



Royal Leamington Spa

Neighbourhood Development Plan

2019-2029

Regulation 16 Submission Draft

November 2019



Royal Leamington Spa Town Council

2029 Vision for Royal Leamington Spa

“Royal Leamington Spa’s vibrant and diverse history gives our town its unique character and distinctive identity. It has become a thriving base of creative, cultural and technological innovation whilst nurturing its valued green spaces and community assets.

Looking to our future, we will continue to conserve and protect our built heritage whilst promoting enhancements which allow us to reduce our impact on climate change, support sustainable economic development, build innovative housing, support effective integrated transport systems and contribute to a healthy town.”



1 Jephson Gardens

Foreword

Royal Leamington Spa is a Town with a brief but relatively rich history. It owes much to the Victorian fascination with the curative properties of Spa water which was the principal reason for its rapid growth from a small hamlet of only 300 people in 1801 to over 27,000 one hundred years later. Throughout the period of the industrial era of the late 19th Century and the expansion of the railways, Leamington remained at the forefront of the growth in urbanisation with much of the architectural diversity seen today a result of this expansion.

Throughout its history, the Town has embraced change and continues to do so. This is seen in the decline of traditional manufacturing industries and the rise of new technological solutions, evidenced in the establishment of a growing digital media sector which has earned the Town the soubriquet “Silicon Spa”. The desirability of Leamington as a place to live has further attracted investment on the periphery of the Town by large employers such as National Grid and Jaguar Land Rover. It is a place that is vibrant and distinctive, offering opportunities for business and individuals to prosper in a safe and attractive environment. Leamington is widely regarded for the beauty of its green open spaces; its Parks and Gardens being a particular feature and the legacy of its Victorian past which continues to attract visitors to the Town.

In common with many other Towns, Leamington faces significant challenges. The residential expansion planned over the period to 2030 will place increasing pressure on local infrastructure. The continued demand for accommodation by young people attending the University of Warwick and the challenges to the retail sector posed by changes in peoples’ shopping habits, mean that the Town cannot stand still – it must, as it always has, embrace change.

The Royal Leamington Spa Neighbourhood Development Plan has been prepared as a means of delivering policy solutions to the challenges that the Town will face in the future. It acknowledges the key planning policies adopted in the Warwick District Local Plan in 2017 and seeks to add context to these in pursuit of development that will carry the support of those who live in our Town. The Leamington Spa Neighbourhood Development Plan is an opportunity to influence the development of our Town to provide a safe, secure, prosperous and carbon neutral future for all who live and work here.

