reflected within the policies of the Structure Plan which in addition requires a range of sites to be provided for both small and large businesses within the urban areas. This approach is supported by the results of the pre-deposit consultation with over 90% of respondents supporting development within towns before green field sites.

- 10.4** The following is a description of each allocated site.

A Station Goods Yard, Station Approach, Leamington Spa (2.1ha)

- 10.5** This allocation offers a major opportunity to regenerate an important site within the Old Town of Leamington Spa. The site benefits from excellent transport links being adjacent to the

Leamington Spa Railway Station and within walking distance of the town centre. The site is vacant previously developed land and can provide for purpose built new workshop/business space, together with dedicated access, parking and servicing areas.

- 10.6 The development of the site should take into account the need for comprehensive landscaping scheme to protect the amenity of the adjoining housing along Avenue Road to the north and the potential residential redevelopment of the Quicks Garage site to the east. Supplementary Planning Guidance has been produced for this site.

B Land at High Street/Lower Avenue, Leamington Spa (0.2ha)

- 10.7 This site is on the opposite corner to the above site and their redevelopment need to relate to each other. The site is previously developed land and requires assembly from the various uses. Again, this site requires a prominent building to help enhance the gateway into the Old Town and provide a strong corner frontage. Supplementary Planning Guidance has been produced for this site.

C Land at Queensway, Leamington Spa (3.2ha)

- 10.8 This site comprises various redundant and under used buildings and offers a major redevelopment opportunity. The site has good communication links with the M40 and is near to major employment and residential areas. The development of the site should take into account the need for landscaping to protect the amenity of the adjoining housing along Queensway. This site was identified through the Council's Urban Capacity Study.

D Land rear of Homebase, Princes Drive, Leamington Spa (1.8ha)

- 10.9 The allocation of this site represents an opportunity to make better use of under used land. The majority of the site is presently used as car parking for a nearby employer who has identified an alternative site within their ownership for this use. The development of this site should take into account the need for improvements to the vehicular access and a comprehensive landscaping scheme to protect the amenity of the adjoining housing to the west. This site was identified through the Council's Urban Capacity Study.

E Saltisford Depot, Saltisford, Warwick (1.2 ha)

- 10.10 This site comprises redundant and under used land and buildings owned by the Council. The site is close to the town centre and within walking distance of bus and rail links. The development of this site should be sensitively designed to take account of nearby listed buildings and ancient monuments. Consideration should also be given to designing the development to protect the residential amenity of surrounding properties and take full account of flooding issues on site associated with the Saltisford Brook. In view of the likely impact of this development upon traffic flows, including at the A46/A4177 junction, a traffic assessment may be required as part of any planning application. Supplementary Planning Guidance has been produced for this site.

F Land at Nelson Lane, Warwick (0.5ha)

- 10.11** This allocation is under used land within an existing employment area. The site is part green field and part previously developed near to residential areas. The development of this site should take account of existing site features and the need to protect the amenity of properties to the rear of the site. This site was identified through the Council's Urban Capacity Study.

SSP2 Major Developed Sites in the Green Belt

Within the following major developed sites within the Green Belt, as defined on the Proposals Map, appropriate limited infilling and redevelopment for employment or other uses identified in the supporting text as being appropriate for each site will be permitted:-

- Stoneleigh Park in accordance with policy SSP3;
- University of Warwick
- Stoneleigh Business Park, Stareton, Stoneleigh;
- Former Honiley Airfield, Oldwich Lane East, Wroxall;
- Police Headquarters, Leek Wootton;
- North Leamington School, Leamington.
- The Woodside Training Centre, Kenilworth; and
- Haseley Business Centre, Haseley;

- 10.12** The Green Belt within Warwick District contains a number of substantial established developments, many of which pre-date the town and country planning system. Government policy recognises the presence of these and provides a framework for some development to take place within them where this would help secure jobs and prosperity and improve the environment of the Green Belt. It allows Local Plans to identify appropriate sites as "major developed sites" within the Green Belt.

- 10.13** All of the sites identified in this policy remain within the Green Belt ~~and subject to policy DAP1 (Green Belts)~~. Within them, however, limited infilling or redevelopment which follows the guidance set out in annex C to PPG2 (Green Belts) is not considered inappropriate development. The Council would encourage applicants to follow this guidance when preparing proposals for such sites.

- 10.14** The following comments can be made about each of the sites.

- 10.15** **Stoneleigh Park.** See policy SSP3 below.

- 10.16** **University of Warwick.** The University is a world class higher education institution which, from its inception in 1964, has occupied land gifted by the Councils of Coventry and Warwickshire, the latter having been in the West Midlands Green Belt. Whilst the majority of growth to date has been on the Coventry side of the boundary, the University has always recognised from its earliest development plans that future growth would rely on the use of the Warwickshire land. The University now considers that this land is critical to sustaining its vision for the long term.

- 10.17** The previous Local Plan, adopted in 1995, contained a policy supporting development at the University and set the framework for a planning brief to be prepared. This brief, the University Development Plan 1994-2004, was adopted as supplementary planning guidance in 1995. It has not to date been fully implemented and remains an appropriate framework against which proposals at the University are considered. Any revisions or updates to this plan, which have been through the relevant adoption process, will be accorded significant weight in determining future applications for development.
- 10.18** The Council supports the University as a higher education institution of national importance, and is keen to ensure its continued success. The Regional Spatial Strategy both supports development at Higher Education Establishments and recognises the University's location within the Coventry, Solihull and Warwickshire Hi-Technology corridor. It is important, however, that this is done having regard to all relevant environmental safeguards and in particular its designation as Green Belt. Identifying the site as a major developed site within which the various university uses can expand is the most appropriate means of doing this. An area of 43 hectares has been identified for this purpose, which reflects the outer limit to development as defined by the University Development Plan 1994-2004.
- 10.19** **Stoneleigh Business Park.** This 21 hectare site lies within Stoneleigh Deer Park which is a grade II historic park designated on the English Heritage Register. During World War Two land was levelled and a military hospital established within the Park. Since the War this collection of buildings has had a range of uses and now forms the Stoneleigh Business Park. The redevelopment of this site offers the opportunity to reinstate the landforms of the historic park and replace the presently incongruous buildings with some of a higher quality, and to a design and location appropriate to a Green Belt setting. Following the production of Supplementary Planning Guidance in 1999, planning permission has now been given for the redevelopment of the business park.
- 10.20** **Former Honiley Airfield.** This 6.3 hectare site (shown as two sites within the former airfield) was formerly property of the Ministry of Defence. Since the 1950s it has been used for a variety of purposes associated with the aeronautical and automotive industries. The former runways are currently utilised for vehicle testing whilst the buildings are used for research and development and related activities. The runways have not been included within the designation in view of their extent and their open character. Development within this much wider area would conflict with the need to maintain the openness of the Green Belt.
- 10.21** **Police Headquarters, Leek Wootton.** This site is currently the administrative headquarters of Warwickshire Police. At the core of the site is "Woodcote", a grade II listed former house set within parkland that is listed as being of local importance (see policy DAP12) . The site has expanded since the 1970's with a number of additional buildings. The land identified for the major developed site is approximately 4.1 hectares and is limited to the broad extent of the buildings and hard surfaced areas within the site. The headquarters as a whole is well screened by trees and contains significant open areas (some of which are used as sports pitches) which should be protected.
- 10.22** **North Leamington and Manor Schools, Leamington.** These school sites lie immediately to the north of Leamington on exposed sites with long views to the north. The combined site area identified as major developed sites under this policy is approximately 3.3 hectares.

