

# Warwick District Council

## Local Plan Examination

### Development Opportunities for office floorspace in Warwick District's town centres

19th October 2016

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## 1) Purpose of note

This note has been prepared for the Local Plan Examination to provide evidence the Inspector requested about development and regeneration opportunities in the district's three town centres. Specifically, as part of the Hearing about employment policies, the Inspector asked the District Council why there are no significant office allocations in the town centres.

## 2) Background: the Evidence Base

The Council uses a range of evidence to best understand development needs within the district's town centres and to inform plan making. Taken together, they form the basis on which the Council makes decisions about where and how to support investment in town centres.

The evidence is drawn from the following sources:-

- **Retail & leisure assessments**

The District Council regularly undertakes retail and other assessments of its town centres to help inform planning policy and how it responds to planning applications. Major independent studies of the needs of all Warwick District's town centres have been undertaken in 2002, 2004, 2009 and, most recently, 2014 (ref: Doc. R01). These studies have, amongst other matters, set out capacity estimates for additional retail and leisure floorspace over the Local Plan period. It should be noted that these studies have not specifically sought to quantify the need for further office floorspace in the town centres.

- **Assessment of sites**

The Council regularly reviews the suitability, viability and availability of potential development sites in the town centre. Back in 2006, at the time it was preparing the previous Local Plan, it commissioned a systematic review of potentially available, suitable and viable sites (from consultants GVA Grimley) through undertaking a Sequential Assessment. A copy of this is included as **appendix B** to this note. **Appendices C and D** (which were appendices to that report) includes a plan of the sites assessed and individual appraisals of each sites. The Council has continued to monitor these sites, and make itself aware of new sites that may emerge, as it considers Retail Impact Assessments for out-of-centre proposals.

- **Specific projects**

The Council has taken a pro-active role in bringing forward a number of specific projects within town centres and in preparing plans. All these have informed the Council's ongoing understanding of site availability. These include the following:-

- **New offices**      The Council occupies a headquarters office building that is no longer suitable for Warwick District Council      for its needs. Since 2012 it has been exploring options including to relocate to another site. As a consequence it has actively explored potential development sites in all three town centres. From an early stage, the Council committed to finding a site (if possible) in one of its town centres and it has

now selected a site on the Covent Garden car park in Leamington town centre. This will thereby release land at its current Riverside house offices for residential use (allocation H14 in the Local Plan).

- Creative Quarter proposal The creative and digital sectors are very strong in Leamington. In the digital sector, computer gaming is particularly well represented. A report published by Creative England and NESTA in July 2016 identified Leamington as one of 47 creative “hotspots” in the UK and the only one in the West Midlands. The report can be viewed in **appendix E** to this note.

The Council has been working to support these businesses and create a climate where they can grow and flourish. The “26HT” project (see below) is an example of this. More widely, the council owns some land and buildings in the Old Town area and it hopes to use these as a catalyst for wider regeneration in this area to provide an environment and facilities to support creative and digital businesses. It has launched a procurement exercise to find a development partner to undertake this work. This will create not only new space for businesses (B1a) but also complementary facilities to allow the sector to develop.

- 26HT As part of its initiative to support digital businesses, particularly in the digital gaming sector, in 2014 the Council refurbished an office building it owns in Leamington town centre to provide a specialist facility for growing digital gaming companies, with the help of a grant from CWLEP. 26HT now offers a bespoke incubation space for games developers, offering Superfast Broadband, easy in/out leases, demonstration and meeting spaces as well as flexible office spaces. The building is currently 75% occupied and has successfully incubated Lab42 and ViewPoint Games, both of whom have outgrown the space and taken on larger premises in the town centre.
- Public Service Centre proposals for Kenilworth The vision here is to deliver a new landmark civic and cultural hub at Smalley Place to link Jubilee House and the existing library to provide a single front door point of entry for public services. As well as the library this will include a new home for the local Talisman Theatre, one stop shop, visitor Information Centre, improvement to the Police station and an office for the MP. As a first phase of this project, the council acquired Jubilee House three years ago to provide a new home for Kenilworth Town Council and space for private office users. This space is now taken by a web design company.
- Proposals to redevelop the Chandos Street site The Council has been working for a number of years to bring this site forward for development. Chandos Street is allocated in the Local Plan as policy TC4. More information is included in the Matters Statement to the retailing and town centre policies (TC1-18) submitted to this Examination.

- **Other plans and planning briefs**

The Council has produced a number of plans and planning and development briefs over the years to consider specific sites and areas within the town centres. All of these have considered possible uses within various sites and areas. These include the following:-

- Warwick Town Centre Area Action Plan – this was prepared between 2011 and 2013 by the Warwick Town Centre Partnership; a body comprising a range of local stakeholders including the District and County Councils. It considered redevelopment opportunities on a wide range of sites in Warwick town centre and was subject to public consultation. A series of proposals were made. The allocation of land at the Garage site, Theatre Street in the Local Plan (site H17) derives from this work. There is commentary on other sites in appendix A to this note.
- Development Brief for Station Area – this brief was prepared in 2008 to consider development needs and opportunities around Leamington station. It led to the regeneration of the Station Approach area (Local Plan housing allocation H10).
- Various planning briefs for the Old Town area – there were a number of planning briefs prepared for the Old Town area between 1997 and 2005 including for (i) the station area, (ii) the Court Street area and (iii) the Wise Street area. These made a number of proposals and formed the basis for subsequent allocations in the Local Plan. There is commentary on sites identified in these briefs in appendix A to this note.

- **Other topic-based research and studies**

Other studies have been undertaken to inform the Council's understanding of development needs in the town centres and beyond. These include:-

- Warwick District Employment Land Review Update (May 2013 – ref: EC03)
- Warwickshire Town Centres Cinema Research Study (2015). This research was commissioned by Warwickshire County Council to explore the capacity for cinemas across the county.

### **3) Why have significant employment sites not been allocated in the Local Plan?**

It is on the basis of the above evidence that the District Council has made decisions about the location of investment in the town centres in the Local Plan.

There are a number of reasons why the Local Plan does not allocate major employment sites in the Local Plan. There is also evidence, however, that the Council has worked hard to seek to maintain, improve and diversify the stock of office floorspace in town centres.

The reasons why the Local Plan does not allocate major employment sites are as follows:-

#### **1) Lack of availability of sites**

There is clear evidence of a lack of availability of development sites within the town centres. Leamington and Warwick are historic towns and their respective town centres exemplify this historic

character. Both town centres are almost entirely within conservation areas and contain a significant number of listed buildings. Both have historic street patterns which need to be maintained. In Leamington particularly, as the district's largest town centre, the grid iron street pattern is a major constraint on development opportunities.

The 2006 Sequential Assessment (appendices B to D) clearly shows the lack of available, viable and suitable sites within Leamington and Warwick town centres. **Appendix A** to this note updates this Assessment. Part 1 gives an updated assessment of all those sites included in the original 2006 report. Part 2 reviews and assesses a number of additional sites not included in the 2006 Assessment including sites in Kenilworth. In updating this assessment, the Council has drawn on a range of evidence from the sources outlined in section 2 of this report.

Furthermore, the assessment in appendix A also considers whether each site would be suitable for a major office use. Whilst there is no "hard and fast" rule on what constitutes a "major" office use, the report considers a "major office" as one which can deliver a flat floorplate of at least 370 sq m (4,000 sq ft).

A few conclusions can be drawn from this evidence.

- i. Only six sites across all the town centres can be viewed as being available, suitable and viable now for development.
  - Four are in Leamington town centre. Of these, two are being actively considered for office use (**Covent Garden car park** and **Spencer Yard** (which is actively being promoted by the District Council for office development as part of its Creative Quarter initiative (see above)), another is being proposed for a mixed use town centre development that could include office use (**Chandos Street** – policy TC4) and the third has been considered but rejected for an office use and is being promoted for housing (**Court street** – allocation H14).
  - One is in Warwick town centre; the **garage site on Theatre Street** (allocation H17). This site has been given planning permission for housing.
  - One is in Kenilworth: land at **Talisman Square**. This is a site that has previously been given planning permission for a mixed use development incorporating retail and residential uses within a small open shopping mall. A new proposal has come forward to provide new retail floorspace and residential above in line with this previous approach.
- ii. Six further sites were given an amber rating – i.e. they may be able to be brought forward for development in the medium term however have *some* delivery issues to be overcome before they can be considered suitable, viable and available. In the main, none of these could be allocated in the Local Plan as all have issues at the present time which would impact on their deliverability. A number are in an active use (usually as car parking) which would need to be resolved before their release could be considered.
- iii. The remaining sites currently have significant issues to overcome before they could be developed or are unavailable or – in three cases – are currently being developed for other uses. It is significant that by far the largest category for any site is "red" i.e. site not available/suitable for development.

- iv. There are very few sites listed in Kenilworth. Kenilworth town centre has a different character to the other two town centres in the district, being a linear street of shops (Warwick Road and Abbey End) with parking behind and closely surrounded by residential uses. The only other development in the town centre is Talisman Square which is a small open pedestrianised mall leading from Warwick Road to the Waitrose store. This is a small privately owned scheme which has undergone a major redevelopment in the last decade to include the development of the abovementioned Waitrose store and the remodelling of the Abbey End car park.

It can therefore be clearly seen that whilst there are development opportunities in the town centres, these are limited. Furthermore, where sites are being brought forward, office uses are either being promoted, would be supported or have been actively considered but rejected.

## 2) Demand for other uses

It is clear from other evidence presented at the Examination that there are other uses that could justifiably compete for the space that is available in the town centres. This will be considered in more detail in other Matters Statements submitted for the Examination and so the case for these uses will not be repeated at length here. To summarise, the other uses include:-

Retail	As is shown in the 2014 Retail & Leisure Study (doc. R01) there is considerable capacity for further retail growth for comparison goods, and the Study recommends that this be directed to Leamington town centre.
Food & drink uses	As is also shown in the 2014 Retail & Leisure Study there is considerable capacity for further growth in cafes and restaurants in the district's town centres. The Study forecasts a potential quantitative need for between 3,473 sq m and 6,946 sq m of Class A3-A5 floorspace in the District by 2029.
Leisure uses	As is further shown in the 2014 Retail & Leisure Study there is considerable capacity for further growth in leisure uses particularly in terms of further private gym/health club facilities in the District and in potential demand for a new cinema in Leamington Spa. With regard to this, Warwickshire County Council had commissioned a study into the demand for cinemas across Warwickshire, and their role in town centre regeneration. This has shown a clear demand for further cinema capacity in Leamington or Warwick, particularly in the independent commercial sector. The Council is aware of cinema operators that have expressed a serious interest in investing in Leamington.
Residential	With the pressure to find land for the population growth across the district, opportunities to provide housing in or close to town centres need to be positively considered by the Council.

The Council must therefore weigh opportunities to provide further office floorspace within the town centres against these other uses.

### 3) Lack of evidence of demand for existing major office space in town centres

There is evidence of a lack of demand for the current stock of office floorspace in the town centres. It is recognised that this may be a qualitative issue – that the office floorspace that is available is not of an appropriate type or quality for modern office needs – but nevertheless there is evidence that where office floorspace becomes vacant, some of this is not being taken up and remaining vacant. Landowners instead are seeking to convert vacant office floorspace to other uses – usually residential. This situation is exacerbated by changes to national planning policy. Examples of this include the following.

- When the Use Classes Order was relaxed in 2013 to permit conversions from offices to residential use, Warwick District Council requested that designated areas within Leamington town centre were exempted from the relaxation. In common with many other areas of the country, this was rejected by the Government. Since that time a major modern office development, Villiers House on Clarendon Avenue (at the north end of the Parade), was converted to apartments, resulting in a loss of 2,065 sq m (33,000 sq ft) of high quality office floorspace from the town centre.
- An example of where the quality of the office stock may not be suitable for modern users is Clarendon Place on Warwick Street. In the current (1996-2011) Local Plan, this is shown as protected employment area where the conversion or redevelopment from B class uses will be resisted. This area is a Regency terrace of former houses which were converted into office use many years ago. All are listed buildings (grade II) and several owners have in the last decade applied to have the B1 use lifted. In all cases the appropriateness of the building to a modern office use and/or lack of demand for floorspace of this configuration are cited as reasons for the requested change of use. In view of the cumulative change to this area brought about by piecemeal changes of use over time, the Council did not seek to retain the “protected employment area” designation in the new Local Plan. In one recent specific example - 9 Clarendon Place – permission was granted for conversion from B1 to residential in 2014. The applicant was able to demonstrate that the property had been marketed without interest for office use and that conversion costs to bring the building up to modern standard was unviable. Furthermore, the fact that this listed building was being returned to its original use, and that the housing was meeting an acknowledged lack of housing supply (no five year supply), weighed in favour of approval.
- Within the protected employment area along Holly Walk (policy TC12), a planning application (W/11/0605) to convert 59 Holly Walk from offices to a 14 bedroom HMO was refused by the Council in 2011. The application was subsequently granted on appeal.
- With an ageing stock and lower rentals, land owners have been hesitant to commit the investment required to bring available spaces up to the high specification demanded of modern office. One rare example is the recent refurbishment of Regent Square House, which was 2/3 let before completion and commanding around £24/sq ft. In conclusion where refurbishment



occurs it appear successful, but the cost/rental gain ratio prevents significant refurbishments being common.

Although the above evidence does not, of itself, suggest that the Council should not allocate office sites in the town centres (and indeed may suggest that the opposite is true), it does demonstrate the challenges that the Council faces in promoting a healthy office sector in the town centres. When coupled with the lack of supply of potential sites (see above), it does demonstrate the challenges faced by the Council in promoting a vibrant office sector. It is for this reason that the Council has been active in other ways to seek to promote office and other employment uses in town centres as is discussed in the next section.

#### **4) Has the District Council been otherwise pro-active in supporting office and employment generating uses in the town centres?**

In considering the difficulties that the District Council has faced in identifying new B class employment opportunities in the town centres, in balancing competing demands for space and in protecting existing employment land, it should also be noted that the Council is and has taken opportunities to pro-actively support new office developments in the town centres. Inevitably these have focussed on Leamington as the largest town centre with the most opportunities in the district.

- **New headquarters for Warwick District Council.** As previously noted in this report, the Council is preparing plans to relocate its existing Riverside House offices into Leamington town centre onto the Covent Garden car park. This will provide 2,322 sq m (25,000 sq ft) of offices in the town centre.
- When Warwickshire Police was looking to establish a new **Justice Centre** in south Warwickshire to bring together a range of justice services (Police, Crown Prosecution Service, Youth Justice Service, etc), it considered a range of sites around Leamington and Warwick. With the Council's strong support it finally selected a site in Newbold Terrace in Leamington town centre.
- **Creative Quarter.** As noted in section 2 above, the Council is actively promoting a Creative Quarter in Leamington Old town utilising assets within the town centre as a focus for regeneration and as a means of improving the quality and stock of floorspace for creative and digital businesses. Also as noted earlier, the Council has previously developed a property on Hamilton Terrace, ("**26HT**") as an incubation centre for digital gaming companies, not only to fill a specific office building but to help provide a pipeline of demand for offices within the town centre.
- The Council runs the **Althorpe Enterprise Hub** on Althorpe Street within Leamington town centre. This was opened in 2009 and offers a combination of open plan workstations for hire, with a range of subscription packages to suit all requirements as well as small office units, totalling 5500 sq.ft. of lettable space. A fully-equipped conference and meeting room is also available to hire. Specialist business advice is available at the Enterprise Hub to help start-up companies develop and plan for the future.