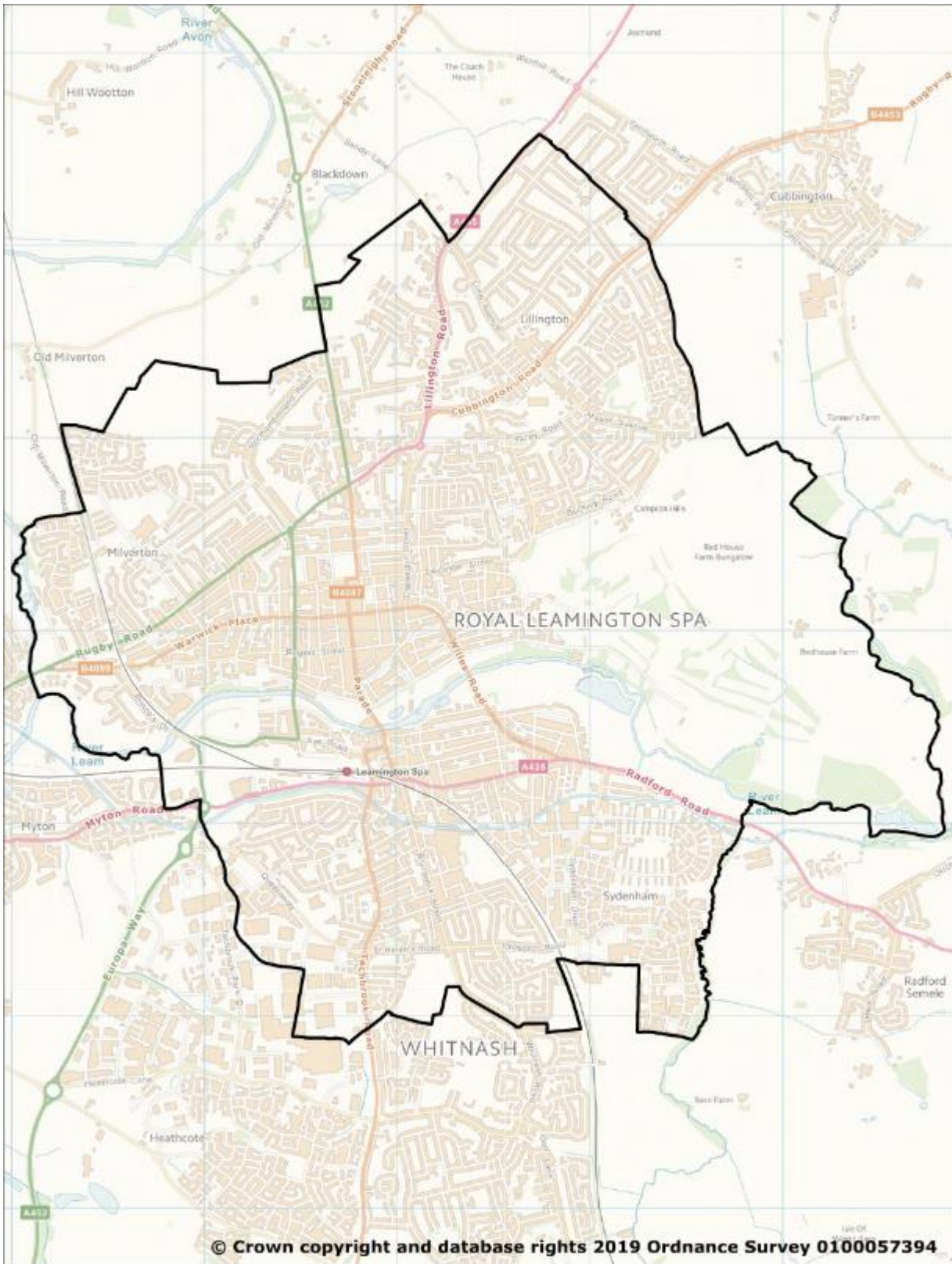


2 Leamington Spa Railway station (David Heathfield)

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Figure 1. Designated Neighbourhood Area



Designated Neighbourhood Area

Scale
0 150 300 450 600 750 m

1:25000 @A4

Date: 15/03/2019



EXECUTIVE SUMMARY

The 2011 Localism Act gives local communities the power to produce their own neighbourhood plans. These Plans are concerned with land use and influence future development in the local area.

Such plans are focused on shaping the built environment and can:

- Identify a shared vision and common goals for a neighbourhood.
- Define where new homes, shops, offices and other development should be built.
- Influence what new buildings should look like and set design standards.

Neighbourhood Plans cannot propose or oppose development contrary to that provided for in the District Local Plan for the area to which they relate. They are therefore subordinate documents but nevertheless provide an important local context to the strategic policies contained within the District Local Plan. The Neighbourhood Plan will have effect from the date when it is made until 31st March, 2029.

Royal Leamington Spa Town Council is the body designated to prepare the Neighbourhood Plan for Leamington Spa. It has done so with the support of a Steering Group made up of local people and representatives of local organisations.

Royal Leamington Spa has a strong historic legacy and a rich heritage. It is a Town founded on the entrepreneurial vision of the Victorians which has embraced change throughout its development, now evidenced as home to many new innovative digital businesses. It is important that the future development of the Town meets the aspirations of our community and contributes to the delivery of the vision that we have evolved.

The Plan has been Submitted to Warwick District Council NDP and is published for further consultation from XXX until XXX.

The Plan is set out as follows:

Introduction and Background	This explains the Neighbourhood Plan process and the timetable	Pages 8-9
Our Vision and Key Themes	All Neighbourhood Plans have a vision for their Neighbourhood. This informs our 5 key themes on which the Plan is based	10-16
Spatial Portrait	This provides an overview of the Town including key statistical evidence which has been considered in developing the Plan	17-22
Policy Context	This describes the Planning Policy context and constraints which influence Neighbourhood Plans	23-25
Planning Policies	The Neighbourhood Plan is broken down into a series of Policies within each of the 5 key themes. Each theme is expressed as a number of policy objectives accompanied by a justification of the Policy. In this Section you will also find a number of supporting actions. These are not Planning Policies but improvements or projects that may be implemented with collaboration between various partners utilising developer contributions.	26-70

How to comment	Provides details of the consultation process and how the public and stakeholders can respond	71
Monitoring and Review	This section states how the Plan will be measured and updated	72
Glossary	Neighbourhood Plans, if approved, form part of the Development Plan for an area. As such they are therefore statutory documents and are worded in a manner that sometimes uses technical jargon. We have therefore included a glossary to explain these terms in simple language	102-108

1.0 Introduction and Background

1.1 The Localism Act 2011 gives Town Councils the power to prepare a Neighbourhood Development Plan (NDP) to set planning policy for their local area. Through NDPs, local people now have the opportunity to shape new development. This is because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. This document, the Royal Leamington Spa Neighbourhood Development Plan (RLSNDP), once made, will become part of the statutory development plan for Warwick District.