- 10.23 Woodside Training Centre, Kenilworth.** This former Edwardian country house is now a management training centre of approximately 1.5 hectares set in 13 hectares of grounds. It has expanded over many years and now offers residential and non residential training and conferences.
- 10.24 Haseley Business Centre.** The main building on this site is the Grade 2 listed Haseley Manor which has been in industrial/office use since 1940. From the 1950's it operated as a residential staff college for the British Motor Corporation and now is operating as a managed office space. Although the whole site is approximately 7 hectares, the extent of the land designated under this policy is 0.7 hectares.

SSP3 Stoneleigh Park

Development will only be permitted at Stoneleigh Park where it consists of uses related to the promotion of agriculture and associated activities, equestrianism and the well-being of the countryside and its inhabitants.

- 10.25** Stoneleigh Park (formerly known as the National Agricultural Centre) is a unique facility within the Green Belt in terms of its scale (91 hectares) and the range of activities taking place there. Stoneleigh Park became the permanent home of the Royal Agricultural Society of England (RASE) in 1963. The role of the RASE is defined by its Royal Charter and in fulfilment of this Stoneleigh Park acts as a headquarters for a number of agricultural and countryside organisations as well as hosting many shows and conferences, including the Royal Show (which attracts approximately 200,000 visitors), every year.
- 10.26** In response to structural changes in the rural economy, the RASE is currently seeking to clarify its role and the role of Stoneleigh Park. It has set out a new vision for how it will use Stoneleigh Park to fulfil its Royal Charter obligations, and has submitted a major planning application outlining how the site will be redeveloped over the next few years. The proposal is for the development and refurbishment of Stoneleigh Park to provide exhibition, hotel and conference facilities, showground facilities, a business innovation park, visitor centre, leisure and ancillary retail and catering facilities, a National Equine Centre and livestock facilities, together with a new access road and bridge, landscaping, parking, circulation works, an equine bridge and highway improvements. The application includes realigning the main access into the site from the north and improving links with the A46, relieving traffic pressure on Stoneleigh village. This planning application has now been approved by the District Council, subject to the completion of a legal agreement.
- 10.27** The Council supports the role of the RASE and it recognises the unique role of Stoneleigh Park in fulfilling this. It also recognises that these must be balanced against local environmental issues; the sensitive location of Stoneleigh Park within the Green Belt, adjacent to two nationally listed historic parks (see policy (DAP11), and the site's proximity to several rural communities particularly Stoneleigh village. It is important that any development at Stoneleigh Park respects all of these factors.
- 10.28** This policy sets the context for assessing proposals at Stoneleigh Park. The entire site identified on the proposals map is classified as a major developed site within the Green Belt

and proposals within it will be considered against policy SSP2. Furthermore, development will be limited to that which is clearly related to the promotion of agriculture and associated activities, equestrianism and the well-being of the countryside and its inhabitants in accordance with the RASE's Royal Charter.

- 10.29** In recognising the significant new development that will take place at Stoneleigh Park over coming years, the Council will wish to ensure that this takes place in an environmentally sensitive manner that meets the objectives of this Local Plan. It will ensure that all future proposals meet requirements contained within the policies of this Plan, particularly the development plan policies, where appropriate.

SSP4 Safeguarding Land for Kenilworth Railway Station

Land off Priory Road, Kenilworth, as defined on the Proposals Map, is allocated for the development of a railway station for Kenilworth. Other development will not be permitted on the above land if it would be likely to prejudice the implementation of the scheme.

- 10.30** The Local Transport Plan has proposed the development of a new rail station for Kenilworth to be pursued in the short term. The provision of a rail station for Kenilworth will increase the travel choices available to people when travelling to and from the town. This will provide significant economic, social and environmental benefits. It will also contribute towards reducing the reliance on the private car and promoting social inclusion.
- 10.31** Strategies within Local Plans and local transport plans are required to complement each other. Government guidance requires that Local Plans protect sites which could be critical in developing infrastructure to widen transport choices and that specific transport proposal within the local transport plan should appear as a policy or proposal in the Local Plan. The Structure Plan also requires the Local Plan to safeguard land for a railway station at Kenilworth. Previous consultation undertaken has indicated that support exists within the community for a new station for Kenilworth.
- 10.32** This site has been identified as it represents the most attractive location for rail users, travelling both to and from the town. It is centrally located, close to the town centre and has good accessibility for pedestrians and cyclists. The development of the rail station on this site will need to be designed in accordance with the policies within the Development Policies chapter of this Local Plan.
- 10.33** The Council will work in partnership with the County Council and other partners to implement the proposal.

SSP5 Safeguarding Land for Warwick and Leamington Spa Park and Ride

Land at Greys Mallory, Warwick, as defined on the Proposals Map, is allocated as an "area of search" for the development of a bus based park and ride for Leamington and Warwick. Other development will not be permitted on the above land if it would be likely to prejudice the implementation of the scheme.