Furthermore, as is considered in other evidence in this Local Plan, the Council has sought to protect employment floorspace in identified areas of Leamington and Warwick town centres through policies in the Local Plan (TC12).

## **5) Conclusion**

In conclusion, the Council considers it can be demonstrated that:-

1. The Council has undertaken research to help understand the range of development needs across all its town centres. There is clear evidence of a range of needs which the Council must meet, including through the Local Plan.
2. The Council has furthermore undertaken projects and is using its own assets to support regeneration in the town centres. Office use is an active component of these projects including, significantly, the decision to relocate its own headquarters within Leamington town centre.
3. There is a limited supply of sites which are available, suitable and viable for development at the present time owing in part to the historic character of the District's town centres (Leamington and Warwick in particular). The Council needs to balance the range of competing needs and demands for this limited space.
4. There is evidence that some of the current supply of office floorspace in town centres is not attractive or suitable to modern office users. Whilst some offices have been able to be refurbished to a modern standard, this is not always viable.
5. The Council is working actively to diversify the employment base of the town centre. The Creative Quarter proposals in Leamington Old Town are a good example of where a particular sector of the economy has demands for (usually) small and medium office floorspace which the Council is working hard to support. This can also be used as a catalyst for regeneration. On a more general basis, the Althorpe Enterprise Hub provides important support for start-up businesses, both in the digital and creative sectors and beyond.

## Appendix A

### Assessment of potentially suitable major development site in the district's town centres

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The following table considers sites within Leamington, Warwick and Kenilworth town centres that may be suitable, available and viable for development. It also specifically comments on the site's potential suitability for major office developments. For the purposes of this table, a "major" office use is considered one which can deliver a flat floorplate of at least 370 sq m ( 4,000 sq ft).

The table is in two parts. Part 1 reviews sites that were originally assessed within Leamington and Warwick in 2006 as part of a Sequential Assessment of sites within Leamington town centre to inform the previous Local Plan. Part 2 reviews any new sites in these towns which may have come forward since 2006, and also sites within Kenilworth (which were not included in the 2006 Assessment).

For a full assessment of each of the sites considered in the 2006 Sequential Assessment, see **appendix D** to this report. The references to the SHLAA are all from the 2014 report.

#### Key

Site is considered suitable, viable and available for development in 2016.

Site may be able to be brought forward for development however there are some delivery issues to be overcome before the site can be considered suitable, viable and available.

Site may be able to be brought forward for development however there are significant delivery issues to be overcome before the site can be considered suitable, viable and available.

Site is not available/suitable for development.

Currently under construction.



## Part 1: Sites originally considered in the 2006 Sequential Assessment

					Suitability / viability / availability in 2016	
	Site	2016 update	Local Plan policy	SHLAA	Town centre uses	Major office use
	<b>Leamington town centre sites</b>					
1	Regent Court	This development has now been completed and has been operating for the last ten years. The development originally opened as a retail (A1) destination, however has more recently changed into a café/restaurant quarter. The new Local Plan allocates this as the Leamington Spa Restaurant and Café Quarter (policy TC9). The development is trading successfully and there is no prospect of its redevelopment.	TC9			
2	Woodwards	This site has been redeveloped for retail and housing use. Now occupied by River Island with apartments above. The development is operating successfully and there is no prospect of its redevelopment.				
3	Chandos Street	This site was considered in 2006 as being available, viable and suitable for a major town centre development in 2006. There is no reason to consider that this is not the same today and this site is allocated for “ <i>retail and other town centre uses</i> ” in the Local Plan.	TC4			
4	Telephone Exchange & adjacent buildings	The 2006 assessment identified deliverability issues with this site. The site is in several ownerships; Marks & Spencer own the car park (which serves its adjacent store on the Parade), the large freestanding shop unit (currently Lee Longlands) is in a second ownership, and the telephone exchange in a third. Furthermore, the telephone exchange building contains high value and sensitive cabling and other equipment. In common with other telephone exchanges around the country, such equipment is costly to relocate and therefore such buildings are not viable for redevelopment at the present time.		L30		

					Suitability / viability / availability in 2016	
	Site	2016 update	Local Plan policy	SHLAA	Town centre uses	Major office use
		This site is being kept under review and it is possible that this site may become viable for redevelopment in the future. It was identified in the SHLAA but with a timeframe for delivery (after 2024) that recognised the uncertainties surrounding its current viability.				
5	Post Office	This is a listed building, and the Post Office Counters service formally occupied the front (more historic) part of the building. This has now closed. The remainder of the building is a modern extension which is used as the postal sorting office. If the sorting office can be relocated, this site may be available for redevelopment.				
6	Regent Square House	This site was included in the 2006 Assessment because it occupies a strategic location at the corner of Parade/Regent Street and also because it was at one time considered as part of a possible redevelopment proposal for the "Regent Hotel" site. This scheme was subsequently abandoned and the "Regent Court" scheme developed in its place. Whilst a redevelopment of this site cannot be ruled out in the future, this is unlikely for the foreseeable future as the building is fully in use with retail on the g/f and three floors of offices above.				Currently in use as offices (above g/f level).
7	Bedford Street car park	<p>The Council manages this surface car park. Planning approval was given in 2010 for this site (in conjunction with the adjacent "Broadribbs" cycle shop) to be developed for a hotel, however this permission was not implemented. This was in part due to the decision of Premier Inn to locate on an adjacent site on the Parade.</p> <p>Development of this site is constrained by its narrow shape and its proximity to St Peters Primary School (which raises issues of overshadowing and loss of daylight) and the grade II* Leamington Real Tennis Club. The hotel proposal was only achievable because the car park was developed with the adjoining cycle shop.</p> <p>The site may have future development potential, including for office use, however</p>				

					Suitability / viability / availability in 2016	
	Site	2016 update	Local Plan policy	SHLAA	Town centre uses	Major office use
		this is subject to wider consideration of parking requirements in the town centre. This is related to the development of the Covent Garden and Chandos Street sites.				
8	Court Street car park	This area within Old Town has been subject to a number of proposals in recent years. It was considered as a possible office location for a headquarters for Warwick District Council. It was rejected for this because an independent evaluation considered that an office of the scale required by the Council (25,000 sq ft) could not be accommodated on the site (if it was to include adequate car parking). Furthermore, because the site is on "back-land" with limited visibility it was considered a poor commercial location. This would mean that the office market would not follow the Council's investment lead to stimulate a wider regeneration of the area and the site location would reduce the valuation of the new HQ asset that would be created. This site is now allocated for housing in the new Local Plan.	H16	L33		
9	Kenilworth Street	This site occupies a secondary location away from the retail core of the town centre. It has seen little change over the last ten years. Redevelopment may be possible, including for offices, however the site remains in multiple ownerships (including the Grade II listed Irwin Memorial Hall in the middle of the site) and there are currently active businesses which would have to be relocated or bought out before any development could take place.				
10	Waterside development area	This site is occupied by a major factory (Rangemaster). The company has invested significantly in its facility in Leamington in recent years. It is a valued local employer and currently has no plans to relocate its business. In view of the investment made by the company, redevelopment is currently not considered viable. If this was to change in the future, redevelopment, including for offices would be suitable.				Currently in employment (B2) use.
11	Euston Square	At the time of the 2006 Assessment, this was an underused area adjacent to the police station and magistrates court. This site has since been redeveloped for the				Currently in use as

					Suitability / viability / availability in 2016	
	Site	2016 update	Local Plan policy	SHLAA	Town centre uses	Major office use
		Warwickshire Justice Centre. This includes not only the Crown and Magistrates Courts but also a wide number of police and judicial services (eg: Crown Prosecution Service, probation service, etc). It is therefore currently a major office employer in the town centre.				offices
12	Covent Garden car park	This multi storey and surface car park has now been proposed for a comprehensive redevelopment to include a new multi storey car park, offices for Warwick District Council and housing.				Proposed for mixed use including offices
13	Midland Autocar	This site is currently being developed for a 74 bed care home which is scheduled to open in 2017. It was identified in the 2014 SHLAA.		L31	Currently under construction	
14	Tesco Metro	This shop is still trading as Tesco Metro. At the time of the 2006 Assessment, it was considered that if the Covent Garden car park site (lying to the rear) was to be developed for a retail use, this site could form a gateway onto the Parade. With the other proposals now coming forward for the Covent Garden car park (see 12 above), this will not happen. The unit remains in active use as a Tesco Metro and with its continued proximity to the proposed new car park at Covent Garden, it is likely that it will continue to be attractive as a foodstore. Pedestrian footfall maps and householder surveys carried out for the 2015 Retail & Leisure Study are evidence that this store continues to trade well.				
15	Regent Grove	At the time of the 2006 Assessment, this was a small area at the edge of the "Regent Court" development. This area has since been developed out for retail and café uses with residential uses above.				
16	Land adj. Leamington station	This site is currently under construction for housing.	H10		Currently under construction	

					Suitability / viability / availability in 2016	
	Site	2016 update	Local Plan policy	SHLAA	Town centre uses	Major office use
					for housing.	
	<b>Warwick town centre sites</b>					
17	Westgate House	As the sequential assessment states: <i>"Site has already been redeveloped to a degree for retail uses and various offices uses have recently been refurbished. Thus the potential for future development would be limited."</i> There is no change to this situation.				
18	Shire Hall	Warwickshire County Council is still in occupation of its town centre offices and has stated no intention to vacate these.				
19	New Street car park	This is a small car park surrounded by listed buildings and in the heart of the conservation area. The site is owned by the District Council however any redevelopment is heavily constrained by a number of rights of way and parking/loading rights exercised by surrounding businesses. Consequently, any development opportunities are considered minimal. The car park is well used and serves a valuable role in the heart of the town.				
20	Land at St Nicholas Church St	At the time of writing the 2006 Assessment, this site was being developed for housing. This development is now completed.				



**Part B: Sites not considered as part of 2006 Assessment and sites in Kenilworth town centre**

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
	<b>Leamington town centre</b>						
21	Land adj. Spa Centre	0.23	This is open land lying immediately adjacent to the Spa Centre. It is included in this assessment because it was shortlisted by Warwick District Council as a possible location for a new headquarters office. It was ultimately rejected because, notwithstanding the potential for a building of high quality on the site, it was considered that this area ought to remain open in view of its proximity to the Jephson Gardens (registered park of historic interest).				
22	Spencer Yard	0.28	<p>There are two office buildings at Spencer Yard which provide accommodation for a number of local creative businesses. Furthermore, the Council owns the adjacent vacant former United Reformed Church on Spencer Street which has clear potential to be converted to other uses (albeit that this is less than 370 sq m and therefore not “major” by the definition used in this note).</p> <p>The current Local Plan (1996 – 2011) allocated this area as “opportunity site D” for a “cultural quarter” for Leamington (policy TCP7). These proposals have now developed into new initiative; a “creative quarter” for digital and other creative businesses in Leamington (see section 2 of this note).</p> <p>The Council is currently seeking a regeneration partner to help bring forward these proposals. This will see a new use being developed for the vacant church, and the Council hopes this provide a “hub” for a number of other sites in the Old Town area to be brought forward for further space for digital and creative industries.</p>				But suitable for smaller offices

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
			The scale of any development which is eventually delivered will be heavily influenced by the size and availability of existing buildings and land in the Old Town area but also, importantly, by the scale of any demand from the digital and creative industries themselves.				
23	Bath Place car park and former community centre	0.3	<p>This underused car park serves businesses on Bath Street as well as being close to the railway station. Its development potential is limited by its poor access and location, and significantly restricted by the presence of underground tanks and piping installed in 2013 as part of a major flood alleviation scheme in Leamington. This sterilises a major part of the site.</p> <p>The car park abuts the former Bath Place Community Venture. This building was severely damaged by fire several years ago and is currently being redeveloped by Warwickshire County Council to provide supported living scheme.</p>		L47		
24	Packington Place car park	0.14	This small car park serves business on the Radford Road and Bath Street. Although close to local shops it is in a predominantly residential area and any redevelopment potential is heavily constrained by its unusual shape and adjacent homes. In view of this, office uses are not considered suitable on the site.				
25	Wise Street	1.6	This is a large mixed-use area in Old Town, adjoining the canal. It has traditionally been an area of heavy manufacturing, however with the closure of Mercia Metals (one of the larger industrial uses in that area) the area is beginning to be redeveloped albeit in a piecemeal way. Planning applications have been submitted (but withdrawn) for various residential uses (including student accommodation) on the Mercia Metals site which		L34		

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
			fronts the canal. There are various planning issues affecting any development here including parking and noise and other pollution from remaining industrial uses. The area may have some potential for office uses, including as part of the Council's Creative Quarter proposals. It is unlikely to be suitable for a major office use in view of the piecemeal nature of the site and likely parking issues.				
26	Fire Station, Dale Street	0.52	This site is both a fire station and the operational headquarters of the Warwickshire Fire & Rescue Service. The site has been considered for disposal in the past, and in 2011 Waitrose undertook a pre-application consultation on a proposed 25,000 sq ft foodstore on the site. The County Council subsequently decided not to vacate the site and currently has no plans to do so. The site must currently be considered unavailable, however this situation may change in the future.		L45		
	<b>Warwick town centre</b>						
27	Linen Street car park	0.13	<p>This is Warwick's only multi storey car park and is operated by Warwick District Council. It has recently been diagnosed as having serious structural problems and is likely to be demolished in the near future. The Council is currently considering redevelopment option, however these will be constrained by the following factors:-</p> <p>a) A number of existing leases have been granted in the past to third parties. The effect of these is that the Council is required to make up to 71 spaces available to adjacent residences. One of these is the garage site on Theatre Street allocated in the Local Plan for housing (policy H17). Maintaining a supply of car parking on this site is</p>	(H17)			

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
			<p>essential to support the delivery of the allocated site.</p> <p>b) The total capacity of this car park is 237 spaces. If this car park is taken out of public use then these will need to be re-provided elsewhere within Warwick town centre. This will have an impact on the options available to other car parks (see sites 26, 29 and 30 below).</p> <p>c) Any new use on this site will need to meet its own car parking requirements on site.</p> <p>d) The building is surrounded by other buildings and these will constrain the scale and massing of any replacement building.</p> <p>No decision has been taken by Warwick District Council about the car park at the present time however in view of the structural stability of the car park, resolving this issue is a high priority for the Council. The car park is being considered as part of a wider review of the Council's provision of car parks across Warwick town centre.</p>				
28	West Rock car park	0.32	<p>This is a popular surface car park with a capacity of 92 spaces. This car park may have redevelopment potential, both for multi-storey parking and for other uses however this is limited by its shape, topography and adjacent properties.</p> <p>Subject to the Council's review of the Linen Street car park (see 25 above) and its wider car parking review in Warwick it is likely that this site will remain in car parking use for the foreseeable future. Should any redevelopment other than for parking be possible, this is likely that this will release only a portion of the site. This may allow a small development (housing or offices) however the area that could be released for such a development is only c1,270 sq m and so not suitable for a major office use.</p>				
29	1-22 Northgate	0.29	This is a row of Grade II* listed houses which, until recently, had been converted and extended to form offices for Warwickshire County Council.		W02	Currently being	

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
	Street		They are currently being converted back into properties. Although this is resulting in a loss of office floorspace in Warwick town centre, it was considered appropriate in this instance in view of the historic importance of these buildings and the desire to return them to their original use in line with guidance from Historic England.			converted back into housing.	
30	Barrack Street	0.24	This is a 1960's office building that currently is in use by Warwickshire County Council. From an aesthetic point of view there is a consensus that it would be desirable to replace the buildings, however it remains in office use and the County Council has given no indication that it intends to vacate the building.	TC12			N/A – currently in office use
31	Cape Road car park	0.78	This is a surface car park currently operated by Warwickshire County Council for staff parking although it is available for public use at weekends. There are two parts to it, north and south of the Priory Medical Centre. The land abuts, but is outside, the Warwick conservation area and the registered historic Priory Park (which is also a Scheduled Ancient Monument).  Subject to the consideration of the County Council of its own parking needs, there may be some development potential here, however this will be constrained by the location of the site.				
32	Priory Street car park	0.17	Development in this small car park is significantly constrained by its location in the conservation area, its size and its shape. Furthermore, there are vehicular and pedestrian rights of access that have been granted in the past to properties on Chapel Row and 2 Chapel Street and to the "The Knibbs" to the east. There are also a number of Council-owned garages which run parallel with the entrance from Priory Road.				