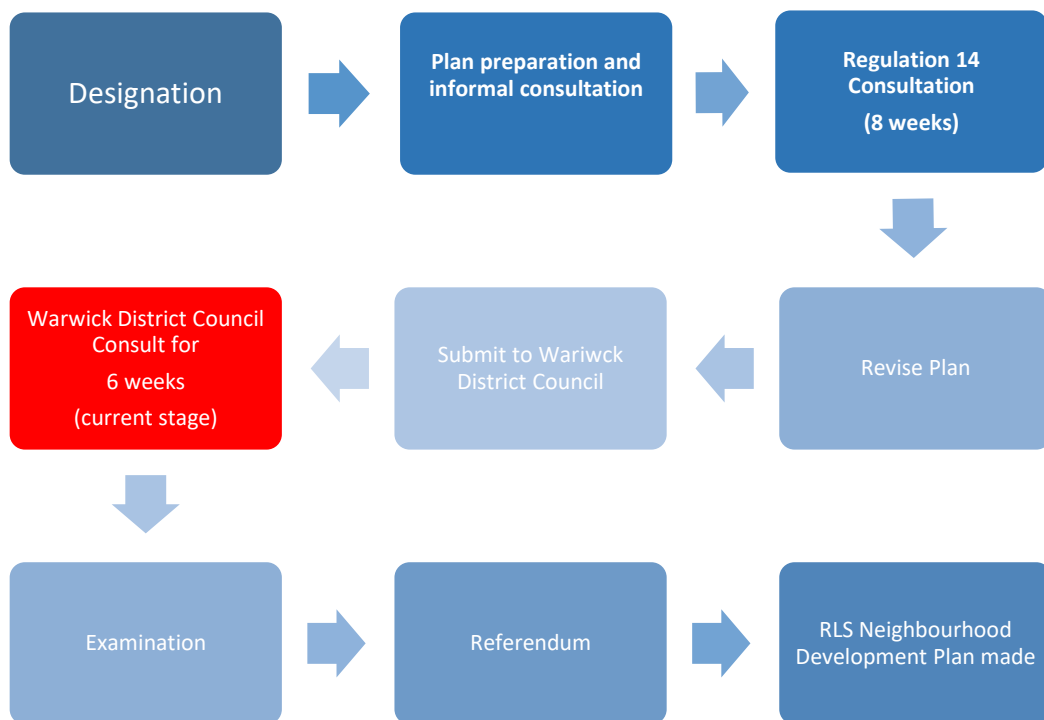
Neighbourhood Plan Process and Preparation

1.2 Royal Leamington Spa Town Council as a qualifying body decided to prepare an NDP for the town and Warwick District Council (WDC) designated the whole Town Council area as a Neighbourhood Area on 14th September 2016. The designated Neighbourhood Area is shown on Figure 1.

1.3 A Committee comprising Town Councillors, key stakeholders and residents was established to progress work on preparing the RLSNDP.

1.4 The steps in preparing a Neighbourhood Development Plan are set out in Figure 2 below. The RLSNDP has now reached formal Regulation 16 submission consultation stage.

Figure 2 Neighbourhood Development Plan Process



1.5 The Regulation 16 RLSNDP has been developed following a thorough consultation and engagement process beginning in September 2016, all of which has been actively supported using web and social media. The work completed to date is set out in Table 1.

Table 1. RLSNDP Consultation and Engagement 2016-2019

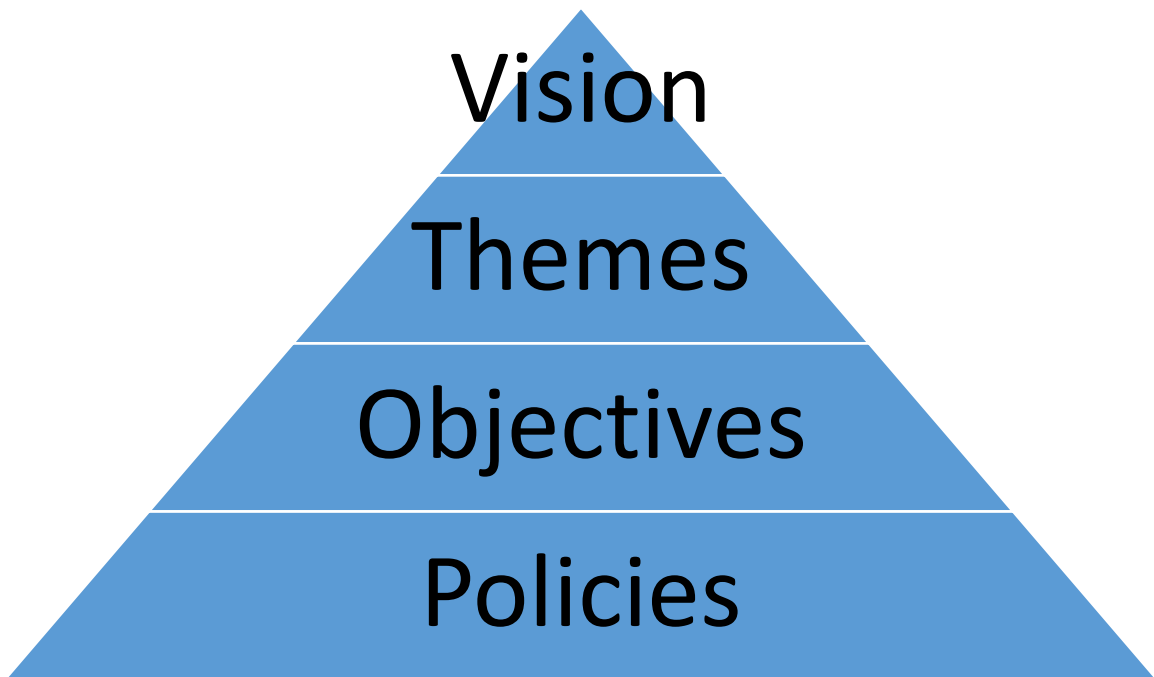
Date	Activity
September 2016	Stakeholder engagement (businesses, community groups, local interest groups, councillors)
November 2016	Creation of Steering Group
January 2017	Public launch event
May/June 2017	Public drop-in sessions
June/August 2017	Attendance at 4 community events
November 2017	Web site launched
January/February 2018	Stakeholder/Steering Group Theme Workshops
June/August 2018	Attendance at 5 community events
August-December 2018	Local Green Space Designation Working Group outreach work.
February/March 2019	Informal consultation on Draft Plan
June/August 2019	Regulation 14 consultation
December 2019	Submission to Warwick District