- 10.34** The Local Transport Plan has proposed the development of a bus based park and ride for Warwick and Leamington in the medium to long term. This would increase the travel choices available to people visiting the two town centres, reduce traffic congestion and relieve pressure for parking in the town centres. There would also be significant economic, environmental and social benefits, particularly within the historic town centres. This proposal will contribute towards enhancing the viability and vitality of the two town centres as well as promoting sustainable tourism.
- 10.35** Strategies within Local Plans and local transport plans are required to complement each other. Government guidance requires that Local Plans protect sites which could be critical in developing infrastructure to widen transport choices and that specific transport proposal within the local transport plan should appear as a policy or proposal in the Local Plan. The Structure Plan also requires the Local Plan to safeguard land for a park and ride scheme south of Leamington to serve both towns. Furthermore, the results of the pre-deposit consultation showed that over 63% of respondents agreed that a park and ride facility should be provided with a further 23% having no strong opinion.
- 10.36** The County Council has engaged consultants to help it identify both the viability of a bus based park & ride scheme, and the most suitable location for this. At the time of the First Deposit Version of the Local Plan (November 2003) the County Council had identified two broad locations for a Park & Ride site, at Europa Way and at Greys Mallory. They had not, however, expressed a preference between these two areas at that time. On this basis the Council identified a site to the north of the Europa Way roundabout in the First Deposit Version.
- 10.37** Subsequent further analysis has shown that the sites at Greys Mallory have clear advantages in terms of attracting high levels of demand and taking cars off the road network. The Council supports this as the broad area where the Park & Ride should be located. It believes, however, that more work needs to be done to identify the site that will have the least impact upon the environment. It accordingly identifies an “area of search” that covers all sites adjoining Greys Mallory and will work with the County Council to identify the site that is the most appropriate. In identifying the most suitable location within this area, the Council will wish all possible sites to be assessed for their transportation and decongestion benefits, visual impact (taking account of opportunities for landscaping), noise levels and impact upon the amenity of adjacent uses and properties. The development of park and ride on this site will need to be designed in accordance with the policies within the Development Policies chapter of this Local Plan.
- 10.38** The Council will work in partnership with the County Council and other partners to implement the proposal.

~~SSP6 Safeguarding Land for the Barford Bypass~~

~~Land west of Barford, as defined on the Proposal Map, is allocated for the provision of a bypass for the village of Barford. Other development will not be permitted on the above land if it would be likely to prejudice the implementation of the scheme.~~

- ~~10.39 The Local Transport Plan has proposed the development of a bypass for the village of Barford in the short term. This will relieve the impact of vehicular traffic on the village and the existing river bridge, a Grade II listed structure. The noise, fumes and dust generated from heavy traffic passing in close proximity to residential properties adjacent to the A429 adversely affects the quality of life for the residents and divides the community. Furthermore, the condition of the Barford Bridge is deteriorating as a result of the number of heavy goods vehicles which use it daily. There would therefore be significant environmental and social benefits within the village. This scheme will contribute towards protecting the character of the village.~~
- ~~10.40 Strategies within Local Plans and local transport plans are required to complement each other. Government guidance requires that Local Plans protect sites which could be critical in developing infrastructure to widen transport choices and that specific transport proposal within the local transport plan should appear as a policy or proposal in the Local Plan. The Structure Plan identifies Barford Bypass as a strategic road scheme.~~
- ~~10.41 The proposal consists of a new single carriageway road to the west of the village with a new bridge over the River Avon. The chosen route for the bypass will minimise impact on the setting of the village and the wider landscape and achieve the objective of reducing the environmental impact of vehicular traffic on Barford. The development of the bypass will need to be designed in accordance with the policies within the Development Policies chapter of this Local Plan.~~
- ~~10.42 The scheme as proposed in the Local Transport Plan completed all statutory procedures and was given full funding approval. Construction of the by-pass commenced in February 2005 and officially opened in May 2007. The Council worked in partnership with the County Council and other partners to implement the proposal.~~

SSP7 Coventry Airport

Proposals for the expansion of Coventry Airport will be permitted within the area defined on the Proposals Map where:-

- a) they consist of facilities for aviation activity undertaken at the airport;
- b) they have been subject to rigorous environmental assessment and can demonstrate that both economic benefits and harmful environmental impacts have been assessed in line with the principles of sustainable development;
- c) any adverse impacts are mitigated to reduce harm or, where harm cannot be adequately mitigated, are compensated for;
- d) the number of air passengers served by Airport South does not exceed two million passenger movements per annum;
- e) the number of air passengers served by charter or scheduled flights via any terminal at Airport South is linked by challenging targets in an Airport Surface Access Strategy that encourage a modal shift towards sustainable modes of transport (e.g. public transport, car sharing, cycling) as passenger throughput increases; and

f) the number of air passengers served by Airport South accords with the Air Transport White Paper's endorsement of Birmingham International Airport as the Government's preferred location for a new runway to meet future growth in passenger demand and reflects regional policies for airport development.

10.43 Coventry Airport currently provides scheduled services through a developing low cost passenger flight operation and also caters for business aviation, air mail and freight. Planning Permission was granted in April 2006 by the First Secretary of State and the Secretary of State for Transport for an Interim Passenger Facility to allow a maximum throughput of 0.98 million passengers per annum. The airport is both a major employer and a national and international transportation link for local businesses and commercial passengers and is therefore an important asset to the local and sub regional economy

10.44 The Government's starting point is to make the best use of existing airports before supporting the provision of additional capacity. A sustainable approach entails first making better use of present infrastructure wherever possible.

10.45 However, the airport and its aviation activities, also contribute air and noise pollution to the local environment which can harm the amenity of local residents and the surrounding historic and natural environments over a wide area. Activities at the Airport can also generate vehicular traffic which can impact on the trunk road network and local roads.

10.46 Government policy on air transport is set out in the Air Transport White Paper (December 2003) which emphasises the need for a balanced approach to the growth in air transport, recognising both the costs and benefits of air travel. The provision of some additional airport capacity is essential to accommodate the potential growth in demand. Failure to provide additional capacity would become a barrier to future economic growth and competitiveness. In relation to the Midlands, the White Paper therefore supports the growth of Birmingham International Airport but sees the development of Coventry Airport as a matter for local determination. Future development of Coventry Airport needs to be considered in the context of the White Paper's endorsement of Birmingham as the Government's preferred location for a new runway to meet future growth in passenger demand and its position on making the best use of existing airports before supporting the provision of additional capacity.

10.47 The Regional Spatial Strategy for the West Midlands' policy on airports is to be reviewed. The policy currently supports the continued development of Birmingham International Airport as the principal international airport for the West Midlands. It states that Coventry Airport as primarily a freight airport provides a complementary service to Birmingham International Airport. However, since the RSS was written, regular, scheduled commercial passenger flights are now undertaken at the airport. The RSS requires that any further development of Coventry Airport should be subject to rigorous environmental assessment with consideration to be given to mitigation and compensation for unavoidable harm. The Regional Planning Body is committed to reviewing the RSS in light of the Air Transport White Paper and has indicated that in doing so it will also take account of the outcome of the extant appeal for 2 million passengers per annum at Coventry Airport. This may necessitate an early review of Policy SSP7.