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
			There may be some limited potential for small scale residential or office use on parts of the car park, however this would be constrained. If the garage block was to be removed, there may be some potential for mews style housing in its place (possibly with garaging on the ground floor), but otherwise designing an acceptable development would be challenging. Significantly however, the car park is perceived to be important locally as it is the main public car park serving the shops on Smith Street.				
33	Garage site, Theatre Street	0.1	This site is a former garage site to the rear of shops and flats on Bowling Green Street. The site is allocated for housing in the Local Plan and a planning permission has been granted for this site, in conjunction with the neighbouring vacant Warwick Print works building, for 37 flats.	H17	W41		
	<b>Kenilworth town centre</b>						
34	Square West car park	0.5	This is a 138 space surface car park on the western side of Warwick Road. This car park is well used and provides rear servicing and access to shops and other businesses on Warwick Road. There are no proposals to redevelop it.				
35	Abbey End car park	0.55	Although a large site, this 213 space surface car park is long and thin running along the rear of the shops at Abbey End. The car park was substantially remodelled at the time that Talisman Square was refurbished and redeveloped in 2006/7 with the opening of the new Waitrose store.  The car park is well used and serves an important role supporting retailers in Kenilworth town centre. Whilst minor development opportunities may become present, it is considered highly unlikely that significant				

						Suitability / viability / availability	
	Site	Area (ha)	Assessment	Local Plan policy	SHLAA	Town centre uses	Major office use
			development on this car park will take place in the foreseeable future.				
36	Talisman Square	0.14	This area was originally approved for retail uses with residential above as part of the refurbishment/redevelopment of Talisman Square in 2006/7. Due to lack of market demand it was never developed and has recently been used as surface car parking. A planning application has now been submitted to the Council for a mixed use development including 1,553 sq m of retail floorspace and 65 apartments above. Although this permission has not been determined at the present time, the use is compatible with previous permissions for this area and in accordance with Local Plan policy.				

# Warwick District Council

## Sequential Assessment

May 2006





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## **APPENDICES**

Appendix 1: Sequential Sites: Location Plans

Appendix 2: Sequential Sites: Assessment Proformas

## 1. INTRODUCTION

1.1 Warwick District Council commissioned GVA Grimley to undertake a sequential assessment of potential opportunity sites in Leamington Spa and Warwick town centres. This study will be used as part of a wider framework to help the Council deliver a plan-led approach to its town centres in accordance with PPS6. It is also intended to inform the consideration of the following current planning applications for new convenience and comparison goods floorspace in out-of-centre locations:

- **Tesco:** Application for 902 sq.m net food extension, which is to be considered at Appeal;
- **Tesco:** Application for a Variation of Condition for 10% additional non-food goods, equivalent to 392 sq.m net;
- **Tesco:** Application for 949 sq.m net non-food extension and a new condition to allow no more than 25% of net sales area of extended store to be devoted to the sale of comparison goods; and
- **Sainsbury:** Application for 1,575 sq.m net extension, comprising 80% comparison and 20% convenience goods floorspace.

1.2 This study sets out our planning and broad commercial appraisal of the suitability, viability and availability of potential opportunity sites in the District's main centres, in accordance with the sequential approach. It is important to state at the outset that we have not carried out detailed discussions with landowners, nor have we undertaken more detailed assessments, such as financial appraisals, land assembly options and market testing of the potential uses identified.

1.3 We therefore strongly recommend that the recommendations set out in this study should be subject to more detailed appraisals to test the options for development on the identified sites (and any other emerging opportunity sites) and provide advice on critical issues, such as delivery, funding and phasing of new development. Thereafter, we recommend that the Council produces clear and flexible policy guidance on the planning, design and development of the opportunity sites, through tools such as Area Action Plans and/or planning and development briefs.

## 2. THE PLANNING APPLICATIONS

2.1 This section briefly sets out our understanding and description of the foodstore planning applications currently being considered by Warwick District Council.

### **Tesco Store, Emscote Road, Warwick – Application for 902 sq.m net extension (W04/0138) and Appeal (APP/T3725/A1157016)**

2.2 The Tesco store at Emscote Road was allowed on appeal in January 1995 (WDC reference W94/0993. Planning Inspectorate ref. T/APP/T3725/A/94/242234/P5 & 94/245082/P5). It is located to the east of Warwick town centre and to the west of Leamington Spa. The store is accessed via Emscote Road (A445) and is served by 589 car parking spaces for customers, as well as a petrol filling station.

2.3 The store comprises a gross retail floorspace of 6,056 sq.m (65,185 sq.ft) and a net sales area of 3,916 sq.m (42,150 sq.ft). The original permission was the subject of ten conditions. Condition 4 specifically defined the floorspace use for the sale of food or other convenience goods and ancillary use in Class A3. The application for the approval of reserved matters was approved in August 1998 (ref. W97/1586).

2.4 A further planning permission (Ref. W98.1588) granted in September 1999 allowed the variation of condition 4 subject to two additional conditions.

- Condition 1: *“No more than 10% of the net sales area of the store shall be devoted to non-food goods”;*
- Condition 2: *“Notwithstanding the requirements of Condition 1 the following goods shall not be sold; CDs, toys, clothes (other than children’s and baby clothes) and hosiery; photographic equipment (other than films, disposable cameras and batteries)”.*

2.5 The sale of non-food goods is therefore currently 10% of the net sales area of the store, which is equivalent to 392 sq.m net (4,215 sq.ft).

2.6 The first planning application under consideration was submitted in January 2004 for a proposed extension of 1,630 sq.m gross floorspace. This comprises 1,317 square metres to the rear (east) side; 267 square metres to the front (west side); and 46 square metres to the north side of the existing building. The proposed extension would comprise a small increase in the number of car parking spaces on the site to 599 spaces.

2.7 The gross floor space figure in the application form is also cited as 1,630 square metres. However there is confusion as to the exact gross/ net floor space of the existing and proposed floorspace and specifically the sales area devoted to comparison and convenience retailing. For example, the table set out in the December 2003 *Retail and Planning Assessment* submitted by Development Planning Partnership (DPP: page 7) indicates the following changes in floorspace compared with the existing store:

	Existing Store		Proposed Store		Additional Space	
	sq.m	sq.ft	sq.m	sq.ft	Sq.m	sq.ft
<b>Net Sales</b>	<b>4,338</b>	<b>46,700</b>	<b>5,624</b>	<b>60,545</b>	<b>1,286</b>	<b>13,845</b>
Bulk Store (inc. ancillary staff area)	483	5,207	1,846	19,870	1,363	14,671
Gross Space	6,056	65,185	7,470	80,415	2,649	28,516
Source: DPP (December 2003), page 7 Notes: <i>The gross floorspace figures include café/customer, services/lobby, and offices, etc. not separately specified and include for internal conversions.</i>						

2.8 The confusion arises from the fact that elsewhere in DPP's report different floorspace figures for the existing and proposed store's floorspace are quoted, as follows:

- Appendix 4 refers to the existing store comprising 6,098 sq.m gross (3,765 sq.m net);
- Appendix 3 (Table 8) identifies a net floorspace for the existing store of 3,761 sq.m;
- Appendix 3 (Table 8) indicates the net floorspace of the proposed extension as being 902 sq.m (9,710 sq.ft), of which 812 sq.m (8,739 sq.ft) is for convenience goods retailing.

2.9 For the purpose of the sequential assessment, our search of potential opportunity sites is therefore based on the net additional floorspace of 902 sq.m, which is equivalent to 1,603 sq.m gross.

2.10 It was resolved by Officers to refuse planning permission for the proposal on 27<sup>th</sup> April 2004 for three main reasons:

- Insufficient justification of need had been established for the additional floorspace in an out-of-centre location (as defined in the Structure Plan) and outside the retail area (as defined in the emerging Local Plan policy);
- The applicants had been insufficiently flexible in their consideration of alternative sites and failed to clearly demonstrate that other sites are not suitable; and
- The applicants had failed to provide a travel plan to support their application and the proposals therefore failed to meet the requirements set out in Policy T5 of the Warwickshire Structure Plan 1996 – 2011.

2.11 The applicants subsequently lodged an appeal against the Council's decision on 26<sup>th</sup> July 2004 (Appeal Ref: APP/T3725/A/04/1157016).

**Tesco Store, Emscote Road, Warwick – Application for 949 sq.m net non-food and variation of conditions (Ref: W05/0962)**

2.12 This second planning application was submitted on 10<sup>th</sup> June 2005 for the extension of the store to provide additional sales floorspace and bulk storage area, as well as to extend the diversity of goods to be sold from the premises. The applicants also intend to install a mezzanine floor, which they state will

be solely for the occupation by the customer café, staff restaurant, offices and toilets. The following table summarises the proposed changes in floorspace.

	Existing Store		Proposed Store		Additional Space	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
<b>Net Sales</b>	<b>3,916</b>	<b>42,150</b>	<b>4,865</b>	<b>52,368</b>	<b>949</b>	<b>10,218</b>
Bulk Store	483	5,207	1,018	10,957	535	5,759
Gross Space	6,056	65,185	7,858	84,585	1,802	19,397
Source:	DPP (June 2005), page 11					
Notes:	Proposed floorspace includes partial mezzanine floor					

2.13 We understand that the extension proposals would deliver an additional 949 sq.m net retail floorspace. This excludes a proposed café (285 sqm), which would be relocated along with office space to a new mezzanine floor of 937 sq.m. The applicants intend that this additional space will be devoted solely to the sale of unrestricted comparison goods. We have therefore based our sequential assessment on this assertion.

2.14 However, we also understand that the applicant would prefer that the additional comparison goods space could be sold from any part of the extended store. They therefore propose the introduction of a new condition restricting the range of goods to be sold from the store premises, as follows: “...no more than 25% of the net sales area of the store, as extended as a result of this application, shall be devoted to sale of comparison goods”. It is also proposed that the current Conditions 1 and 2 of the application reference W98/1588 be superseded. This would equate to 1,216 sq.m of the extended floorspace, which is less than the extension proposals (949 sq.m) and the existing permitted non-food floorspace (392 sq.m).

**Tesco Store, Emscote Road, Warwick – Application for Variation of Condition (W05/0398)**

2.15 This application, under Section 73 of the Town and Country Planning Act 1990, is for the variation of Conditions 1 and 2 of Decision Reference W98/1588 (13<sup>th</sup> September 1999). It seeks to vary Condition 1 to allow 20% of the store’s net sales area to be devoted to comparison goods (W05/0398) and to remove completely Condition 2 (W05/1870). It does not seek to extend the store’s total floorspace.

2.16 The Council subsequently approved the application to remove Condition 2 in March 2006. The variation of Condition 1 would result in the conversion of an additional 392 sq.m net of retail floorspace from its current use for the sale of convenience items to the sale of comparison goods.

2.17 It is relevant to note at this point that the applicant’s consultants also submitted a floor plan and elevational details of a proposed mezzanine to the Council based on the current Condition 1 that no more than 10% of the net sales area shall be devoted to comparison goods retailing<sup>1</sup>. This would result in additional floorspace, without the need for planning permission, of 1,680 sq.m (18,083 sq.ft), of which

<sup>1</sup> DPP letter to Council dated 4<sup>th</sup> July 2005, including set of 4 plans.

168 sq.m net (10%) would be for non-food retailing and 1,512 sq.m net for food. This represents a fall back position for the 949 sq.m net floorspace extension submitted on 10<sup>th</sup> June 2005.

2.18 Further to a letter to DTZ from the Council (dated 11<sup>th</sup> July 2005) it appears that in submitting the specific proposals for a mezzanine floor the applicants recognise that under Condition 1 it is not commercially feasible to have a split level food display. This is because it effectively limits the size and use of the mezzanine floor. If Condition 1 is relaxed it could therefore result in a larger mezzanine.

2.19 Although DPP did carry out an assessment of alternative sequential sites in relation to this variation of condition, they state in their application letter to the Council (dated 10<sup>th</sup> March 2005) that: “...the extra range of goods to be sold from the store could not reasonably be sold from alternative premises”.

**Sainsbury’s Supermarket, Shires Retail Park, Leamington Spa – Application for 1,575 sq.m net extension (W03/1539)**

2.20 The Sainsbury store is located in the Shires Retail Park off Tachbrook Park Drive, Leamington Spa. The store opened in 1989 and comprises 7,678 sq.m of gross floorspace, served by some 487 customer car parking spaces. The Shires Retail Park to the west comprises an additional 13,478 sq.m gross comparison goods space. According to Turley Associates (August 2004): “...the primary objective of the proposed extension is to provide increased floorspace to widen the existing offer of the store to meet the expectations of the modern customer” (paragraph 2.6).

	Existing Store		Proposed Store		Additional Space	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
<b>Net Sales</b>	<b>5,001</b>	<b>53,831</b>	<b>6,576</b>	<b>-</b>	<b>1,575</b>	<b>21,886</b>
Gross Space	7,678	82,648	9,709	-	2,031	21,886
Source:	Turley Associates (August 2004), Table 1, page 5.					
Notes:	20% of proposed floorspace will be for convenience goods and 80% for comparison					

2.21 The proposed extension is for 2,031 sq.m gross (1,575 sq.m net) of new retail floorspace, of which 20% (315 sq.m net) will be set aside for convenience goods retailing and 80% (1,260 sq.m net) for comparison goods. The extension will result in the reconfiguration of the customer car park and a reduction in 63 spaces to provide 424 parking spaces.