- 1.6 This consultation and engagement work has culminated in the publication of the Regulation 16 Draft RLSNDP. The Regulation 16 Draft will be subject to 6 weeks of formal consultation by Warwick District Council– **[dates to be inserted by WDC]**. This consultation provides residents, businesses, land owners and others an opportunity to make further formal comments on the RLSNDP. Planning can be full of technical phrases and jargon, so we have also included a Glossary on page 101 to help you when reading the plan. We welcome your comments on the Regulation 16 Draft RLSNDP and these should be sent in writing, preferably using one of the response forms available at **[details to be inserted by WDC]**.

2.0 Royal Leamington Spa Neighbourhood Development Plan Key Themes and Vision

Developing the RLSNDP

- 2.1 Preparation of the RLSNDP has included wide community engagement (Table 1). Following this, and stemming from issues raised at the launch and drop-in sessions, five themes were identified – see Key Themes. These themes were used to establish the Vision and Objectives for the RLSNDP. In order to achieve our objectives the RLSNDP has 23 planning policies. This all fits together as follows:



By implementing the planning policies in the RLSNDP we will achieve our objectives for each theme and that will enable us to meet our 2029 Vision.

Key Themes

- 2.2 From the feedback generated from the community events and other consultations 5 themes have been identified for the RLSNDP:



RLSNDP 2029 Vision

- 2.3 The RLSNDP will help to address some of these key issues with the aim of achieving our Vision for Royal Leamington Spa in 2029. Why 2029? This is because one of the legal requirements a neighbourhood development plan must meet is that it must plan for the same period as the District Local Plan, i.e. up to 2029.

2029 Vision for Royal Leamington Spa

Royal Leamington Spa's vibrant and diverse history gives our town its unique character and distinctive identity. It has become a thriving base of creative, cultural and technological innovation whilst nurturing its valued green spaces and community assets.

Looking to our future, we will continue to conserve and protect our built heritage whilst promoting enhancements which allow us to reduce our impact on climate change, support sustainable economic development, build innovative housing, support effective integrated transport systems and contribute to a healthy town.

Objectives

- 2.4 To help us achieve this Vision and address the Key Issues, a set of Objectives have been identified for each of the 5 themes. The RLSNDP on its own cannot deliver on all of these objectives, some will be through the work of the District and County Council and others through the work of the private, community and voluntary sectors.

Royal Leamington Spa Neighbourhood Development Plan Objectives

Housing and Development Theme

OBJECTIVE 1. To support the delivery of sustainable housing to meet the needs of a growing population in accordance with Local Plan Policy H0 and the NPPF.

To achieve this objective, we have identified a number of targets and actions to be pursued through the RLSNDP or other activity and measures:

- A To promote high quality, sustainable housing in the existing urban area to meet housing needs in Royal Leamington Spa where it does not lead to the loss of residential gardens.**
- B To promote high quality, sustainable design (i.e. homes that because of the way they are built and from the materials they use are more energy efficient) and which incorporate standards for Lifetime Homes/Building for Life.**
- C To support self-build housing in the town where it is in keeping with its surrounding area, does not act negatively upon neighbouring properties and promotes energy efficiency.**

Community and Culture Theme

OBJECTIVE 2. To encourage all members of our community to access improved community, leisure and cultural opportunities across Leamington.

To achieve this objective, we have identified a number of targets and actions to be pursued through the RLSNDP or other activity and measures:

- A To ensure any new residential development that increases demand for community facilities makes additional provision for such facilities and to**

protect and support the expansion of existing community facilities within the town.

- B To use funds arising from developer contributions for improvements to community facilities/services.***
- C To create new, and enhance existing, places to meet across the town in a range of sizes.***
- D To review whether any buildings within Royal Leamington Spa should be listed as Assets of Community Value.***
- E To support the creation of new public artworks which link to the history and essence of Royal Leamington Spa as a creative hub for innovation.***
- F To signpost users to existing community hubs and community facilities thereby increasing their use and patronage.***



3 Victoria Park

Green Spaces and Parks Theme

OBJECTIVE 3. To protect and enhance the provision of parks, other areas of green space and natural landscape within the town.