- 10.48** The objective of this policy is to direct aviation development to land to the south east of the runway and therefore away from nearby residential properties in Baginton and protect the West Midlands Green Belt which covers the remainder of the airport. The policy also ensures that the potential impact of any development is properly assessed and that any adverse impacts are mitigated or compensated for. Where adverse impacts cannot be mitigated to acceptable levels or compensated for, development will not be permitted except where the benefits of the proposals overall outweigh the adverse impacts. In relation to the development of passenger facilities, the policy recognises that it is necessary to restrict passenger growth in line with national policy, ensure appropriate levels of public transport and protect the ability of Birmingham International Airport as the West Midlands principal airport to grow as envisaged within national policy.
- 10.49** The above policy applies only to that development for which further planning permission is required. Coventry Airport has extensive rights to carry out development within its operational land by virtue of permitted development rights granted under the Town and Country Planning (General Permitted Development) Order 1995.

SSP8 Hatton Country World

New retail development will not be permitted at Hatton Country World as defined on the Proposals Map.

- 10.50** Hatton Country World has grown and evolved considerably since an original temporary planning permission for craft workshops was granted in 1982. It now extends to an area of over 11 hectares and includes a farm park and some 40 units operating as craft units, shops and restaurants. The centre has become a popular local tourist destination and now includes a significant retail element.
- 10.51** Following growing concerns about the activities taking place at Hatton Country World, particularly over the level of shopping and growth in overall visitor numbers, the Council produced supplementary planning guidance in 2000 to guide the future uses which would be acceptable on the site. Following this, the owner submitted a series of new applications which were approved in December 2001 and these have regularised the situation at Hatton Country World.
- 10.52** It is recognised that the owners of Hatton Country World will wish the site to evolve further over time, however it is important that this is done in a manner which recognises the very sensitive location of the site. In considering future proposals, the Council will have regard to all relevant other policies particularly ~~DAP1 (Green Belt)~~, and RAP10 (Safeguarding Rural Roads). In order to safeguard the character of the rural area, the Council will not support proposals which would lead to an increase in visitor numbers. Any new building at Hatton Country World would be classified as inappropriate development within the Green Belt.
- 10.53** It is recognised that retail is an important element within Hatton Country World and the existing planning permissions grant a level of retail floorspace to support the overall operation of the centre. The Council would not support any further growth in retail floorspace within Hatton Country World.



Appendices and Glossary

Appendix 1

The requirement to provide land for industrial development is set out in the Structure Plan. This states that the Local Plan must make provision for 132 hectares of land for industrial development within Warwick District between 1996 and 2011. This requirement should be met broadly by a combination of 110 hectares of Large Industrial Sites (LIS) and 22 hectares of Small Industrial Sites (SIS).

It should be noted that the targets for SIS and LIS are based upon commitment figures at the time that the Structure Plan was being prepared (1998). In view of this Structure Plan policy I.3 seeks to make specific provision, wherever possible, to meet the needs of small investors.

The tables below identify the sites which are presently available, or have been developed since 1996, which will contribute towards this overall total. All have the benefit of an extant planning permission or are allocations within the previous Local Plan. Any additional land to meet the Structure Plan requirement will need to be found from allocations identified in policy SSP1.

Table 1: Large Sites (1996 to 2005)

Site	Land available
Leamington/Whitnash	
Tachbrook Park	24.89
Queensway Business Park	4.75
Spa Park	13.50
Warwick	
Warwick Technology Park	7.75
South West Warwick	20.57
Warwick Gates	18.07
Volvo Trucks	1.96
Cape Road	1.96
Pottertons	1.22
Rural area	
Siskin Drive	14.77
Stoneleigh Business Park	1.60
Quarry Park, Old Milverton	1.22
Total Large Sites	112.26

Within these committed large sites, most have now been mainly if not completely developed. The most significant sites remaining to be built out are at South West Warwick and Warwick Gates. These two committed employment areas are shown on the proposals map. The designation at South West Warwick includes both development land, and land identified as a “cordon sanitaire” for the Longbridge sewerage works.

Table 2: Small Sites (1996 to 2005)

Site	Land available
Leamington/Whitnash	
Corner Queensway/Tachbrook Road	0.60
Thwaites	1.00
Bus Depot, Station Approach	0.60
Blick Road, Heathcote Industrial Estate	0.34
Berrington Road	0.20 (completed same year)
Warwick	
Montague Road	0.70
Corunna Road	0.39
Broxell Close	0.19
The Piggery	0.50
Kenilworth	
Farmer Ward Road (1 and 2)	0.36
Rural area	
Poplars Farm, Sherbourne	0.95
Shrewley Farm	0.85
Ricardo, Radford Semele	0.46
Squab Hall Farm, nr Whitnash	0.65
Manor Farm, Old Milverton	0.26
Lower Heathcote Farm	0.20
Pools Peace Poultry Farm	0.90
New Era Farm	0.20
Total Small Sites	9.35
Table 1 total	112.26
Table 2 total	9.35
TOTAL	121.61

All of the above are previously developed land.

As Table 2 indicates, there remains a residual requirement of approximately 9 hectares to be allocated in the Local Plan. Sites are allocated to meet this requirement in policy SSP1.

In reading the totals for both Large Industrial Sites and Small Industrial Sites it should be recognised that some of the larger sites identified as LIS in Table 1 contain smaller plots that qualify as SIS and may help to meet the needs of smaller firms. The Structure Plan defines SIS as sites of less than 1 hectare that are suitable for smaller firms. Areas such as Tachbrook Park and Stoneleigh Business Park contain units and plots of less than this size.

The Council will continue to annually monitor its progress towards achieving the overall employment requirement.

The Structure Plan also requires that the provision of new industrial land should maximize the use of use of previously developed land and buildings. An indicative target of 10% (13.5 hectares) was set for Warwick District. It is clear from the above evidence that at 31st March 2005, approximately 30.5 hectares of the supply are on previously developed land and buildings. This is 23% of the total figure and exceeds the indicative figure in the Structure Plan. Furthermore, of the allocations in policy SSP1, all 9 hectares is on previously developed land bringing the total to 39.5 hectares. This is 30% of the total figure.