2.22 Based on the above planning applications, the remainder of this report sets out our sequential assessment of the suitability, viability and availability of town centre opportunity sites to accommodate the quantum of new comparison and convenience goods floorspace forwarded by the different planning applications.

2.23 In brief our sequential search is based on the following maximum and minimum floorspace range for new food and non-food retailing:

<b>Application</b>	<b>Total Net Floorspace (sq.m)</b>	<b>Comparison Goods (sq.m)</b>	<b>Convenience Goods (sq.m)</b>
<b>Tesco (W04/0138)</b>	902	90	812
<b>Tesco* (W05/0962)</b>	949	949	-
<b>Tesco (W05/0398)</b>	392	392	-
<b>Sainsbury's (W03/1539)</b>	1575	1260	315

Note: \* This excludes the proposed 285 sq.m café as part of the planning application. The applicants intend that the new floorspace will be devoted solely to the sale of unrestricted comparison goods and is tested on that basis. However, the applicants have also sought the removal of existing Conditions 1 and 2 to allow no more than 25% of net sales area of the extended store to be devoted to the sale of comparison goods.

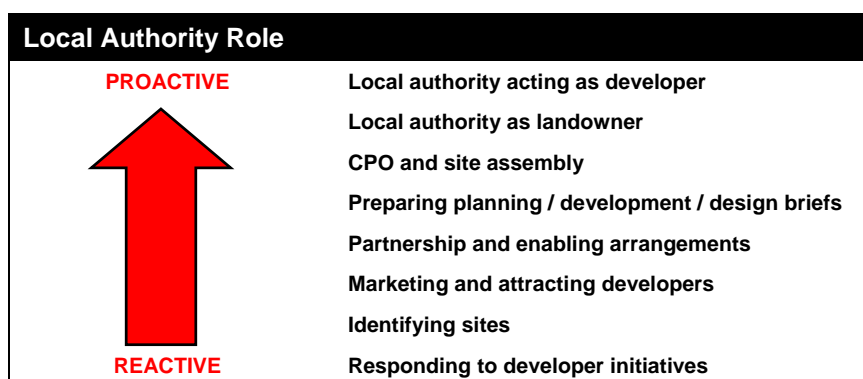
### 3. SEQUENTIAL ASSESSMENT: PLANNING POLICY CONTEXT

3.1 This section sets out the planning policy context for our consideration of the sequential assessment at the national, regional and local level.

#### National Planning Policy Guidance

3.2 Before we set out our broad appraisal of the suitability, viability and availability of any town centre opportunity sites, we believe it is important to restate the main thrust of the Government’s advice in PPS6. In particular it sets out the important role that local authorities need to take in the planning and development of their centres, specifically through the sequential approach to site selection and land assembly.

3.3 PPS6 has clearly reinforced the Government’s “town centre first” message. It states that: “...development should be focussed in existing centres in order to strengthen and, where appropriate, regenerate them” (para. 2.1). Most local authorities have, to varying degrees, adopted a combination of approaches to help attract and deliver new retail-led and mixed-use development in their town centres. As the figure shows, this has ranged from the reactive approach, essentially responding to developer initiatives, through to the more proactive approach of identifying and assembling sites, or even acting as the developer.



Source: British Council of Shopping Centres (2004) ‘The Smaller Towns Report’, page 19

3.4 At the heart of the “town centres first” message is the sequential approach. It is the fundamental test for identifying opportunity sites for new development and requires that locations in existing centres, followed by edge-of-centre locations, are the first preference for new development, ahead of out-of-centre sites.

3.5 A past criticism of the sequential approach is that it has been largely negative, in that it did little to empower local authorities to assemble sites in town centres or edge-of-centre locations to help deliver new retail and mixed-use developments. The new PPS6 is now clearer in its advice and states that local authorities should adopt a much more positive and proactive approach to planning for the future of all types of centres within their areas (paragraph 2.15). This involves identifying town centre and edge-of-centre sites for development, and using key tools such as Area Action Plans, Compulsory Purchase Order (CPO) powers and, where appropriate, preparing town centre strategies to address the key issues associated with the growth and management of centres (such as transport, land assembly and design).



3.6 PPS6 sets out guidelines for local authorities relating to the sequential approach to site selection and land assembly. Some of the more relevant advice is summarised below:

- Local planning authorities should allocate sufficient sites to meet the identified need for at least the first five years from the adoption of their Development Plan documents, although for large town centre schemes a longer period may be appropriate to allow for site assembly (para.2.52).
- Sites should be capable of accommodating a range of business models (para.2.45). In planning terms the factors to be taken into account are: scale, format, car parking provision and the scope for disaggregation.
- When selecting and considering sites for allocation in the development plan document, local authorities should work closely with key stakeholders (para. 2.30).
- In selecting suitable sites for development, the aim should be to locate the appropriate type and scale of development in the right type of centre, to ensure that it fits into that centre and that it complements its role and function (para. 2.41).
- In considering alternative sequential sites with similar locational characteristics, local planning authorities should give weight to those locations that best serve the needs of deprived areas (para.2.44).
- Local authorities should have regard to whether the site is or will be accessible and well served by a choice of means of transport, as well as the impact on car use, traffic and congestion (para. 2.49).
- The local planning authority should also take account of the degree to which other considerations, including specific local circumstances, may be material to the choice of appropriate locations for development. This may include physical regeneration, employment, economic growth and social inclusion issues (para. 2.51).
- The distance thresholds used in applying the sequential approach and for searching for appropriate sites will differ for different types of development (PPS6: Annex A, Table 2). For example, edge-of-centre retail locations should be well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area, taking into account local topography, barriers to movement (e.g. roads) and the attractiveness/safety of the route.
- Local planning authorities should consider setting an indicative upper limit for the scale of developments (usually defined in terms of gross floorspace) likely to be permissible in different types of centres (para. 3.12). Developments above these limits should be directed to centres higher up the town centre hierarchy (para. 2.42).
- Local planning authorities should, where appropriate, include policies and proposals in development plan documents for the phasing and release of development sites over the life of the plan to ensure that those sites in preferred locations within centres are developed ahead of less central locations (para. 2.46).

- Where growth cannot be accommodated in identified existing centres, local planning authorities should plan for the extension of the primary shopping area if there is a need for additional retail provision or, where appropriate, plan for the extension of the town centre to accommodate other main town centre uses (para.2.5).
- Where extensions are proposed, these should be carefully integrated with the existing centre both in terms of design and to allow easy access on foot (para.2.6). Where larger developments or larger stores need to be accommodated, “...local planning authorities should seek to identify, designate and assemble larger sites adjoining the primary shopping area” (i.e. in edge of centre locations) (para.2.6).
- PPS6 also makes it clear that developers and operators should be able to demonstrate that they have been flexible about their proposed business models when applying the sequential approach for new planning applications (para. 3.15). They are required to demonstrate that they have examined all potential development options to reduce the size of their proposals; tested options for more innovative layouts and store configurations; and looked at reducing/reconfiguring car parking areas. This ‘business model’ approach is intended to explore the potential of “...enabling the development to fit onto more central sites by reducing the footprint of the proposal” (para.3.16).

3.7 PPS6 also provides greater clarity with regard to the issue of “disaggregation”. Although it states that it will “...not be sufficient for an applicant to claim merely the class of goods proposed to be sold cannot be sold from the town centre” (para.3.16), it adds that local authorities will need to take into account evidence that demonstrates the retailer will end up providing a significantly reduced range of goods if its business model is operated from the sequentially preferable site. PPS6 adds that it is “...not the intention of this policy to seek the arbitrary sub-division of proposals. Rather it is to ensure that consideration is given as to whether there are elements which could reasonably and successfully be located on a separate sequentially preferable site or sites” (para.3.18). For example for retail park, leisure park or shopping centre proposals in edge or out-of-centre locations, the applicants should consider the degree to which the “constituent units within the proposal could be accommodated on more centrally located sites” (para.3.17).

### **Regional and Local Planning Policy Guidance**

3.8 PPS6 states that the relevant centres in which to search for sites will depend on the overall strategy set out in the development plan. In this regard, this section considers regional and local planning policy namely, the West Midlands Spatial Strategy (2004), the Warwickshire Structure Plan 1996-2001 (adopted August 2001) and the Warwick District Local Plan Revised Deposit Version (May 2005).

### **Regional Spatial Strategy (RSS) for the West Midlands (2004)**

3.9 Although Warwick and Leamington Spa are not designated as Major Urban Areas, the RSS seeks to establish a role for each centre in the region. Policy PA11 identifies Leamington Spa as a strategic town centre where major retail developments, large scale leisure, offices and other uses attracting large number of people will be focussed. Major towns should continue to act as foci for new investment to support wider regeneration and help meet the needs of surrounding rural areas. Warwick/Leamington is

identified as an 'other large settlement'. For other parts of the region and other main towns such as Kenilworth, the plan states that these areas should build upon their locational and other strengths to deliver improved local services and to development their own distinctive role and character.

**Warwickshire Structure Plan 1996-2001 (Adopted August 2001)**

- 3.10 The Warwickshire Structure Plan (adopted 2001) provides guidance on strategic planning. Following the introduction of the Planning and Compulsory Purchase Act in September 2004, the Warwickshire Structure Plan has been saved until September 2007 when it will be replaced with the Regional Spatial Strategy. The Structure Plan promotes development that emphasises the benefits of town centres as places to live and work. It states that the centres identified in the retail hierarchy should accommodate, wherever possible, any further retail development. **Policy TC.2** sets out the County's retail hierarchy and identifies Leamington Spa as a 'main' town centre and Warwick as an 'other' town centre.

**Warwick District Local Plan 1996 – 2011: Revised Deposit Version (May 2005)**

- 3.11 The most recent version of the Warwick District Local Plan is the revised deposit published in May 2005. A public inquiry will be held into objections commencing at the beginning of April 2006. The plan's Core Strategy states that Leamington Spa, Warwick and Kenilworth are the main shopping centres within the District and it seeks to enhance their vitality. Leamington Spa is the biggest town and is a sub-regional centre. The Core Strategy also promotes the regeneration of deprived areas - the principal area for regeneration is the Old Town in Leamington Spa.
- 3.12 **Policy UAP3** specifically directs new retail development into existing town centres. Proposals outside of town centres will not be permitted unless:
- there is a proven quantitative need;
  - there are no sequentially preferable sites or buildings;
  - the proposal would reduce the number and length of car journeys associated with shopping trips; and
  - the development is, or can be made, highly accessible by foot, cycle, and public transport.
  - The policy also requires that proposals over 1,000 sq.m gross provide a retail needs assessment.
- 3.13 The plan notes that Leamington Spa's status as a sub-regional centre is hindered by the lack of further retail development taking place within the centre. Whilst developments such as the Regent Court and Royal Priors schemes are welcome, they are not considered sufficient to halt the town's decline in the national retail rankings and to significantly improve the overall status and attraction of Leamington Spa as a shopping destination. Leamington Spa should be the focus for all new retail development and further investment should be sought to create a critical mass to improve its status and attraction. As a result, a feasibility study of Chandos Street car park was commissioned by the Council to look at

opportunities for retail-led development. This is considered in more detail in the following section. There are also regeneration opportunities in Leamington's Old Town.

3.14 The plan contains specific town centre policies relevant to Leamington Spa, Warwick and Kenilworth as follows:

- **TCP1** states that proposals for development within the defined centres should be compatible with their scale, nature and character.
- **TCP2** aims to direct new development to appropriate parts of centres. New retail development is restricted to the defined retail areas, areas of search for major retail development in Leamington Spa town centre and the mixed-use area within Warwick town centre.
- **TCP 3** provides guidance on the area of search for new retail developments in Leamington Spa and sets out criteria for future proposals. It states that proposals should meet retail need in a way which is of an appropriate scale and respects the character and form of the town centre and creates strong and direct pedestrian links with the existing shopping core.
- **TCP6** notes that there is an opportunity to create a café quarter in Warwick town centre.
- **TCP7** sets out broad principles for the opportunity sites in Leamington Spa Old Town.

***Site A (Station Area)** – Housing, commercial, business uses and improvements to rail related car parking and pedestrian accessibility.*

***Site B (Wise Street Area)** – Housing, commercial and business uses, retail and environmental enhancements.*

***Site C (Court Street Area)** – Retail, housing, community, car parking, open space, business uses and environmental improvements. The Court Street car park within Site C, was the subject of a further planning brief prepared by the Council in 2003. The Council has subsequently decided to seek a partner to consider opportunities for the development of a wider area of the Old Town.*

***Site D (Leamington Spa Cultural Quarter)** – community and arts facilities and environmental improvements. It is envisaged that this will include rehearsal space for performing arts, office spaces for local arts/cultural companies, a community arts facility, environmental improvements and car parking.*

3.15 The plan notes that the proposals are flexible and recognises the uncertainty over whether the sites will come forward for development and the range of uses that may be appropriate.

### **Policy Conclusions**

3.16 Overall, development plan policy directs retail development to town centres to enhance their vitality. Leamington Spa is the District's main centre and needs to maintain and enhance its offer to remain competitive with both neighbouring centres and out-of-centre shopping and mixed-use facilities. There is therefore a further requirement for new retail and mixed-use development to help maintain and enhance its overall status and attraction.

#### 4. LEAMINGTON SPA: SEQUENTIAL SITES APPRAISAL

- 4.1 This section sets out our planning and broad commercial appraisal of the potential for new retail and retail-led use development in Leamington Spa. Our key findings and recommendations are based on the appraisals set out in Appendix 2 to this study. Our assessment has been informed throughout by detailed discussions with the District Council.
- 4.2 The new draft deposit Local Plan recognises the potential for further retail development and defines an area of search within the town centre for potential new development. The Council has indicated that any future new retail development will need to:
- be in harmony with the character of the town and not detract from its unique architectural character;
  - provide a contribution to retail floorspace which will significantly enhance the shopping offer in the town centre and enable further opportunities to be considered in the future; and
  - improve car parking provision in the town centre.
- 4.3 The Retail Study prepared by DTZ for the District Council in June 2004 forecast the potential capacity for between 29,300 – 46,700 sq.m gross at 2016, depending on the different growth (expenditure and efficiency) assumptions tested. This is a substantial quantum of new floorspace. Please note, however, that these forecasts were prepared prior to the subsequent publication of PPS6 and the forthcoming ODPM Good Practice Guide on assessing the need and impact for retail and leisure development. We therefore recommend that these forecasts be monitored and, if necessary, revised to take on board the emerging new advice and growth assumptions. This is demonstrated by the more recent '*West Midlands Regional Spatial Strategy – Regional Centres Study*' (December 2005), prepared by Roger Tym & Partners, which forecast lower capacity for Leamington Spa, ranging from 6,000 sq.m net to 22,000 sq.m net up to 2021.
- 4.4 It is widely accepted that new quality retail floorspace is needed in the town centre for Leamington Spa to compete effectively with other centres in the region that have benefited from new development over recent years (such as Birmingham and Solihull), or are set to benefit from new investment.
- 4.5 CB Richard Ellis also identified in their 2004 Feasibility Study of Chandos Street, commissioned by the District Council, that the number and quality of department stores, multiple and upmarket retailers in the town centre is limited. Their broad assessment highlighted that there are a number of major retailers that would be interested in taking units of between 465 – 2,323 sq.m in the town centre. They also identified the potential demand from a key department store operator for representation in the town. This is particularly needed following the closure of Woodward's department store.
- 4.6 The following therefore sets out our broad appraisals of the suitability, viability and availability of the key opportunity sites for new development. The site numbers refer to the plans set out in Appendix 1.