To achieve this objective, we have identified a number of targets and actions to be pursued through the RLSNDP or other activity and measures:

- A To protect existing areas of open space, River Leam, Grand Union Canal and other blue infrastructure.***
- B To provide additional small urban green spaces/informal recreation areas and to develop and enhance existing areas.***

- C To promote and improve the use of and access to parks, open spaces and allotments, and to educate people about the value of different types of green areas.***
- D To manage public open space in a sustainable manner to protect and enhance wildlife habitats and biodiversity.***
- E To maintain the permanence of the Green Belt around Royal Leamington Spa.***
- F To protect existing allotments and promote the development of additional allotments.***
- G To maintain existing leisure activities/facilities offered within our parks and green spaces and provide more where needed and desired.***
- H To reduce litter, dog fouling and anti-social behaviour in our parks and green spaces through design and education.***
- I To ensure people with disabilities have access to all green spaces.***



4 Skatepark, Victoria Park

Roads and Transport Theme

OBJECTIVE 4. To reduce vehicle traffic emissions, improve air quality and increase access to and use of all types of sustainable transport modes across Royal Leamington Spa.

To achieve this objective, we have identified a number of targets and actions to be pursued through the RLSNDP or other activity and measures:

- A To promote and widen the availability of green travel options in Royal Leamington Spa, e.g. by upgrading and completing key identified cycle routes.***
- B To improve air quality and community health by enabling a modal shift to walking and cycling.***
- C To reduce traffic congestion at key bottleneck junctions in a way that is consistent with air quality objectives, as well as ensuring a balance in favour of sustainable transport modes.***
- D To support and develop viable public transport options, promote the development of an effective transport interchange and improve the environment around the railway station.***
- E To utilise the canal and river to attract more visitors, sensitively open both waterways up for better pedestrian/boat/cycle usage.***
- F To improve connectivity between Royal Leamington Spa's Old and New Town areas.***
- G To use Community Infrastructure Levy (CIL) arising from development to target improvements to transport infrastructure.***

Business Support and Town Centre Theme

OBJECTIVE 5. To support retail and business, especially local and independent companies, so as to promote sustainable growth in investment, jobs and tourism.

To achieve this objective, we have identified a number of targets and actions to be pursued through the RLSNDP or other activity and measures:

- A To protect the existing level of car parking provision in the town as it will be following the completion of the proposed redevelopment of the Covent Garden site.***
- B To support regeneration opportunities and suitable public realm improvements to help revitalise the Old Town area.***
- C To help provide facilities for new and existing businesses within the creative industries through the development of the Creative Quarter.***
- D To sustain and enhance local shopping areas across Royal Leamington Spa.***

- E To support distinctive shopfronts and signage for retailers and businesses in the New and Old Town areas, having careful regard to the Conservation Area and acknowledging the different purposes each area serves.**



5 Alumno building by the canal (Photograph: Dr. Jill Barker)

3.0 Spatial Portrait

ROYAL LEAMINGTON SPA KEY FACTS

People

- 3.1 Royal Leamington Spa is probably, by population size, the largest neighbourhood plan prepared so far. There were 49,491 usual residents within the town at Census day 2011. Of these, 98.1% lived in households and 1.9% lived in communal establishments. The average (mean) age of residents was 37.4 years.
- 3.2 Royal Leamington Spa has fewer young people in the school age groups when compared with Warwick District and England (Figure 3) but more young people in the 20-24 age group, this reflects the large student population living in the area. Royal Leamington Spa also has higher proportion of people in the 25-29 and 30-44 age groups, but lower proportions of those in older age groups. However, older residents, those aged over 65, still form a significant section of the population (13.1%) or 6,948 residents. A key objective of the neighbourhood plan is to meet the varying needs of all age groups and sections of the local community.
- 3.3 Figure 4 shows the ethnic group of Royal Leamington Spa residents. The local population is 86% White, compared with 89.2% in Warwick District, 85.4% England. In Royal Leamington Spa 9.2% of the population are Asian/Asian British compared with 7.2% Warwick District, 7.8% England. 6.4% of Royal Leamington Spa residents are in the Indian ethnic group.

First mentioned in the Domesday Book of 1086 as *Lamintone*

The old village of Leamington Priors was on the southern bank of the River Leam.

In 1814, the Royal Pump Rooms and Baths were opened close to the River Leam.

Following the granting of a 'Royal' prefix in 1838 by Queen Victoria, 'Leamington Priors' was renamed 'Royal Leamington Spa'.

Population: 49,491

Area: 1,318 hectares (3,257 acres)

Dwellings: 21,906

Under 4s: 2,826 (5.7% of population)

Under 18s: 8,673 (17.5%)

18-29s: 12,623 (25.5%)

30-59s: 23,226 (46.9%)

Over 60s: 9,398 (19%)

White: 86%

Asian/Asian British: 9.2%

Indian: 6.4%

(all figures 2011 Census)

National Heritage List for England: 444 entries, mostly Listed Buildings.