Appendix 2

The Warwickshire Structure Plan, adopted in August 2002, allows for the provision of 8,000 dwellings in Warwick District between 1996 and 2011. In June 2004, the Regional Planning Guidance for the West Midlands (RPG11) was adopted and this now has the status of the Regional Spatial Strategy (RSS) for the West Midlands. The RSS includes housing figures for Warwickshire County for the periods 2001-2007, 2007-2011 and 2011-2021. A partial review of the RSS, due for completion in late 2008, will provide housing figures at District level. In the meantime, Government advice to districts is that for the period at least 2001-2011 they should apply the district proportions in the Structure Plan housing allocations. Warwick District's proportion of the Structure Plan housing figures is 25.7%.

The Table below shows the residual housing requirement. This is the balance of housing that needs to be provided after taking into account housing which has already been built since 2001.

Table 1: The Residual Housing Requirement 2005-2011

Source	Dwellings	Comments
Regional Spatial Strategy (RSS) Housing Requirement 2001-2011	4,624	This equates to 25.7% of the requirement for Warwickshire
Dwellings Completed 2001 to 2005	3,324	These are dwellings that have been built and are ready for occupation. This is the 'known' element of the supply. Source: Housing Monitoring Report 2005.
Remaining dwellings to be provided 2005-2011	1,300	This is the RSS requirement less completions. (The residual requirement)

The Local Plan must make provision for 1,300 dwellings between 2005 and 2011. The forecast supply of dwellings to meet the requirement is set out in the following table.

Table 2: Dwellings Supply at 2005

Source	Dwellings	Comments
Dwellings Committed at 2005	2,844	These are dwellings with planning permission or under construction, dwellings that were allocated within the previous Local Plan (1995) or dwellings identified within development briefs adopted by the District Council. Source: Housing Monitoring Report 2005.
Dwellings Lapsed post 2005	-284	These are the estimated number of dwellings committed at 2005 but not yet built that will not come forward. Source: Housing Monitoring Reports
Windfalls Estimate 2005-2011 (Urban)	1,410	This is the number of dwellings expected to be completed on urban brownfield windfall sites during the period 2005 to 2011 if recent trends continue. Source : Urban Capacity Study (2002). Housing Monitoring Reports
Windfalls Estimate 2005-2011 (Rural)	56	This is the number of dwellings expected to be completed on rural windfall sites during the period 2005-2011 Source : Housing Monitoring Reports
Total Supply	4,026	This is the number of dwellings estimated to be provided for during the period 2005 to 2011.

The figures at April 2005 reveal potential for an over provision of 2,726 dwellings against the RSS requirement to 2011. It is not appropriate therefore for the Council to allocate any land for new dwellings for the period to 2011. Furthermore, no allocations from the previous Local Plan have been renewed. The majority of these allocations have been built or have the benefit of planning permission. Of the three major allocations, Warwick Gates is completed and South Sydenham and South West Warwick are under construction. The non renewal of allocations therefore has minimal impact on the number of dwellings committed at 2005 although it will help to reduce the over provision. The following table lists the outstanding allocations, or part allocations, not renewed and which do not benefit from planning permission at the time of publication of the Deposit Plan.

Table 3: Outstanding Allocations from previous Local Plan not renewed

Previous Policy Ref./Site	Dwellings
LW H3.5/ Coventry Road/ Montague Road	30
LW H3.9/ Edmonscote Playing Field	40
K H2.2/ St Johns Street	10

It should be noted that the Urban Capacity Study was undertaken within the policy context of the previous Local Plan. The application of the policies within this Local Plan, particularly the protection of employment land and buildings, may reduce the number of windfalls achieved in the remainder of the Plan period. This may reduce the extent of the over provision against the RSS requirement. The Council will continue to annually monitor its progress towards achieving the overall housing requirement and adopt the principles of 'plan, monitor and manage' accordingly as advocated within PPG3. The results of the monitoring will be published within the Annual Monitoring Report.

The Structure Plan requires that the maximum number of dwellings are built on previously developed (brownfield) urban land and buildings. It has set an indicative target of 45% of new housing to be provided on previously developed land and buildings. The following table sets out the position at 2005 regarding progress on meeting this target.

Table 4: Urban Brownfield Completions and Commitments at 2005

Source	Dwellings
Urban Brownfield Completions 1996-2005	2,917 (43% of total completions)
Urban Brownfield Commitments at 2005	2,043 (72% of total commitments)
Urban Brownfield Dwellings as a proportion of total dwellings completed or committed at 2005	4,960 (51% of total supply)

(Source: Housing Monitoring Report 2005)

This table reveals that 51% of dwellings completed or committed at 2005 are on previously developed urban land and buildings. 'Urban' in terms of the housing monitoring report data is defined as the four towns; Leamington Spa, Kenilworth, Warwick and Whitnash. This percentage figure is in line with the Structure Plan target. The Council will adopt policies within this Local Plan that seek to continue to achieve and exceed this target. The annual monitoring will also assess progress towards meeting the indicative targets for brownfield urban land and buildings.

This Plan covers the period 2001-2011. For the period beyond 2011, the successor to this Plan will make provision for the housing requirement which is due to be reviewed by 2008 by the Regional Planning Body. The following Tables show how the interim RSS housing requirement to 2021 could be met by completions, commitments and potential windfall development.

Table 5: The Residual Housing Requirement 2005- 2021

Source	Dwellings	Comments
Regional Spatial Strategy (RSS) Housing Requirement 2001-2021	8,091	This equates to 25.7% of the requirement for Warwickshire
Dwellings Completed 2001 to 2005	3,324	These are dwellings that have been built and are ready for occupation. This is the 'known' element of the supply. Source: Housing Monitoring Report 2005.
Remaining dwellings to be provided 2005-2021	4,767	This is the RSS requirement less completions (The residual requirement)

Over the longer term, provision will need to be made for 4,767 dwellings between 2005 and 2021. The forecast supply of dwellings to meet the requirement is set out in the following table.

Table 6: Dwellings Supply at 2005

Source	Dwellings	Comments
Dwellings Committed at 2005	2,844	These are dwellings with planning permission or under construction, dwellings that were allocated within the previous Local Plan (1995) or dwellings identified within development briefs adopted by the District Council. Source: Housing Monitoring Report 2005.
Dwellings Lapsed post 2005	-284	These are the estimated number of dwellings committed at 2005 but not yet built that will not come forward. Source: Housing Monitoring Reports
Windfalls Estimate 2005-2021 (Urban)	4,230	This is the number of dwellings expected to be completed on urban brownfield windfall sites during the period 2005 to 2021 if recent trends continue. Source : Urban Capacity Study (2002). Housing Monitoring Reports
Windfalls Estimate 2005-2021 (Rural)	165	This is the number of dwellings expected to be completed on rural windfall sites during the period 2005-2021 Source : Housing Monitoring Reports
Total Supply	6,955	This is the number of dwellings estimated to be provided for during the period 2005 to 2021.