**Site 1) Regent Court Development**

- 4.7 This is the only major retail development in Leamington Spa over recent years (with the exception of the 'Whitehead Court' extension to the Royal Priors which was completed in 2002 and provided an additional 1,495 sq. m of retail floorspace). Developed by Wilson Bowden, Regent Court comprises 6,503 sq.m of new A1/A3 uses, some 134 residential apartments and the refurbished grade II\* listed hotel. However, given its size, retail mix, current market demand and the projected retail capacity for the town centre it is clear that there is still significant potential for new development.
- 4.8 The scheme has attracted strong market interest and the major occupiers including Jaeger and Starbucks. However, there are a number of units that still remain unoccupied. Our conversations with the letting agents (Cushman and Wakefield/Savills) has indicated that the following remaining units are either under offer, or are being fitted out for new operators:

<b>Regent Court – Available Shop Units</b>		
<b>Unit No.</b>	<b>Size</b>	<b>Current Status</b>
1B	121 sq.m (1,300 sq.ft)	Not let
2A/B	363 sq.m (3,905 sq.ft)	Under Offer
4	143 sq.m (1,535 sq.ft)	Not let
7B	143 sq.m (1,535 sq.ft)	Under Offer
8	141 sq.m (1,515 sq.ft)	Under Offer
9A	Unknown	Let to Strada Restaurants
9B	106 sq.m (1,137 sq.ft)	Not let
15	Unknown	Not let
19B	Unknown	Let to Bath Store

- 4.9 There are only a few remaining units unlet in the scheme. Individually these units are capable of accommodating the smaller quantum of comparison goods retailing identified for the Tesco planning application to be considered at Appeal (W04/0138). However, we accept that the available units are smaller than the non-food floorspace proposed by Tesco (392 sq.m) as part of the application for the variation of existing conditions.

**Site 2) Woodwards Department Store**

- 4.10 Woodwards department store closed in July 2004 after nearly 100 years of trading in Leamington Spa. It left a large vacant site in a prominent corner building in the heart of the town centre.
- 4.11 Despite planning constraints, such as being in the town centre Conservation Area, the building is currently being brought back into viable use with a significant quantum of retail floorspace. Planning permission was granted for a mixed-use scheme comprising 17,000 sq.ft (1,579 sq.m) of retail floorspace in two units on the ground floor, which is more conducive to modern retailer requirements, and residential accommodation above. Work is underway on the site and it is understood that the larger corner unit has been let to River Island.
- 4.12 It is interesting to note that DPP did identify the Woodwards department store site as a potential opportunity site in their Planning Statement (March 2005), but they concluded that it had poor redevelopment prospects due to the limited size of the building, difficulties in sub-dividing the unit and

the lack of customer car parking. Nevertheless, despite their conclusions at the time, the building is being redeveloped to provide new modern retail floorspace. It is our view that this has set an important precedent and benchmark for the possible redevelopment and remodelling of existing buildings in the town centre.

### **3) Chandos Street Car Park**

- 4.13 CB Richard Ellis was instructed in August 2004 by Warwick District Council to undertake a development appraisal of the Chandos Street car park site. Although their report is confidential, it did confirm that a viable scheme could be identified that could meet key retailer (and other) requirements for Leamington Spa.
- 4.14 The Chandos Street redevelopment opportunity offers the following advantages:
- It is largely within the local authority's current ownership (i.e. the car park);
  - It is within an area of relatively low townscape quality;
  - There is the potential to create pedestrian access links to the Parade and links to other nearby retail areas; and
  - New development in this area will provide a balance to the Regent Court scheme and will help to create strong retail anchors at either end of the town centre.
- 4.15 The main site comprises the Chandos Street surface-level car park, which has 153 spaces covering an area of approximately one acre. The Council also acknowledges that any proposal for this site would probably have to include other neighbouring land and buildings to accommodate the necessary critical mass of floorspace and uses. The wider development opportunities are briefly described below.
- 4.16 Although Chandos Street is not located in the town centre's retail core, it is in a strategic location to the north of the new Regent Court development and the Royal Priors Shopping Centre. There is therefore the potential to extend the town's prime pitch, provided that any new development has the necessary critical mass of retailing to draw shoppers and generate strong pedestrian footfall. The potential for a new scheme on this site would be strengthened by direct pedestrian links to the Parade to generate a retail circuit.
- 4.17 According to the CBRE appraisal, the Bewise store (at 73 Warwick Street) and others (such as Argos and Cargo/Priceless Shoes) do provide the potential to create a larger site. Bewise was granted planning permission in early 2005 to refurbish its building including residential accommodation at the upper levels, retaining broadly the same amount of retail floorspace within the existing Bewise store and re-cladding the building. The applicants have been made aware of the Council's interest in Chandos Street and construction work has not commenced.
- 4.18 CBRE concluded in their study that the car park site, on its own, does not represent a large enough development opportunity for new retailing and mixed uses. In order to create the potential for a scheme that will have a positive impact on the overall vitality and viability of the town centre, CBRE identified the

need to acquire surrounding properties to increase the developable area of the site and provide stronger linkages to the existing retail areas and prime pitch. Surrounding properties would probably have to be considered as a potential CPO. The Council has used CPO powers in the past where it has been necessary to help facilitate and enable major retailing schemes in Leamington town centre and elsewhere. It is reasonable to assume therefore that the Council would consider its use of CPO powers to bring forward the Chandos Street site.

- 4.19 CBRE recommend that if the Council is to proceed with the opportunity then a Development Brief will need to be prepared to set out the Council's framework for the planning and design of any planning application for the site along with land assembly and implementation requirements.
- 4.20 In March 2006, Warwick District Council's Executive Committee agreed to take the Chandos Street car park scheme forward as a matter of priority and to engage in a selective tendering process with potential developers.

#### **Site 4) Telephone Exchange, Marks and Spencer's Car Park and Moseley's**

- 4.21 This 0.53 hectare site to the west of the town centre's retail core would appear, at first sight, to offer significant potential for a retail-led mixed-use redevelopment in the heart of the town centre. The Marks and Spencer car park was previously allocated for retail uses in the earlier Local Plan (1995) but was never implemented, as the site was in beneficial use and no proposals were forthcoming. The site lies within the area of search in the town centre and would therefore be suitable for further retail development in the context of Local Plan and national policies.
- 4.22 For any development to be commercially viable we consider that it would need to link on to the Parade. There could be an opportunity to incorporate either House of Fraser, Marks and Spencer or Woolworths into a scheme, as they have rear entrances along Bedford Street. This would help to create a punch-through on to the Parade.
- 4.23 However, we understand that the Telephone Exchange towards the back of the site is owned by British Telecom and is currently operational. Planning applications have also been received by the Council for ventilation and other infrastructure to support the existing telecommunications apparatus. We also understand that there has been some sub-letting of the building for other B1 office uses. We consider that any redevelopment of this site would probably need to accommodate and retain the existing telephone apparatus. However, following initial discussions with BT we understand that there are currently no plans to decommission the Telephone Exchange over the short term.
- 4.24 There are recent examples where telephone exchanges in prime town centre locations have become surplus to requirements and have been decommissioned and redeveloped for alternative uses. Examples include residential developments in Tunbridge Wells and Earls Court and Sloane Square in London. A former telephone exchange in Stratford-upon-Avon was also recently converted into halls of residence for a local college. However most of the schemes are for residential uses, as the shell of the buildings are considered to be most suitable for this type of use. Some buildings have also been converted into offices, but there are no examples that we are currently aware of where redevelopment has comprised retail and/or leisure uses.



- 4.25 In summary, we consider that this site represents a suitable opportunity for retail and mixed use development, as it occupies a strategic town centre location in close proximity to the Core Retail Area. However, it is highly unlikely that it will be available or viable for development over the short/medium term due to the operational telephone exchange on the site and the fact that the redevelopment costs would be significant. It is also likely that some of the existing telecoms infrastructure on the site will need to be either maintained or reprovided elsewhere in the town centre. As a result, in the context of PPS6, we do not think it represents a preferable sequential opportunity site at this stage. Nevertheless, there may be potential for redevelopment over the longer term if the telephone exchange is decommissioned.

#### **Site 5) Head Post Office**

- 4.26 This 0.18 hectare site is currently used as offices for the Post Office and is open to the public. The site lies at the southern end of the town centre away from the primary retail area, but we consider that it could be suitable for a mixed-use scheme, incorporating retail uses at ground floor level. Any development would need to be sympathetic to the local character of the area and complement the primary shopping area. The availability of the site would depend on the relocation of the post office. The site lies within a floodplain and a Conservation Area, so any redevelopment would also have to be sensitive to these issues. We recommend that a more detailed appraisal be carried out to consider whether the site is available and viable for new retail and mixed-use development.

#### **Site 6) Regent Square House, The Parade**

- 4.27 This building is located in the heart of Leamington town centre, adjacent to the new Regent Court scheme and directly opposite the former Woodward's department store. It is currently occupied by retail uses on the ground floor, with three floors of offices above. The building would appear to represent an opportunity for redevelopment, as it is located in a prominent position on The Parade and its design is out of keeping with the rest of the town centre.
- 4.28 However, we understand from our discussions with the owner of the Regent Square House (The Church Commissioners) and their planning consultants, that whilst the building could be suitable for redevelopment to provide new modern retailing at ground and first floor level, it is not currently available. Furthermore, the owners do not consider that redevelopment is a viable option at the present time due to the limited additional value generated.
- 4.29 Thus, although we recommend that the Council carry out more detailed discussions with the owners to explore their long term plans for this building, we do not consider that it currently represents a sequential opportunity site for modern retail floorspace as part of a mixed use scheme.

#### **Site 7) Bedford Street Car Park**

- 4.30 Warwick District Council have made public its intention to dispose of this car park following the development of new car parking capacity within Leamington Spa town centre. The Council has been undertaking feasibility work to redevelop the Bedford Street car park for a mix of uses including retail (fronting onto Bedford Street), residential and offices. This could incorporate an area of approximately 0.15 hectares, including both the car park itself and the Broadribbs cycle shop to the south.

- 4.31 The site does not have any specific local plan designations. Although situated behind the main shopping area, we consider that there could be potential for a retail/ mixed use scheme on this site, possibly comprising a smaller convenience store.

**Site 8) Court Street Car Park**

- 4.32 This 0.25 hectare site has been subject to two planning briefs in 1999 and 2003 respectively. Both sought to bring back the car park into more productive use as part of the wider regeneration of the Old Town area. Following the production of the 2003 planning brief, Warwick District Council undertook a competitive tendering exercise to identify a prospective purchaser. Formal interviews for the proposals were undertaken and a proposal was submitted with Officer support. However, progress was hampered because the site became part of the wider regeneration area that is now the Leamington Waterside Initiative.
- 4.33 Although, the site would be suitable for a convenience retailer, the Council has made it clear that they do not see retail as the main use on the site. The site is allocated as an opportunity site in the local plan for retail, housing, community facilities, car parking, open space and business uses. Thus a mixed-use scheme is considered more appropriate. However, we consider that there is potential for a smaller local convenience store to anchor the mixed-use offer and help to underpin a vital and viable development.
- 4.34 In terms of deliverability of the site, Court Street car park is owned by Warwick District Council. The Council went through a tendering process to establish a prospective purchaser for the site. This did not require any CPO to be considered and none of the tenderers requested a CPO. We also understand that the site could be enlarged to include surrounding buildings and access roads, although these are in different ownerships and thus CPO may be required. Further work is therefore required to assess the viability of the site.

**Site 9) Kenilworth Street**

- 4.35 This 0.7 hectare site is situated on the eastern edge of Leamington's commercial area. It comprises a mix of uses including a Listed British Legion building, a car park and a garage. The site was historically allocated for mixed-use development in the previous Local Plan (1995). We consider it still has the potential for a mixed-use development, potentially comprising retail uses at ground floor level. This would help to bring a secondary area back into use.

**Site 10) Waterside Development Area**

- 4.36 This site of approximately 6 hectares falls within an area that Warwick District Council has identified for major redevelopment and regeneration as part of its Leamington Waterside Initiative. The site covers the majority of land to the east of Clemens Street, south of the railway line and north of the canal. It includes Court Street and the car park (see Site 8), Cummings Street, Neilson Street, Althorpe Street and the Flavells/Rangemaster site. It is currently in a range of uses including car parking, light and heavy industry and railway land. The site is on the edge of the town centre, but is in a sustainable location close to the railway station and is thus suitable for redevelopment. The Council is currently speaking to landowners and developers with a view to establishing the prospects for a comprehensive

redevelopment of the area. It is expected that a decision on whether or not to proceed with this project will be made in late 2006. If comprehensive redevelopment is not feasible then the Council will look at smaller scale regeneration in the area.

**Site 11) Euston Square**

- 4.37 Euston Square has recently been the subject of a major planning application by Warwickshire Police for a Criminal Justice Centre (a one-stop shop for police and judicial activity in South Warwickshire) at Jephson House/Magistrates Court. The application was granted permission at Planning Committee on 3<sup>rd</sup> May 2006. We conclude that the site is not therefore available for alternative retail/mixed use development.

**Site 12) Covent Garden Car Park**

- 4.38 Warwick District Council has recently committed itself to the long-term future of the Covent Garden car park. This will involve significant investment in the upgrade and extension of the existing multi-storey car park on to the adjoining surface car park. This car park extension will help facilitate the delivery of the Chandos Street car park development opportunity, as it will compensate for the temporary loss of town centre spaces during the proposed construction of Chandos Street. We therefore conclude that it is no longer available for redevelopment.

**Site 13) Midland Autocar and Surrounding Properties**

- 4.39 This site is within the defined commercial area, but away from the primary shopping frontage. It is located in an area allocated for B1 use within the Local Plan. Nevertheless, the redevelopment of the Covent Garden Car Park (as identified above) could represent an opportunity to bring this site forward for alternative mixed use development, although we have not discussed the potential redevelopment options with the current owners at this stage.

**Site 14) Tesco Metro Extension**

- 4.40 The Council's commitment to the long term future of the Covent Garden car park means that the extension of the existing Tesco Metro store is no longer a viable option.