4 Conservation Areas

Figure 3. 2011 Census Population by Age Group, Royal Leamington Spa, Warwick District and England (Source: Nomis)

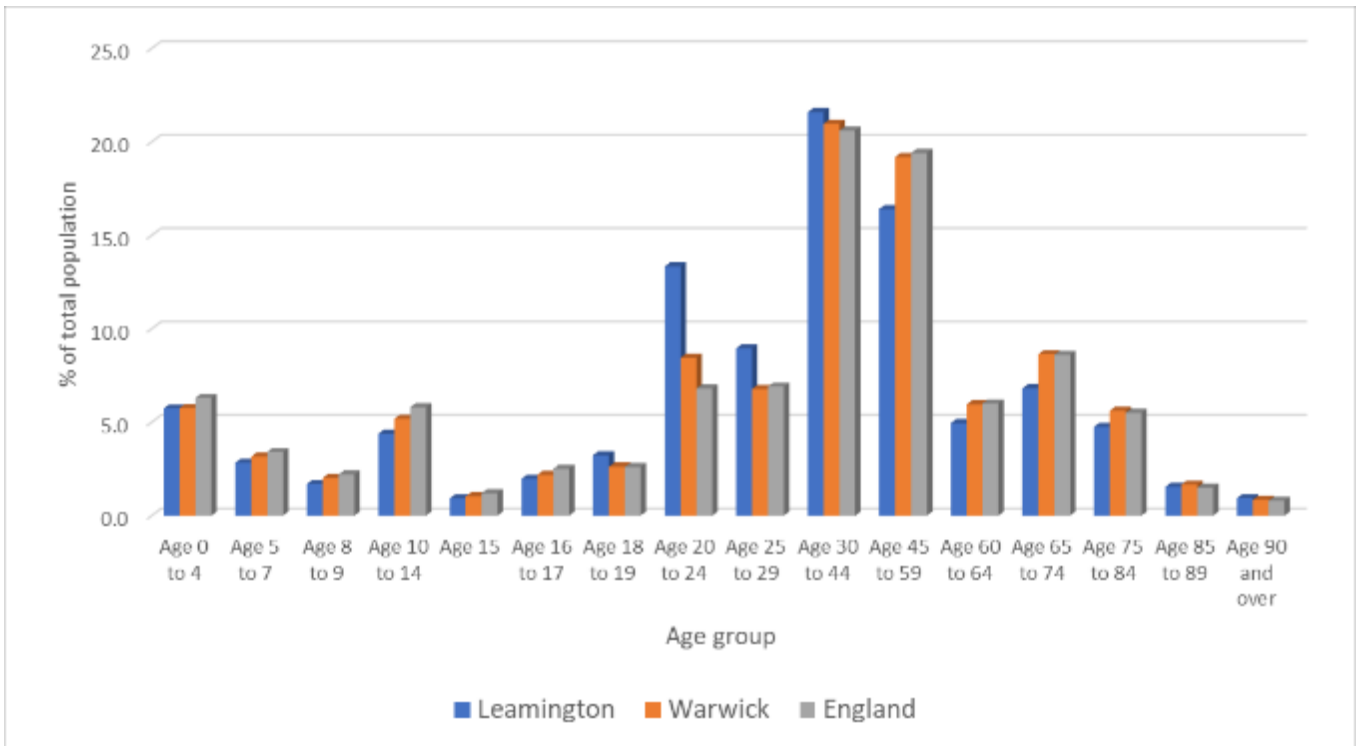
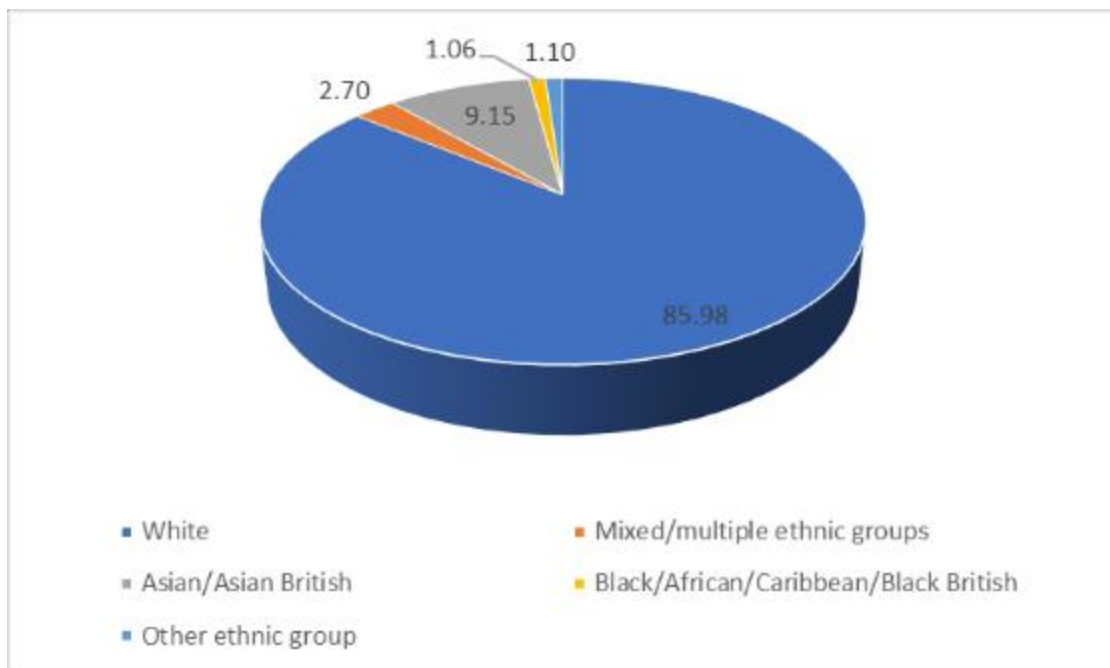