~~The over supply of housing will be addressed through the preparation of a Supplementary Planning Document in accordance with Policy SC10.~~

Main Ancient Woodlands recorded in the District

Parish	Name
Ashow	Bericote Wood
Ashow	Glasshouse Wood
Ashow	Thickthorn Wood
Baddesley Clinton	Claypits Coppice
Baddesley Clinton	Gilberts Coppice
Baddesley Clinton	Hay Wood
Baddesley Clinton	Nunnery Coppice
Baddesley Clinton	Rowington Coppice
Bishop's Tachbrook	Oakley Wood
Bishop's Tachbrook	Wigerlands Wood
Bubbenhall	Bubbenhall Wood
Bubbenhall	Shrub Wood (part of Ryton Wood)
Bubbenhall	Weston Wood
Bubbenhall	Waverley Wood
Budbrooke	Holes Wood
Budbrooke	Meadow Wood
Bushwood	Bush Wood
Bushwood	Little Bush Wood
Cubbington	North Cubbington Wood
Cubbington	South Cubbington Wood
Eathorpe	Spring Wood
Haseley	Chinns Wood
Haseley	Clattyland Wood
Hatton	Green Grove
Hatton	Hatton Wood
Hatton	Smith Covert
Honiley	Featherstons Grove
Honiley	Fernhill Wood
Honiley	Thorny Coppice
Honiley	Wakefield Wood
Hunningham	Hunningham Coppice
Kenilworth	Black Hill Wood
Kenilworth	Black Waste Wood
Kenilworth	Bullimore Wood

Kenilworth	Chase Wood
Kenilworth	Poors/Hazel Hill Woods
Kenilworth	Stakes Wood
Kenilworth	Stonymoor Wood
Leek Wootton	Wootton Spinneys
Rowington	Newland Wood
Stoneleigh	Broadwells Wood
Stoneleigh	Crackley Wood North
Stoneleigh	Crackley Wood South
Stoneleigh	Decoy Spinney
Stoneleigh	Kings Wood
Stoneleigh	Motslowhill Spinney
Stoneleigh	Rough Knowles Wood
Stoneleigh	Ticknell Spinney
Stoneleigh	Wainbody Wood
Stoneleigh	Whitefield Coppice
Warwick	Blackbrake Plantation
Wappenbury	Wappenbury Wood
Wroxall	Manor Wood

Local Nature Reserves

Parish

Hunningham
 Kenilworth
 Kenilworth
 Kenilworth
 Leamington Spa
 Leamington Spa
 Stoneleigh
 Warwick
 Whitnash

Name

Hall Farm Meadow
 Kenilworth Common
 Knowle Hill
 Parliament Piece
 Leam Valley
 Welches Meadow
 Crackley Woods
 Oakwood and Blackwood Spinney
 Whitnash Brook Valley

Glossary

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

A **Affordable Housing** – non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision.

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

Amenity – the extent to which people are able to enjoy public places and their own dwellings without undue pollution, disturbance or intrusion from nearby uses.

Ancient Woodlands – land which has been continuously wooded since 1600. These are an irreplaceable resource designated to protect unique plant and animal habitat diversity scheduled by Natural England.

Areas of Restraint – designated open land within and around urban areas that helps to define the structure and character of urban areas and protects open wedges of land within towns, between towns and surrounding villages.

Area of Search – A broad area within which particular development may be acceptable subject to detailed considerations.

B **Best and Most Versatile Agricultural Land** – Land identified by the Department for Environment, Food and Rural Affairs (DEFRA) as falling within classification grades 1, 2 or 3a, based on the physical characteristics of the land and the limits these impose upon its agricultural uses.

Biodiversity – The whole variety of life encompassing all genetics, species and ecosystem variations including plants and animals.

Brownfield Land – see the definition of previously developed land below.

C **Circular** – sets out government policy on a particular issue, providing guidance and practical advice to local authorities on how to achieve these objectives.

Code System Operators – companies with licenses to install and maintain telecommunications.

Combined Heat and Power (CHP) – an efficient technology for generating electricity and heat together. A CHP plant is an installation where there is simultaneous generation of usable heat and power (usually electricity) in a single process. The heat generated in the process is utilised via suitable heat recovery equipment for a variety of purposes including industrial processes and community heating.

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

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

Comparison Shopping – The provision of retail goods not obtained on a frequent basis i.e. televisions, carpets.

Conservation Area – means specifically designated areas of architectural or historic interest the character of which it is important to maintain or enhance.

Convenience Shopping – the provision of everyday essential items such as food.

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

D **Density** – is a measure of the number of dwellings per hectare (ha)

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

Development Brief – a detailed planning document relating to a specific site or area which provides detailed guidance on the nature and form of the type of development that may take place there. Development Briefs use the Local Plan as a first point of reference with which to build upon and create a document with a greater level of detail, which is usually adopted as a Supplementary Planning Document.

Development Plan Documents (DPDs) – These are documents that have been subject to independent assessment and which, together with the Regional Spatial Strategy, form the Development Plan for the area. They will eventually replace Local Plans.

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

Diversity – means to introduce variety, which adds and enhances to the quality of life for local residents.

E **Ecosites** – current system operated by Warwickshire Museum Field Services to record sites of acknowledged nature conservation value. This includes the location of approximately 3500 statutory and non statutory sites within Warwickshire, Coventry and Solihull. Each site contains information on flora, fauna and habitat descriptions and is being used to enable the identification of Sites of Importance for Nature Conservation.

F **Farm Diversification** – the development of farm-based non agricultural activities to support farming incomes.

G **Geodiversity** – the variety of rocks, fossils, minerals and natural processes.

Geomorphology – the study of natural landforms.

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

Greenfield Land - undeveloped or vacant land not included in the definition of previously developed land, as set out below

Green Paper – a paper prepared by Government for discussion/consultation purposes. A Green Paper is usually followed by a White Paper that then forms the basis of a bill to be presented to Parliament.

H **Habitat Biodiversity Audit (HBA)** – refers to the partnership project launched in 1995 to provide up to date readily accessible ecological data across Warwickshire, Coventry and Solihull.

Historic Landscape Characterisation – a programme involving desk based mapping and analysis of the historical and cultural origins and development of the present landscape to inform understanding and management of the historic landscape resource and to establish an integrated approach to its sustainable management.