**Site 15) Regent Grove**

- 4.41 The Regent Grove site comprises 33-49 Regent Grove and 118 - 124 Regent Street (see Appendices 1 and 2). This site was recently subject to a planning application for alterations, extensions and new building works to provide additional flats, offices and retail space<sup>2</sup>. The scheme was subsequently granted planning permission and comprises a 93 sq.m restaurant and 2,558 sq.m of office floorspace. However the Council has indicated to the applicant that they would support a change of use of any ground floor space to retailing. In this case, if the entire ground floor was to be set aside for retailing (as opposed to offices and the restaurant as shown on the current plans), this would result in an estimated 440 sq.m (4,741 sq.ft) of retail floorspace.

### Site 16) Leamington Spa Railway Station and Surrounding Areas

4.42 There are a number of discrete pieces of land that could be suitable for redevelopment around Leamington Spa railway station as follows:

- **Quicks Garage Site, North of the railway line** - lies within one of the 'opportunity sites' identified in the new Local Plan. This area was subject to a Planning Brief prepared by the Council in 1999. There was a planning application for the demolition and redevelopment of the buildings to create three linked blocks with 183 residential apartments, but this has recently been refused planning permission on density grounds. An Appeal is scheduled during 2006.
- **Land to the East of Quicks Garage, North of the railway line** - an area of open space, which includes a footpath (part of the National Sustrans Cycleway Network). Chiltern Rail submitted a planning application in 2005 for the creation of a c.150 space car park in this area. However, this application has been withdrawn and a new application for 145 car parking spaces has been submitted. In principle, the Council has indicated that it would support the proposal for a car park at this site. There is also considerable local pressure to create a northern link for Leamington Railway Station, and this piece of land would help to achieve this objective. Although such a scheme has no funding, the provision of a car park on the site would not preclude it happening in the future.
- **Land to the west of Quicks Garage, North of the railway line** - an area of currently vacant land which is owned by Rail Property Ltd/Network Rail Infrastructure Ltd. It has been allocated in the Local Plan for a mix of B1, B2 and B8 Employment Uses and we understand the land owner is favourably disposed to this. Although the land has been sitting vacant for many years, it is likely that a scheme will be put forward to see the site developed in the foreseeable future.
- **Land to the south of the railway line – Railway Station** - the main land to the south of the railway station includes the railway station building itself, together with its car park. The car parking was upgraded approximately three years ago and we understand that the Council would not wish to see any further changes in the foreseeable future here. The railway station is a Listed Building and so clearly any development of this area would affect the setting of that building.
- **Land to the west of the railway station buildings (including the Travis Perkins and Jewsons Builders Yards)** - These are both significant areas of land which could accommodate some form of alternative development should they become available, including retail. However, we understand that they function very well for the uses for which they are now employed. We also understand that the Council has not been approached by any land owners or other interested parties with a view to alternative uses on these sites.
- **Fords Foundry** - We are not aware of the Council having been approached formally or informally with any proposals to relocate this significant heavy industrial use and develop a new use on the site. There is a significant history of heavy industrial activity on the land, and consequently any redevelopment may be likely to involve significant remediation costs.

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<sup>2</sup> Application reference: W06/0244.

4.43 In summary, we have identified a number of sequentially preferable town centre opportunity sites that, in our opinion, could be suitable and viable for new development and/or redevelopment (see below). Nevertheless, we accept that some of the sites identified are not immediately available, and may not be available to meet the identified need for at least the first five years from the adoption of the Development Plan documents. Nevertheless, PPS6 is clear that for large town centre schemes a longer period may be appropriate to allow for site assembly (paragraph 2.52). We therefore strongly recommend that more detailed appraisals and discussions be undertaken by the Council to help deliver the following potential town centre development sites at the earliest opportunity.

- Chandos Street.
- Bedford Street Car Park.
- Court Street Car Park.
- Kenilworth Street.
- Post Office.

## 5. WARWICK TOWN CENTRE: SEQUENTIAL SITES APPRAISAL

- 5.1 This section sets out our high level planning and broad market appraisal of the suitability, viability and availability of potential opportunity sites for new retail-led and mixed-use in Warwick town centre.

### Site 17) Westgate House

- 5.2 This site is in multiple ownership and is unlikely to become available for redevelopment in the short-medium term. The site has already been redeveloped to a degree for retail and offices uses.

### Site 18) Shire Hall

- 5.3 This site lies within the heart of Warwick town centre adjacent to the Listed Court buildings and in close proximity to the Church of St Mary. It is likely that the building could become available over the longer term as Warwickshire County Council are currently undertaking a strategic property review. If the building did become available, we understand that no CPO powers would be required as the building is in single ownership.

- 5.4 In our opinion this building represents a significant location for new retail and mixed-use development to help maintain and enhance the town's overall offer and attraction. Any new development would need to be carefully integrated with Warwick town centre. Further work will be required to assess the viability of the site.

### Site 19) New Street Car Park

- 5.5 This site is not available as Warwick District Council need to maintain the car parking spaces.

### Site 20) Land off St Nicholas, Church Street

- 5.6 This site is not available as a residential scheme is currently underway.

## 6. CONCLUSIONS

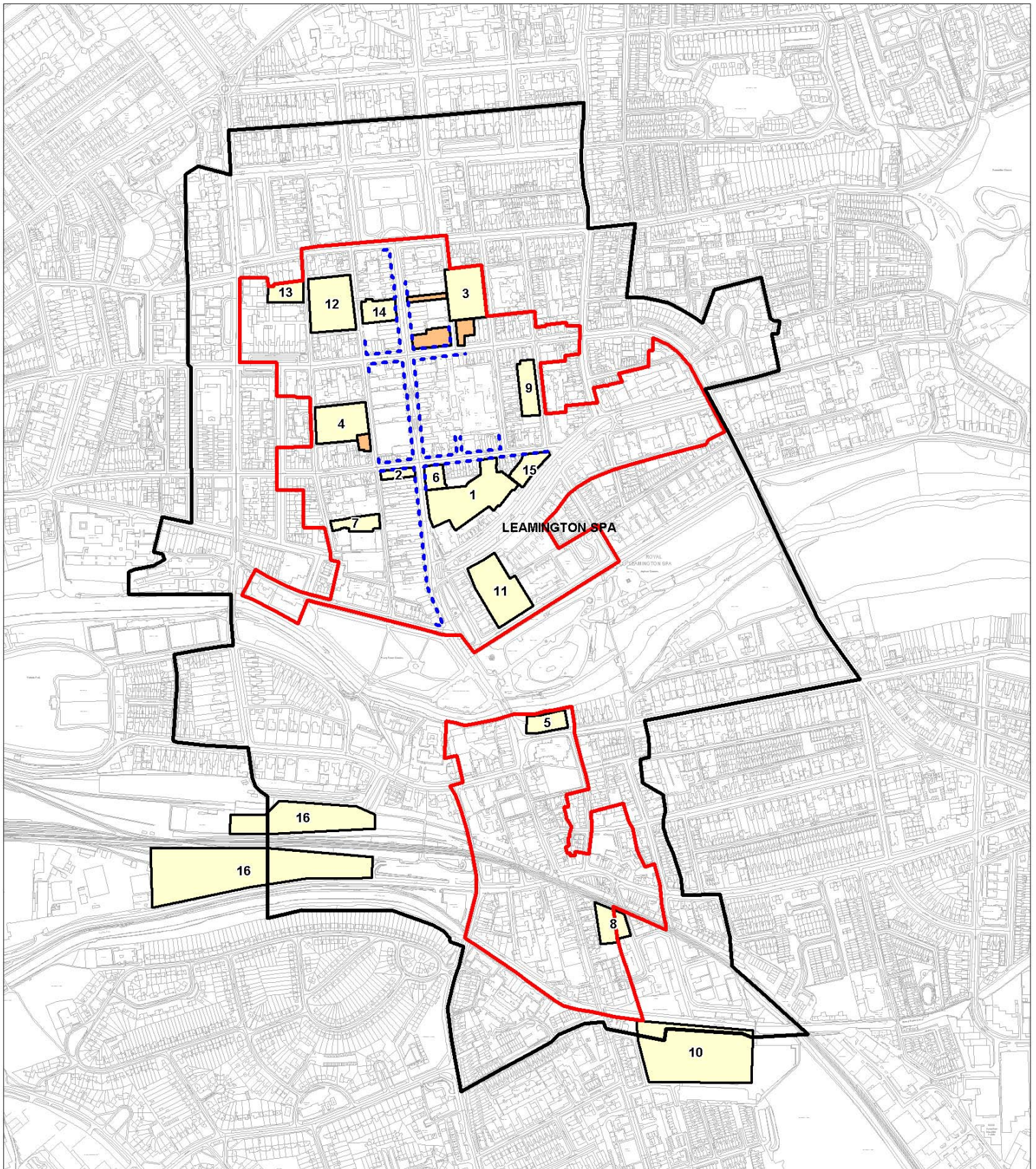
- 6.1 In summary, PPS6 requires local planning authorities to allocate sufficient sites to meet the identified need for new retail and town centre uses for least the first five years from the adoption of development plan documents. Although it is recognised that for large town centre schemes a longer time period may be appropriate to allow for more complex site assembly. PPS6 also advises that: *“an apparent lack of sites of the right size and in the right location should not be construed as an obstacle to site allocation and development to meet this need”* (para. 2.52).
- 6.2 Local Planning Authorities are therefore encouraged to consider the need for effective site assembly using their Compulsory Purchase Order (CPO) powers, to ensure that suitable sites within, or on the edge of, centres are brought forward for development. This includes sites that are under-utilised, such as car parks and single storey buildings, *“...which could be redeveloped for multi-storey, mixed use development”* (para.2.52).
- 6.3 Although it is accepted that there is forecast capacity to support the comparison goods element of the proposed Tesco and Sainsbury extensions, the fact remains that the proposals involve the extension of existing foodstores in out-of-centre locations. This is contrary to both national and local policy aimed at strengthening the role and offer of town and district centres, by locating new retail and other uses development in central areas.
- 6.4 PPS6 clearly states that the sequential approach should be applied in selecting appropriate sites for allocation within the centres where identified need is to be met (paragraph 2.44). The sequential approach requires that locations be considered in the following order:
- first, locations in appropriate existing centres where suitable sites of buildings for conversion are, or are likely to become, available within the development plan document period; and then
  - edge-of-centre locations, with preference given to sites that are or will be well-connected to the centre; and then
  - out-of-centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are close to the centre and have a high likelihood of forming links with the centre.
- 6.5 Each of the planning applications has to be carefully assessed against the Council's overall vision and strategy for the regeneration and redevelopment of its main centres. In this context DTZ's original retail study identified that the District's centres, and Leamington Spa in particular, are at a “crossroads” and should be the main focus for future new investment and development over the medium term.
- 6.6 We consider that granting permission for the proposed Sainsbury and Tesco extensions could potentially undermine the Council's aim to promote new investment and development in Leamington and the other main centres in the District.

- 6.7 Finally, although it is accepted that it is not the role of the planning system to “*restrict competition, preserve existing commercial interests or to prevent innovation*” (PPS6: para.1.7), this is only one consideration. PPS6 is also clear that local planning authorities should implement the Government’s objectives for town centres, by planning positively for their growth and development, as well as promoting and enhancing existing centres, by focussing development in such centres and encouraging a wide range of services in a good environment, accessible to all (para. 1.3).
- 6.8 There has been a significant growth in out-of-centre retailing in the District since the 1980s and the opportunity now exists for the Council to proactively plan for new town centre investment and development, in accordance with PPS6. This also needs to be prioritised in the context of potential future “threats” to the town centre that are outside of the Council’s control. These include, for example, the fact that the Shires Retail Park has open A1 consent and could emerge as a major competitor for new ‘high street’ retailers and investment once current leases expire.
- 6.9 We have identified a number of sequentially preferable sites that, in our opinion, would be suitable and viable for new development and/or redevelopment. Although some of the sites are not immediately available, and may not be available to meet the identified need for at least the first five years from the adoption of the Development Plan document, PPS6 is clear that for large town centre schemes a longer time period may be appropriate (see PPS6, para 2.52).
- 6.10 Each of the sites identified to varying degrees have their own unique characteristics and there will be land assembly issues to consider. We therefore strongly advise the Council that they may need to consider using their Compulsory Purchase Orders (CPO) powers to help deliver new town centre development.





# APPENDIX 1

## SEQUENTIAL SITES: LOCATION PLANS



### WARWICK & LEAMINGTON SPA - LEAMINGTON SPA TOWN CENTRE MAP

KEY	
	Town Centre Boundary
	Commercial Area
	Primary Shopping Frontage
	Site
1	Regents Court
2	Woodwards
3	Chandos Street Car Park
4	Telephone Exchange
5	Head Post Office
6	Regent Square House
7	Bedford Street Car Park
8	Court Street Car Park
9	Kenilworth Street
10	Waterside Development Area
11	Euston Square
12	Covent Garden Car Park
13	Midland Autocar
14	Tesco Metro
15	Regent Grove
16	Leamington Spa Railway Station: adjacent areas
	Potential Additional Site








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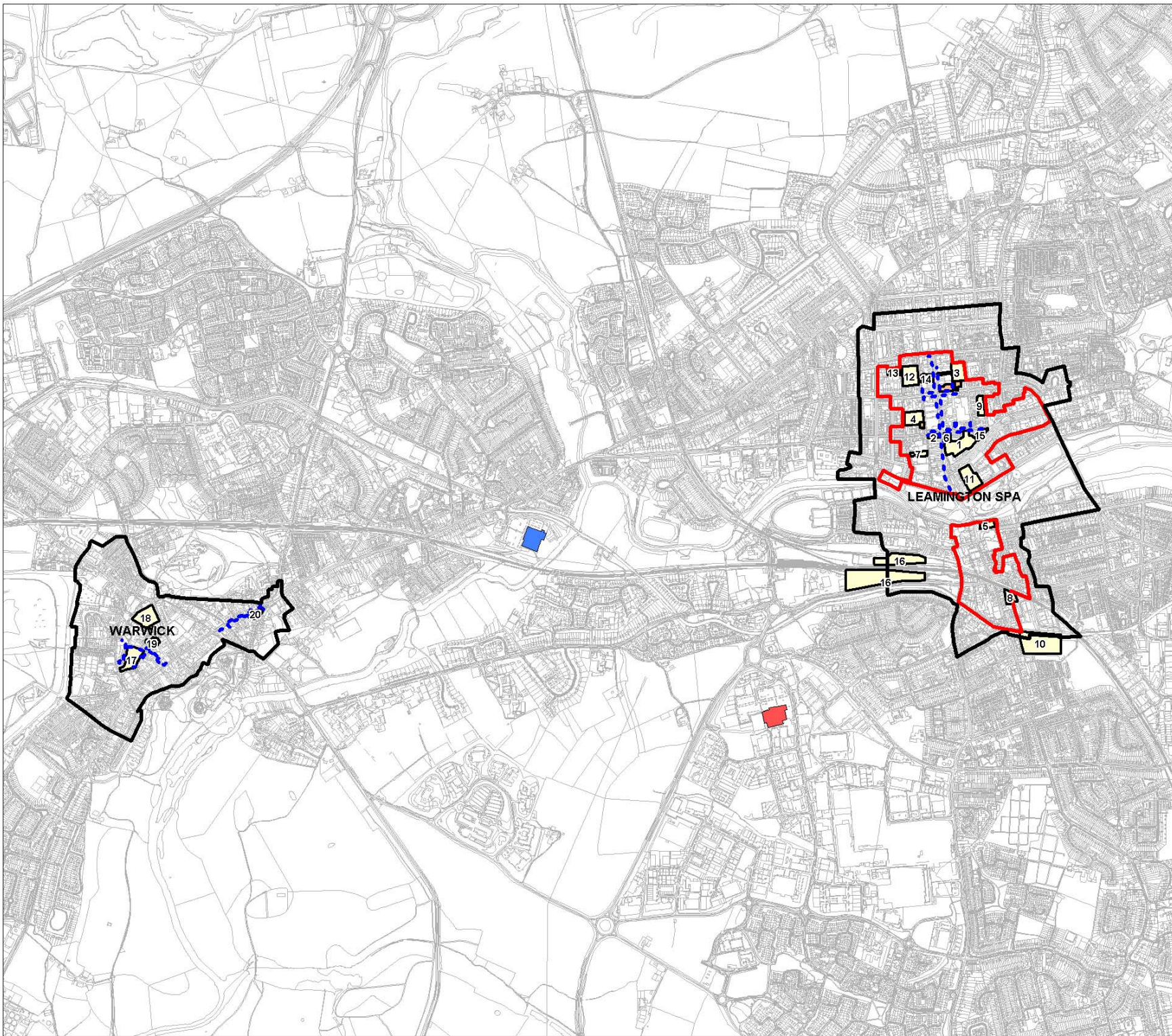
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# WARWICK & LEAMINGTON SPA