Figure 4. 2011 Census Population by Ethnic Group, Royal Leamington Spa (Source: Nomis)



3.4 Royal Leamington Spa residents, possibly reflecting the younger age profile of the area, generally describe themselves as enjoying better health than comparable figures for Warwick District, but not those for England (Table 2). Almost 7%, or 3,420 residents consider their health limits their day-to-day activities.

Table 2. Health (Source: Nomis)

	Royal Spa	Leamington	Warwick District	England
Residents who consider their Day-to-day activities are limited a lot (%)	6.9		8.3	6.4
Residents who consider they have “bad” or “very bad” health (%)	4.5		5.4	4.0

3.5 There were 21,906 dwellings in Royal Leamington Spa at the time of the 2011 Census. The breakdown of dwelling types is very different from that in the District and in England. This reflects the historic development of Royal Leamington Spa, particularly as a Spa town (Table 3)

3.6 Again, probably reflecting the area’s large student population and younger workforce the tenure split in Royal Leamington Spa is very different from that in the District as a whole, and for England, with a greater proportion of private rented properties: 25.6% of all dwellings, compared with 16.8% for the District and 17.9% for England. There is also a greater proportion of housing for social rent in Royal Leamington Spa: 18.6% compared with 17.7% in the District and 13.4% in England. As a result, the proportion of privately-owned housing is much less: 54% in Royal Leamington Spa; 63.3% in Warwick District and 66.7% in England. Student households make up 4.6% of all households, the figure for the District being only 0.6% of households.

Table 3. Dwellings, Percentage by Dwelling Type (Source: Nomis)

Dwelling Type	Royal Leamington Spa	Warwick	England
Whole house or bungalow: Detached	12.2	22.3	24.3
Whole house or bungalow: Semi-detached	27.9	30.7	30.9
Whole house or bungalow: Terraced (including end-terrace)	23.7	24.5	21.5
Flat, maisonette or apartment: Purpose-built block of flats or tenement	24.6	16.7	17.2
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	9.8	4.3	4.6
Flat, maisonette or apartment: In a commercial building	1.7	1.1	1.3

3.7 One of the key issues that has been identified for the RLSNDP has been the need to reduce the impact of private cars and to encourage other forms of transport. This is especially important, given that the 2011 Census figures, reveal a significant proportion of the population do not have access to a car (26.3%, 5,595 households). This is slightly higher than the District figure (25.8%) and much higher than the national figure (18.5%).

3.8 Once again reflecting the large student population, economic activity in Royal Leamington Spa is slightly below the District and national figure: 68.2%, 69.9% and 71.3% respectively. The corresponding proportion of students is 14.2%; 5.8% and 2.9%. The percentage of retired residents in Royal Leamington Spa is less (10%) than Warwick District (13.7%) and England (12.9%).

- 3.9 Perhaps, unsurprisingly, given what has already been said about Royal Leamington Spa's significant student population, qualification levels of residents are much higher than for the District. Those with Level 4 qualifications, or higher, are 37.1% for Royal Leamington Spa and 27.4% for the District. Those with such qualifications in England are 38.4%. The figures for those with no qualifications are Royal Leamington Spa 16.8%; Warwick 22.5%; England 16.4%.

People

- 3.10 The neighbourhood area (Map 1) covers some 1,317 hectares and lies to the east of Warwick. The two settlements, almost forming one continuous urban area, are separated by the River Avon.
- 3.11 Regionally, Royal Leamington Spa lies within the West Midlands, 37 miles south east, 41 minutes from Birmingham by motorway; 11 miles south, 18 minutes from Coventry on the A46. Comparable rail journeys from Royal Leamington Spa railway station are 31 minutes to Birmingham; 16 minutes to Coventry. There are direct rail services to London, Manchester and the North East and South West.
- 3.12 The historic development of Royal Leamington Spa is dominated by the development of the earlier village of Leamington Priors into a Spa town beginning in the 19th Century. The village taking its name from the River Leam that flows through the centre of the town and, today, separates north from south Royal Leamington Spa.
- 3.13 The original spring was Aylesford Well, adjacent to All Saints parish church. This occurred naturally, six further wells were drilled, and as the reputation and marketing of the health-giving properties of the local spring water gathered pace so, too, did the rapid development from this original settlement.
- 3.14 The early development of the town started on the southern bank of the River Leam. During the 1820s and 1830s, Royal Leamington Spa expanded on the land to the north of the river, resulting in the Regency and Georgian New Town, with buildings and parks, such as the Royal Pump Rooms and Baths, Jephson Gardens and the Georgian townhouses built to accommodate the growing number of visitors. The growth of Royal Leamington Spa was rapid; at the time of the first national census in 1801, Royal Leamington Spa had a population of just 315, by 1851 this had grown to 15,724, and by 1901, the population had grown to nearly 27,000.