Home Working – initiative whereby individuals work from home. Home Working can lead to increased sustainability and an improved quality of life as less time is spent travelling to work. It is particularly suited to work which includes high levels of ICT use.

Housing Corporation – non-departmental public body responsible for registering, regulating and funding registered social landlords in the provision of affordable housing.

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

I **Inset Plan** – A map covering a small part of the wider proposals map.

Intermediate Housing – Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents). Intermediate housing differs from low cost market housing (which Government does not consider to be affordable housing – see definition of affordable housing above).

International Commission on Non-Ionised Radiation Protection (ICNIRP) – A body of independent scientific experts that address the issues of possible adverse effects on human health of exposure to non-ionising radiation. The ICNIRP has published guidelines on limiting exposure to radio waves which has helped the government to develop its planning policy of telecommunications.

L Limited Growth Villages – identified villages within the District where some limited growth is accepted. The villages are identified in policy RAP2.

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

Liveability – refers to quality of life experienced within a particular area. Development should be efficient and well designed to create sustainable communities as attractive places to live and work.

Local Biodiversity Action Plan – partnership project providing the local response to address national and local biodiversity targets and objectives. Individual action plans are being produced for key habitats and species which are found locally.

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

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

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

Local Geodiversity Action Plan – action plan undertaken at a county wide level to enable local geological and geomorphological conservation.

Local Nature Reserves (LNRs) – relates to land of local significance, designated and conserved for its wildlife interest by local authorities in consultation with Natural England. There are 800 LNR sites in England covering an area of 29,000 Hectares.

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

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

M **Market Housing** – housing either bought or rented on the open market without the involvement of any registered social landlord.

Material Planning Consideration – an issue which may legitimately be taken into account when deciding a planning application or in an appeal against a planning decision.

Mixed Use Development – development that incorporates a range and variety of uses within a single development site, for example, retail, residential and business.

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

Passive Solar Gain – an energy efficient method of designing buildings to maximize the potential to collect ambient heat and light from the sun's rays. The site layout (orientation, landscaping and the location of a building on a slope) and the design of a building, for example to maximize windows facing south and minimise the amount of windows facing north, efficient building insulation and triple glazed windows can all contribute to maximising passive solar gain.

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

Planning Conditions – are a method to control development and can only be imposed on planning permissions where there is a clear land use planning justification for doing so and the Planning Authority is required to give clear, full and precise reasons for any conditions imposed. A test of a legitimate condition is if the proposal may have been refused without it

Plan, Monitor, Manage (PMM) – Approach to housing provision involving the following stages:

- Plan for an overall annual rate and distribution of housing;
- Monitor provision against targets and indicators; and
- Manage the process.

Planning Obligations – are often sought at the time of the determination of a planning application by an applicant to provide community and/or infrastructural benefits. They are usually secured via a legal (section 106) agreement.

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

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

Proposals Map – a map which identifies the location of any geographically specific policies and proposals within the Local Plan. The proposals map forms part of the Local Plan and should be read alongside the written statement.

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

R

Regional Planning Guidance (RPG) – is prepared at a regional level and adopted by the Secretary of State and sets the framework for development plans in the region. The West Midlands is covered by RPG11. Through the Planning & Compulsory Purchase Act this document has the status of Regional Spatial Strategy (RSS) and is a formal part of the development plan.

Regionally Important Geological and Geomorphological Sites – A non-statutory geological or geomorphological site considered worthy of protection due to regional educational, scientific, historical or aesthetic importance.

Registered Parks and Gardens – parks and gardens which appear on the Register of Parks and Gardens of Special Historic Interest compiled by English Heritage.

Registered Social Landlord (RSL) – term introduced in the Housing Act 1996 to describe local housing companies and housing associations which are registered and monitored by the Housing Corporation.

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

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

Rural Enterprise – A rural business which depends upon, or supports, the rural environment or a rural community.

S

Scheduled Ancient Monument – a site of archaeological or historical interest which is statutorily protected in order to ensure its preservation. The Ancient Monuments and Archaeological Areas Act 1979 imposes stringent controls on works affecting these monuments.

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

Sensory Receptors – features prone to damage from pollution e.g. land, the use of other land, public health, controlled waters, general amenity and the natural environment.

Sequential Approach – a means of determining the most appropriate locations for various types of development. Sites can be assessed, measured and, if necessary, ranked against a range of criteria to determine the optimum location. The sequential approach is defined in relation to different types of development in PPG3 (housing) and PPG6 (retail development).

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

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

Special Landscape Areas – areas of land of high landscape quality designated for protection from inappropriate forms of development by the Warwickshire Structure Plan.

Sport England – the national body responsible for the strategic lead of sport in England, delivering the government's sporting objectives, developing a framework for the country's sporting infrastructure and distributing lottery funding to sporting projects across the country.

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

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

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

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

Surface Water Drainage – drainage systems created to deal with the efficient disposal of rainwater that falls on a proposed development site.

Sustainability Appraisal – a formal, systematic process evaluating the social, economic and environmental impacts of policies, plans or programmes incorporating the requirements of EC Directive 2001/42/EC.

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

Sustainable Waste Management – The process by which waste is dealt with according to a waste hierarchy. Wherever possible, waste should be minimised. If waste cannot be avoided, it should be re-used; after this, the value should be recovered by recycling, composting or “waste to energy” processes; and finally landfill disposal.

T **Telecommunications** – a wide range of communication technology and services such as radio masts and towers, antennas, radio equipment, public call boxes, cabinets, poles and overhead wires.

Travel Plans – a package of measures which aim to monitor and reduce motor car reliance along given routes or destinations through initiatives such as car sharing, promoting the use of public transport and encouraging walking and cycling.

U **Unitary Development Plans** – development plans prepared by metropolitan district councils under Part II of the Town and Country Planning Act 1990 (section 12), as amended. UDPs contain policies and proposals for the physical land use development of a specified area, taking into consideration any potential environmental, social and economic impacts.

Urban Capacity Study – a study of land and buildings within an urban area to assess its potential to be developed and/or redeveloped for alternative uses. Warwick District Council produced an urban capacity study in July 2002.