## OVERVIEW MAP

### KEY

-  Town Centre Boundary
-  Commercial Area
-  Primary Shopping Frontage
-  Site
- 1 Regents Court
- 2 Woodwards
- 3 Chandos Street Car Park
- 4 Telephone Exchange
- 5 Head Post Office
- 6 Regent Square House
- 7 Bedford Street Car Park
- 8 Court Street Car Park
- 9 Kenilworth Street
- 10 Waterside Development Area
- 11 Euston Square
- 12 Covent Garden Car Park
- 13 Midland Autocar
- 14 Tesco Metro
- 15 Regent Grove
- 16 Leamington Spa Railway Station: adjacent areas
- 17 Westgate House
- 18 Shire Hall
- 19 New Street Car Park
- 20 Land off St Nicholas, Church St
-  Potential Additional Site
-  Tesco, Emscote Road
-  Sainsburys, Shires Retail Park



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# WARWICK & LEAMINGTON SPA

## WARWICK TOWN CENTRE MAP

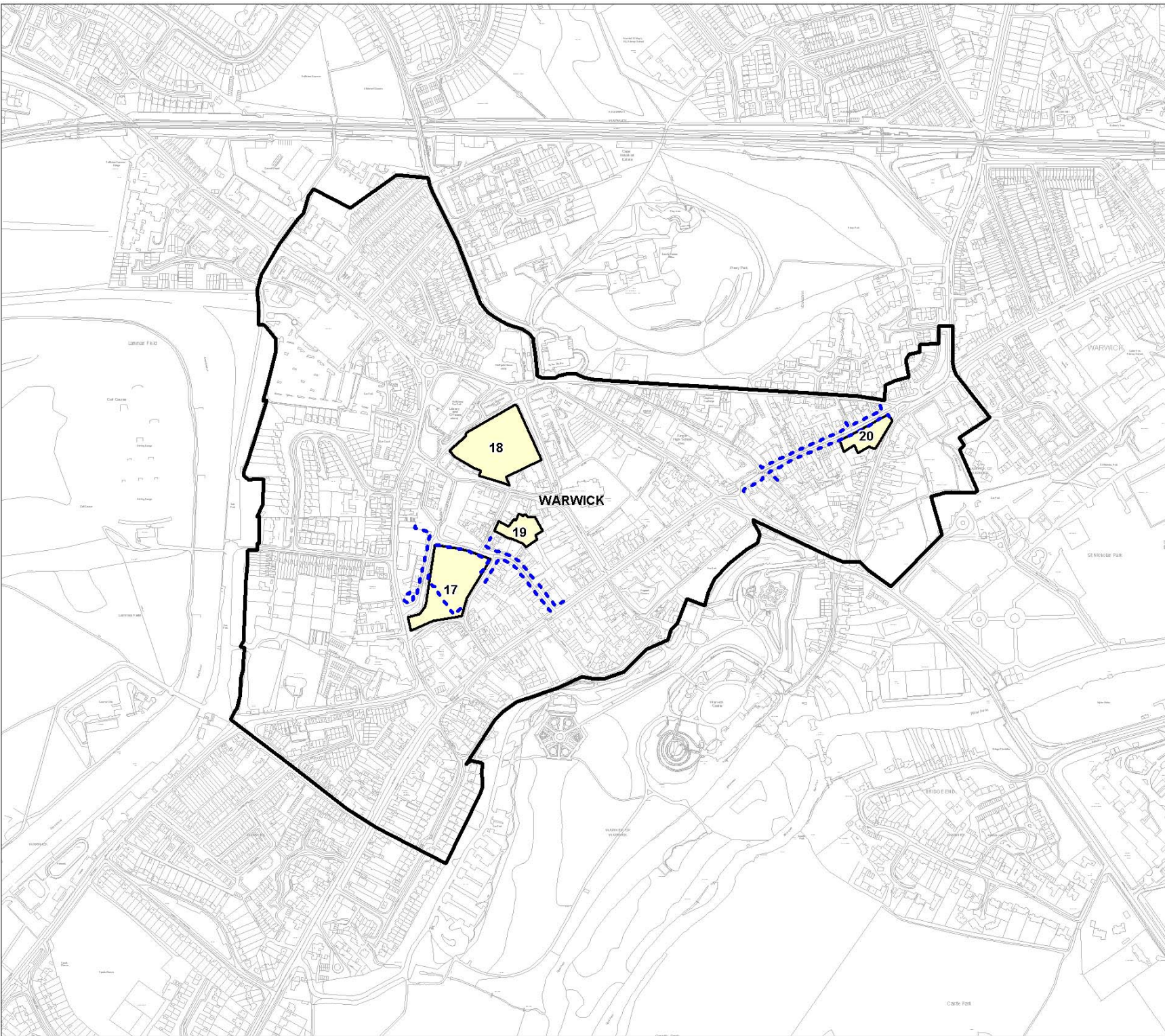
### KEY

— Town Centre Boundary

--- Primary Shopping Frontage

■ Site

- 17 Westgate House
- 18 Shire Hall
- 19 New Street Car Park
- 20 Land off St Nicholas, Church St





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## APPENDIX 2


# SEQUENTIAL SITE ASSESSMENT PROFOMAS


<b>SITE 2</b>		<b>WOODWARDS DEPARTMENT STORE, LEAMINGTON SPA</b>	
			
<b>LOCATION:</b>	Located within the heart of Leamington Spa town centre. Prominent location with double frontage onto the primary shopping area.		
<b>APPROXIMATE SIZE:</b>	Unknown		
<b>SUITABILITY:</b>			
<b>Existing Uses:</b>	Under construction (Former department store, closed in July 2004).		
<b>Planning History:</b>	Grade II Listed Building. Planning permission was granted for a mixed-use scheme with a total of 17,000 sq.ft (1,579 sq.m) of retail floorspace in two units on the ground floor and residential accommodation above. Work is underway on the site and it is understood that the larger corner unit has been let to River Island.		
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Prominent location within primary shopping area.		
<b>Access</b>	Access on Warwick Street		
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues.		
<b>Potential Planning Constraints</b>	Listed Building so the façade of the building had to be maintained.		
<b>Opportunities for Comparable Development:</b>	The current redevelopment has overcome site constraints to produce a viable town centre scheme with additional floorspace more conducive to modern retailers requirements.		
<b>AVAILABILITY:</b>			
<b>Availability (Timescale)</b>	Under construction. One retail unit has been pre-let to River Island.		
<b>Ownership</b>	Single ownership		
<b>Land Assembly / CPO Requirements:</b>	Not required.		
<b>VIABILITY:</b>			
<b>Potential for Redevelopment</b>	The redevelopment has been sympathetic to the Listed Building. We consider that it has created a precedent for further redevelopment opportunities in the town centre.		
<b>Other Viability Issues:</b>	The site is viable and is being brought forward for redevelopment, comprising 1,579 sq.m of retail floorspace.		


SITE 3	CHANDOS STREET CAR PARK, LEAMINGTON SPA
	
<b>LOCATION:</b>	Located to north of Leamington Spa town centre. Mainly residential uses to north and east; and retailing to south and west.
<b>APPROXIMATE SIZE:</b>	1 acre.
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Surface level car park – 153 spaces
<b>Planning History:</b>	No recent planning applications. Planning permission was granted for BeWise at 73 Warwick Street in 2005 to redevelop the store with residential accommodation at the upper levels.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Outside of town centre retail core but in close proximity to both the Parade and Royal Priors Shopping Centre. There is a mix of uses surrounding the site.
<b>Access</b>	Car park is bounded by roads on all sides. Direct access to Warwick Street to the south. Potential to create pedestrian access on to the Parade.
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer. The site is relatively flat, which means that the creation of basement retailing/car parking could be expensive to develop.
<b>Potential Planning Constraints</b>	The site is within an area of relatively low townscape quality. However, any new retail development on this site will need to be sympathetic to the town's historic and architectural character. There are Listed Buildings on the Parade and Warwick Street. The scale and massing of any proposed scheme would also need to be sympathetic to surrounding residential uses, the Baptist Church and sheltered housing on Chandos Street.
<b>Opportunities for Comparable Development:</b>	The core car park site is relatively small and surrounding properties will therefore be required for development. There is potential to combine the site with properties along Warwick Street. In particular, the Bewise building at 73 Warwick Street is not in-keeping with the character of Leamington town centre and would benefit from redevelopment. There is the potential to link the site to the Parade, particularly through the existing Argos store.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	In March 2006, Warwick District Council's Executive signalled their intention to make the redevelopment of Chandos Street car park a matter of priority.
<b>Ownership</b>	The Council own the car park. However, the surrounding buildings are in multiple ownership.
<b>Land Assembly / CPO Requirements:</b>	CPO would have to be considered to acquire surrounding properties.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	The existing value of the car park would need to be accounted for. The development of the car park and loss in parking spaces will either need to be re-provided as part of the scheme, or located elsewhere in the town centre. Warwick District Council has a strategy to address town centre car parking which includes extending the Covent Garden car park.
<b>Other Viability Issues:</b>	The scheme would be designed and developed with frontage on to the Parade and Warwick Street to create a strong retail circuit.


<b>SITE 4</b>	<b>TELEPHONE EXCHANGE, MARKS &amp; SPENCER CAR PARK &amp; MOSELEY'S, LEAMINGTON SPA</b>
	
<b>LOCATION:</b>	Bounded by Bedford Street and Windsor Street immediately to the west of Leamington Spa town centre's retail core. West of the primary shopping frontage, with residential to the west.
<b>APPROXIMATE SIZE:</b>	0.53 hectares
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	3/4 storey telephone exchange, existing 1,115 sq.m retail unit and a surface pay and display car park for the use of Marks and Spencer customers.
<b>Planning History:</b>	Historically, the surface car park (0.16 acres) was allocated in a previous local plan for retail development but was never implemented.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Located in the town centre, but behind the primary shopping area. The rear of House of Fraser, Woolworths and Marks and Spencer are located opposite the site on the eastern side of Bedford Street.  The Telephone Exchange is an unattractive building and does not contribute to the architectural character of Leamington Spa.
<b>Access</b>	Access via Bedford Street. The current road on the site (John Street) acts as a service access to existing retail units.  The site is close to the Covent Garden multi-storey car park, which is to be extended to provide additional car parking spaces in the town centre.
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer. It is likely that there will be wires on the site that will need to be retained or relocated. The site is relatively flat, which means that the creation of basement retailing/car parking is expensive to develop.
<b>Potential Planning Constraints</b>	All uses on the site are fully operational at present (Marks and Spencer customer car park and residential uses to the rear of the site).
<b>Opportunities for Comparable Development:</b>	This is a large site behind the primary shopping area. There are opportunities to create a link through to the main shopping area by punching through one of the retail units between the Parade and Bedford Street. The Royal Priors scheme has set a precedent for this type of development.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Marks and Spencer would like to retain their customer car park. Occupiers in the Telephone Exchange would have to be relocated. Discussions with BT have indicated that there are no plans to decommission the Telephone Exchange over the next five years at least.
<b>Ownership</b>	Three separate ownerships and a leasehold interest to Moseley Trading who operate a discount retail unit. Marks and Spencer own their car park.
<b>Land Assembly / CPO Requirements:</b>	Land assembly would be required to bring forward a comprehensive development. We consider that part development would be unlikely due to the distribution of uses throughout the site.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	The existing retail use is valued at least £1.4 million.
<b>Other Viability Issues:</b>	Existing use value of telephone exchange is likely to be high and the cost of redevelopment could be prohibitive.





SITE 5	HEAD POST OFFICE, LEAMINGTON SPA
	
<b>LOCATION:</b>	Priory Terrace, Leamington Spa
<b>APPROXIMATE SIZE:</b>	0.18 hectares
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Offices for the Head Post Office.
<b>Planning History:</b>	No significant planning applications.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	In the southern half of the town centre, which has a different character to the main retail area with a more local catchment. Within the commercial area but away from the primary shopping frontages.
<b>Access</b>	Along Priory Terrace
<b>Site Details</b>	Adjacent to the river and designated retail areas.
<b>Potential Planning Constraints</b>	Flood risk area. Lies within a Conservation Area.
<b>Opportunities for Comparable Development:</b>	The site would be suitable for a mixed-use scheme. Any retail uses would have to be sympathetic to the character of the area and complement the main retail area.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	We are not aware of any proposals by the Post Office to relocate and thus there is no timetable for the redevelopment of the site.
<b>Ownership</b>	The Post Office
<b>Land Assembly / CPO Requirements:</b>	CPO would be required depending on the extent of the site area, subject to redevelopment proposals.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	The site would be suitable for a mixed-use scheme with retailing at ground floor and first floor level, with the potential for mixed-uses on the upper floors, such as small-scale offices and/or apartments. Any retail uses would have to be sympathetic to the character of the area and complement the main retail area.
<b>Other Viability Issues:</b>	Redevelopment of the site would result in the loss of the Post Office, which would need to be provided elsewhere in the town centre. Flood prevention measures would be expensive.


SITE 6	REGENT SQUARE HOUSE, LEAMINGTON SPA
	
<b>LOCATION:</b>	The site lies within the core of Warwick town centre. It fronts onto the Parade and Regent Street. It is adjacent to the new Regent Court development and opposite the former Woodward's department store.
<b>APPROXIMATE SIZE:</b>	0.2
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Retail at ground floor level with three floors of offices above.
<b>Planning History:</b>	Pre-application discussions have taken place.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Within Warwick town centre and primary/core shopping area.
<b>Access</b>	From Regent Street
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	Unknown
<b>Opportunities for Comparable Development:</b>	Potential to redevelop to provide more retail floorspace in larger and better configured units at ground and first floor level.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Unknown
<b>Ownership</b>	Single Ownership – The Church Commissioners
<b>Land Assembly / CPO Requirements:</b>	Not required.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Adjacent to the new Regent Court redevelopment. Potential to create large and better configured retail units.
<b>Other Viability Issues:</b>	Detailed discussions with the owners have not been held at this stage.


SITE 7	BEDFORD STREET CAR PARK, LEAMINGTON SPA
	
<b>LOCATION:</b>	Bounded by Bedford Street to the east and Augusta Place to the west. There is a primary school and tennis/health club on the northern side of the site.
<b>APPROXIMATE SIZE:</b>	0.15 hectares
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Car Park
<b>Planning History:</b>	No specific local plan allocations.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Situated behind the main shopping area.
<b>Access</b>	Access from Bedford Street and Augusta Place
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	Neighbouring buildings are Listed, including a Grade II Listed school and Grade II* Listed Tennis Club. The tennis club has large windows fronting onto the site to benefit from natural daylight. This would limit the height of any new development on the site. Within a Conservation Area.
<b>Opportunities for Comparable Development:</b>	Warwick District Council has made clear its intention to dispose of this car park. Feasibility work has been undertaken to develop the site for a mix of uses including retail, residential and offices.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	2-3 years. Warwick District Council have made clear its intention to dispose of the car park.
<b>Ownership</b>	Warwick District Council
<b>Land Assembly / CPO Requirements:</b>	CPO may be required depending on the extent of the site to be redeveloped. Feasibility work has already looked at the potential to include the Broadribbs cycle shop to the south.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Although it is situated behind the main shopping area, the site is considered to have the potential for a retail/mixed-use scheme. We consider it could represent a potential location for a small convenience store.
<b>Other Viability Issues:</b>	Unknown

SITE 8	COURT STREET CAR PARK, LEAMINGTON SPA
	
<b>LOCATION:</b>	Bounded by the railway viaduct by the north, Clemens Street to the west, Court street to the east and Waterside Medical Centre to the south.
<b>APPROXIMATE SIZE:</b>	0.25 hectares
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Car Park
<b>Planning History:</b>	<p>The site is allocated as an opportunity site in the local plan for retail, housing, community facilities, car parking, open space and business uses.</p> <p>Two planning briefs have been prepared for the site in 1999 and 2003 respectively. Both sought to bring the car park into more productive use as part of a wider regeneration of the Old Town Area. A proposal did come through that had Officer support but was not taken forward. Plans for the site were superseded by the Leamington Waterside Initiative.</p>
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	The site is within the town centre, but is away from the primary shopping area. It is located in Leamington Spa Old Town. Warwick District Council have made it clear that retail should not be the <u>main</u> use on the site and are promoting mixed-use development.
<b>Access</b>	<p>Current road access is difficult from the High Street via Court Street. There is potential to create an access through the Stoneleigh Arms.</p> <p>The site is in close proximity to the railway station.</p>
<b>Site Details</b>	We are not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	<p>Access arrangements.</p> <p>Conservation Area/Listed Buildings.</p>
<b>Opportunities for Comparable Development:</b>	Opportunity to combine with the regeneration of the Old Town. Mixed-use development.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Unknown. Site is only likely to come forward if the wider Leamington Waterside Initiative does not come forward.
<b>Ownership</b>	Car park owned by Warwick District Council. The alleyway between 13 and 15 Clemens Street is in public ownership as adopted by Warwickshire County Council. The Stoneleigh Arms Public House and associated land are owned by Aldi. Miverton House is subject to a 99 year ground lease due to expire in 2065. The railway arches are leased to a number of interests.
<b>Land Assembly / CPO Requirements:</b>	There may be a requirement for land assembly and CPO of surrounding buildings.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	The development brief identified the potential to create a mixed-use development on the site. We consider that the site could also be suitable for a smaller convenience store.
<b>Other Viability Issues:</b>	Transport and access issues.


SITE 9	KENILWORTH STREET, LEAMINGTON SPA
	
<b>LOCATION:</b>	Situated on the eastern edge of Leamington Spa commercial area.
<b>APPROXIMATE SIZE:</b>	1.72 acres (0.7 hectares)
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Mixed-use site to the east of the main commercial core. Comprises a mixture of commercial uses (a British Legion Club, a car park and a garage) and modern residential uses on the eastern side, which were built within the last ten years).
<b>Planning History:</b>	Historically allocated as a key town centre site for mixed-use development in the previous local plan (1995).
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Located in the town centre but behind the primary shopping area in a predominantly non-retail area. It is approximately 40 metres to the east of the primary retail frontage.
<b>Access</b>	Dissected by Kenilworth Street
<b>Site Details</b>	Site is essentially divided in two by Kenilworth Street. Area of site that would be developed has lots of frontage but little depth.
<b>Potential Planning Constraints</b>	Residential uses on the eastern edge would have to be retained. The British Legion (The Irwin Memorial Hall) and the neighbouring building are Listed.
<b>Opportunities for Comparable Development:</b>	<p>The site is in a secondary retail area but presents opportunities for redevelopment. The site would be made larger by combining all properties along Kenilworth Street.</p> <p>Redevelopment of the site would help to revitalise a secondary commercial area.</p>
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Site would come forward in the short-medium term, but the land is currently in beneficial occupation.
<b>Ownership</b>	Four separate ownerships plus three tenancies.
<b>Land Assembly / CPO Requirements:</b>	There will be a requirement for land assembly and CPO of surrounding buildings.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Area available for redevelopment is limited due to the need to retain the residential uses and because Kenilworth Road dissects the site.
<b>Other Viability Issues:</b>	Unknown

SITE 10	WATERSIDE DEVELOPMENT AREA, LEAMINGTON SPA
	
<b>LOCATION:</b>	Bounded by the canal and Clarence Street.
<b>APPROXIMATE SIZE:</b>	6 hectares.
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Various – car parking, light and heavy industry and railway land.
<b>Planning History:</b>	No history of any planning applications being made for alternative uses. No allocation in the local plan. However, it lies within an area that the Council has identified for major redevelopment and regeneration as part of the Leamington Waterside Initiative.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	The site is on the edge of the town centre, but is adjacent to opportunity sites identified in the local plan for regeneration by the station.
<b>Access</b>	Various access points, however, the surrounding road network is traditional and would need modernisation. The canal also acts as a barrier.
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	Loss of large employment sites.
<b>Opportunities for Comparable Development:</b>	The site is a large size and is located in a sustainable location close to the railway station.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	The site is not currently available. However, we understand that discussions are taking place between the Council, landowners and developers to establish the prospects for a comprehensive redevelopment.
<b>Ownership</b>	Multiple
<b>Land Assembly / CPO Requirements:</b>	There is likely to be a requirement for land assembly.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	The site is large and is located in a sustainable location close to the railway station.
<b>Other Viability Issues:</b>	Modernisation of surrounding road network required.


SITE 11	EUSTON SQUARE, LEAMINGTON SPA
	
<b>LOCATION:</b>	Bounded by Hamilton Terrace to the north and Newbold Terrace to the south.
<b>APPROXIMATE SIZE:</b>	Unknown
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Police, Magistrates and other office functions
<b>Planning History:</b>	Allocated as a town centre employment area, away from the primary retail areas
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	In the southern half of the town centre
<b>Access</b>	From Newbold Terrace and Hamilton Terrace
<b>Site Details</b>	N/A
<b>Potential Planning Constraints</b>	Located adjacent to parks and gardens of special historic interest.
<b>Opportunities for Comparable Development:</b>	See Below
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	A planning application for the redevelopment of the site was granted planning permission at Planning Committee on 3 <sup>rd</sup> May 2006.
<b>Ownership</b>	Warwickshire Police Authority
<b>Land Assembly / CPO Requirements:</b>	Unlikely to be required
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Planning permission was granted for a Criminal Justice Centre (a one-stop shop for police and judicial activity in South Warwickshire) at the Council's Planning Committee. We therefore understand that the site is no longer available for alternative retail/mixed-use development.
<b>Other Viability Issues:</b>	


<b>SITE 12</b>	<b>COVENT GARDEN MULTI-STOREY CAR PARK, LEAMINGTON SPA</b>
	
<b>LOCATION:</b>	Bounded by Tavistock Street/Russell Street to the immediate west of Leamington Spa town centre.
<b>APPROXIMATE SIZE:</b>	1.55 acres (0.63 hectares)
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	30 year old public pay and display multi-storey and surface car park.
<b>Planning History:</b>	Identified as an existing car park in the adopted local plan.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Located in the town centre behind the primary shopping area.
<b>Access</b>	Bound by service roads.
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	Loss of car parking
<b>Opportunities for Comparable Development:</b>	Opportunity to combine redevelopment with the existing Tesco Metro store to create a large site in the heart of the town centre.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Unlikely to become available due to the need for car parking. We understand that Warwick District Council are progressing with plans to modernise and extend the car park.
<b>Ownership</b>	Car park owned and maintained by Warwick District Council.
<b>Land Assembly / CPO Requirements:</b>	Would not be required assuming that development only takes place on the land owned by Warwick District Council.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Unlikely to become available due to the pressure for town centre car parking facilities.
<b>Other Viability Issues:</b>	Warwick District Council has decided to invest in the long-term future of the Covent Garden car park by replacing the existing surface level parking with multi-storey car parking.



<b>SITE 13</b>	<b>MIDLAND AUTOCAR GARAGE &amp; SURROUNDING PROPERTIES, LEAMINGTON SPA</b>
	
<b>LOCATION:</b>	Russell Street, Leamington Spa
<b>APPROXIMATE SIZE:</b>	1.58 acres (0.639 hectares)
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Garage forecourt (car sales) with offices above in a three storey building. Adjacent offices and workshop.
<b>Planning History:</b>	Allocated as an area for primarily office use within the adopted local plan.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Close to the edge of the centre, adjacent to predominantly residential uses. Secondary trading position.
<b>Access</b>	Off service road.
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	Loss of employment land.
<b>Opportunities for Comparable Development:</b>	The site is on the periphery of the town centre, but could benefit from the redevelopment of the Covent Garden car park.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Not available immediately. Previous approaches to the owner have been unsuccessful due to unwillingness to capitalise on asset. Some of the offices are vacant.
<b>Ownership</b>	Main site in ownership of multiple beneficiaries of an estate. At least five lease tenants.
<b>Land Assembly / CPO Requirements:</b>	There will be a requirement for land assembly and CPO of surrounding buildings.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	In an off-pitch location and allocated for office uses. Thus unlikely to come forward for retail purposes in the foreseeable future.
<b>Other Viability Issues:</b>	Unknown

SITE 14		TESCO METRO STORE, LEAMINGTON SPA	
			
<b>LOCATION:</b>	Parade, Leamington Spa		
<b>APPROXIMATE SIZE:</b>	Unknown		
<b>SUITABILITY:</b>			
<b>Existing Uses:</b>	Tesco Metro Foodstore		
<b>Planning History:</b>	No significant planning applications or local plan designations.		
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Situated in the heart of the town centre along the primary shopping frontage at the north end of the Parade.		
<b>Access</b>	On Tavistock Street		
<b>Site Details</b>	Physical constraints exist		
<b>Potential Planning Constraints</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.		
<b>Opportunities for Comparable Development:</b>	The site is small and it is no longer possible to create a larger site by combining the site with the Covent Garden car park as this is being retained and extended by Warwick District Council to provide additional car parking spaces.		
<b>AVAILABILITY:</b>			
<b>Availability (Timescale)</b>	Land to the rear not available as Warwick District Council are retaining and extending the Covent Garden multi-storey car park.		
<b>Ownership</b>	Owned by applicant		
<b>Land Assembly / CPO Requirements:</b>	N/A		
<b>VIABILITY:</b>			
<b>Potential for Redevelopment</b>	There is no longer any potential to combine redevelopment with the Covent Garden multi-storey car park to create a large site in the heart of the town centre.		
<b>Other Viability Issues:</b>	Unlikely to be viable to develop the site in isolation		

SITE 17	WESTGATE HOUSE, WARWICK
	
<b>LOCATION:</b>	The site lies within the core of Warwick town centre, adjacent to Market Square bounded by Swan Street, Market Street and Brook Street.
<b>APPROXIMATE SIZE:</b>	0.40 acres (0.7 hectares)
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	Triangular site with a mixture of uses with retail at ground floor level with offices and residential uses above. Includes mixed-use development at Westgate House with associated 48 car parking spaces allocated as car parking within the local plan. The retail units include off-street servicing within the middle of the site.
<b>Planning History:</b>	Partially allocated as car parking within the local plan. A transport corridor runs along the edge of the site. The majority of the site is within the retail area and the site is bounded on two sides by primary shopping frontages.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	Within Warwick town centre.
<b>Access</b>	Along Puckerings Lane.
<b>Site Details</b>	Frontage facing Bowling Green Street. Westgate House and various other properties have recently been refurbished.
<b>Potential Planning Constraints</b>	Located within Warwick Conservation Area and a number of properties along Swan Street and Market Place are Listed Buildings.
<b>Opportunities for Comparable Development:</b>	Potential to redevelop for retail and mixed-uses in the long-term.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Long-term
<b>Ownership</b>	Multiple ownership.
<b>Land Assembly / CPO Requirements:</b>	Site assembly for a comprehensive single use redevelopment could prove difficult.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Site has already been redeveloped to a degree for retail uses and various offices uses have recently been refurbished. Thus the potential for future development would be limited.
<b>Other Viability Issues:</b>	

SITE 18	SHIRE HALL, WARWICK
	
<b>LOCATION:</b>	Market Place, Warwick
<b>APPROXIMATE SIZE:</b>	1.31 acres (0.53 hectares)
<b>SUITABILITY:</b>	
<b>Existing Uses:</b>	County Council Offices, Shire Hall and Crown Court
<b>Planning History:</b>	Allocated for office use.
<b>Relationship with Town Centre (&amp; Primary Shopping Area)</b>	In the heart of the town centre.
<b>Access</b>	From Barrack Street, Northgate Street and Old Square
<b>Site Details</b>	Not aware of any adverse ground conditions or contamination issues, although further investigations will be required by any potential developer.
<b>Potential Planning Constraints</b>	Conservation Area and adjacent to various Listed Buildings including the courts, the Judges Lodging House and the Staff Club. In close proximity to the Church of St Mary and the Rectory. Loss of strategic views across the town centre.
<b>Opportunities for Comparable Development:</b>	Considered to have potential for a mixed-use scheme incorporating retail and residential uses, if the Council relocates.
<b>AVAILABILITY:</b>	
<b>Availability (Timescale)</b>	Warwickshire County Council are undertaking a strategic property review.
<b>Ownership</b>	Warwickshire County Council
<b>Land Assembly / CPO Requirements:</b>	Unlikely to be required.
<b>VIABILITY:</b>	
<b>Potential for Redevelopment</b>	Depends on whether Warwickshire County Council move out of buildings.
<b>Other Viability Issues:</b>	Unknown