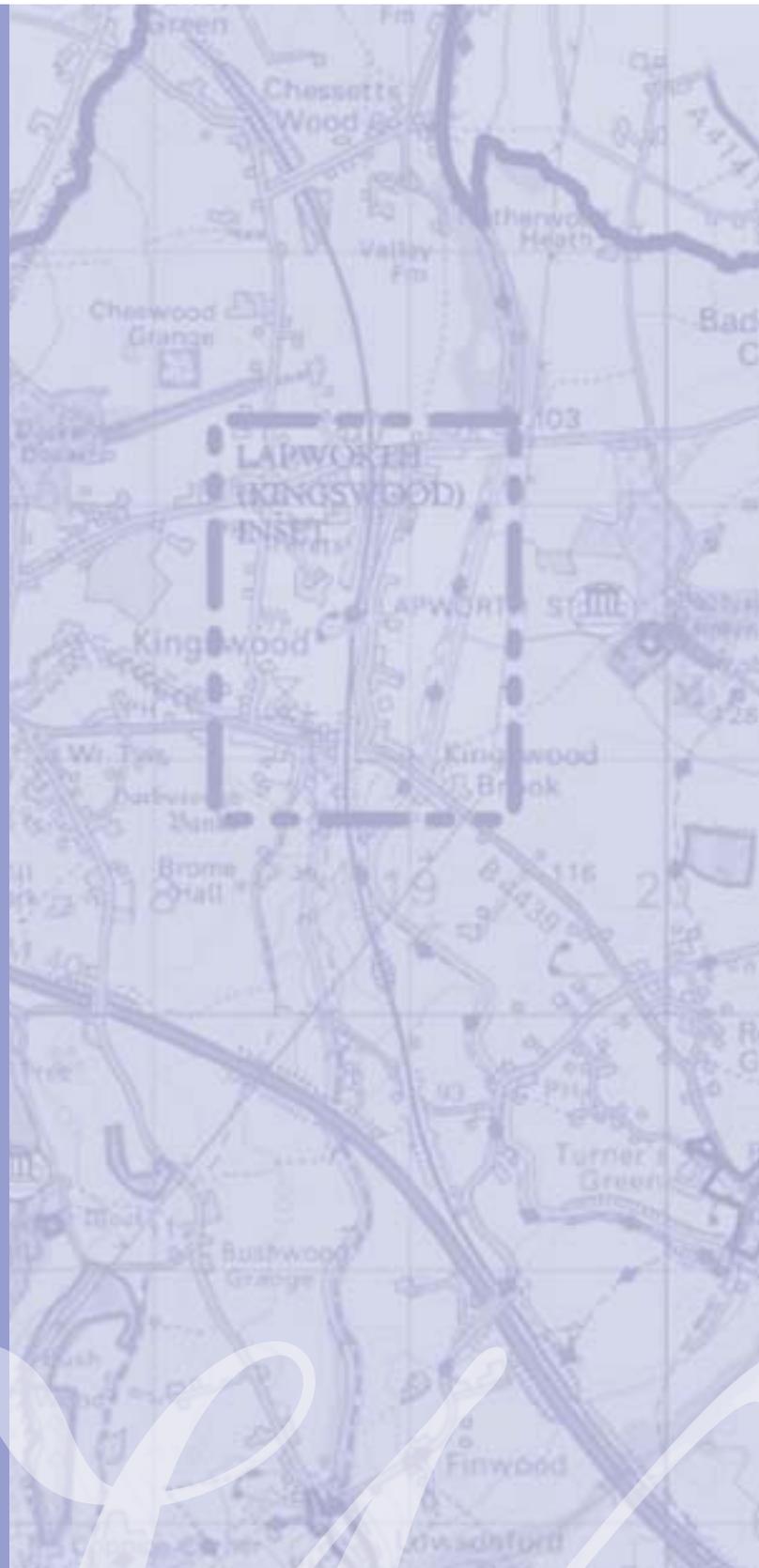
Use Classes Order – A statutory instrument within the town and country planning system, which sets out categories of uses to clarify when planning permission is not required for the development of land, including the making of a material change in the use of any buildings or other land. Changes within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

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

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

W

Windfalls or Windfall Sites – sites that come forward for development that have not been specifically identified as available for development within the Local Plan.



Inset Plans



Inset Plans

Barford
Bishop's Tachbrook
Hampton Magna
Lapworth and Kingswood
Coventry Airport and Siskin Drive



Information Plans

Information Plans

Local Shopping Centres

Albion Street, Kenilworth
High Street, Kenilworth
Leyes Lane, Kenilworth
The Oaks Precinct, Scott Road, Kenilworth
Crown Way, Lillington, Leamington Spa
High Street/Queen Street, Cubbington
Rugby Road, Cubbington
Rugby Road, Leamington Spa
St Margaret's Road, Leamington Spa
Sydenham Drive, Leamington Spa
Coten End, Warwick
Percy Estate (The Chantry), Warwick
Reardon Court, Woodloes, Warwick
Shakespeare Avenue, Warwick
Othello Avenue, Warwick Gates
Heathcote Road, Whitnash
Home Farm Crescent, Whitnash

Conservation Areas

Ashow
Baginton
Barford
Bishop's Tachbrook
Bubbenhall
Cubbington
Eathorpe
Kenilworth
Lapworth
Leamington Spa
Leek Wootton
Lowsonford
Norton Lindsey
Offchurch
Rowington
Sherbourne
Stoneleigh
Wappenbury
Warwick
Wasperton
Whitnash
Wroxall

Employment Allocations

Site A	Station Goods Yard, Station Approach, Leamington Spa
Site B	Land at High Street/Lower Avenue, Leamington Spa
Site C	Land at Queensway, Leamington Spa
Site D	Land rear of Homebase, Prince's Drive, Leamington Spa
Site E	Saltisford Depot, Saltisford, Warwick
Site F	Land at Nelson Lane, Warwick

Major Developed Sites in the Green Belt

Stoneleigh Park
University of Warwick
Stoneleigh Business Park, Stareton, Stoneleigh
Former Honiley Airfield, Oldwich Lane East, Wroxall
Police Headquarters, Leek Wootton
North Leamington School, Leamington
The Woodside Training Centre, Kenilworth
Haseley Business Centre, Haseley

Other Information Plans

Hatton Country World
Airport Safeguarding Composite

**Warwick District Council
Planning & Engineering Department**

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Customer Service Centre

Mon-Thurs: 8am-7pm
Fri: 8am-6pm
Sat: 9am-1pm

Riverside House

Mon-Thurs: 8.45am-5.15pm
Fri: 8.45am-4.45pm

Warwickshire Direct - Kenilworth

Mon & Thurs: 9am-7pm
Tues & Fri: 9am-5.30pm
Wed: 10.30am-5.30pm
Sat: 9am-4pm

Warwick Connection

Mon, Tues, Wed & Fri: 9am-5.30pm
Thurs: 10am-5.30pm

www.warwickdc.gov.uk

Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 456338.