6 Clarendon Square

- 3.15 When the “Royal” prefix was granted by Queen Victoria in 1838, Leamington Priors was renamed 'Royal Leamington Spa'.
- 3.16 With the decline in the popularity of the Spa, the economy of Royal Leamington Spa declined towards the end of the 19th century and Royal Leamington Spa became a popular place to live, particularly the middle class from larger centres, such as Coventry and Birmingham.
- 3.17 In the 19th and 20th Centuries Royal Leamington Spa's economy became more diverse and manufacturing grew in parts of the town, taking advantage of the railway and canal. A major boost to the local economy was the re-location of car manufacturing from Coventry after World War II. Manufacturing remains an important part of the town's economy, providing about 10% of local employment, from locations such as the Sydenham Industrial Estate, and making an important contribution to the West Midlands automotive industry.
- 3.18 The town centre with its unique and high-quality environment provides a sub-regional focal point for retail, leisure and other employment. The centre was relatively resilient to the recession in the early 2010s and competition from online retailing and other retail destinations and town centres in the sub-region. However with closure of anchor stores, such as BHS, this threat remains. Leamington Shopping Park which lies on the periphery of the town and outside parish boundary and Neighbourhood Plan Area.
- 3.19 The areas around central and south Royal Leamington Spa have become popular for students, particularly from the University of Warwick. The town centre provides a good range of facilities for young people and a thriving evening economy. In addition, the housing stock, much of it a legacy of the Spa town, lends itself to the provision of shared houses and flats. This has led to problems for existing, long-term residents and an Article 4 direction is in place to manage conversion to houses in multiple occupation.

3.20 Royal Leamington Spa will continue to be affected by the strategic urban expansion to the south of Warwick and Royal Leamington Spa. This will deliver an estimated 4,345 dwellings. This whole area has been granted planning permission and parts are now under construction. In addition to housing, the area will deliver new secondary school facilities, four primary schools, local GP services, shops, community facilities and an important buffer of open space to the south to be delivered as Tachbrook Country Park.



7 View of Parish Church and Pump Rooms (Richard Cunningham)

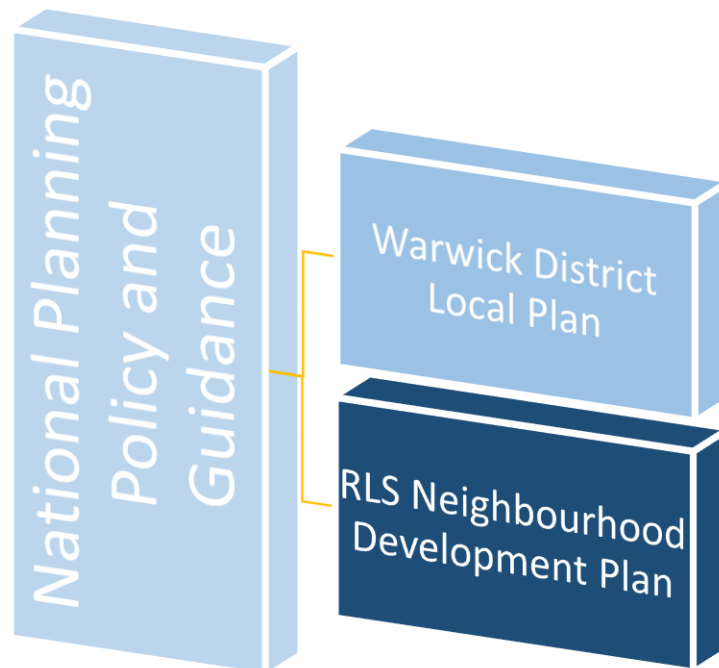


8 Houses on Lansdowne Circus

4.0 Planning Policy Context

- 4.1 Neighbourhood Development Plans must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area (Figure 5). It is therefore important that, as the Plan is prepared, the RLSNDP's policies reflect this higher-level planning policy framework.

Figure 5. Relationship of the RLSNDP, national policy and guidance and the Warwick District Local Plan



National Planning Policy and Guidance

- 4.2 National planning policy is set out in the revised National Planning Policy Framework (NPPF)¹ published in February 2019. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: an economic objective, a social objective and an environmental objective.
- 4.3 The Warwick District Local Plan sets strategic planning policy for the area. The NPPF sets out the scope of non-strategic policies that can be used in neighbourhood plans. These can be “more detailed policies for specific areas, neighbourhoods or types of development” (paragraph 28) this can include “*allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*” More specifically for neighbourhood plans NPPF states:

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

- 4.4 The RLSNDP has also been prepared by taking into account advice in the National Planning Practice Guidance (<https://www.gov.uk/government/collections/planning-practice-guidance>).

Warwick Strategic Planning Policy

- 4.5 Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan (all policies with the prefix “DS”, ending in “0” and Policy H1 – Directing Housing). These strategic policies are contained in the Warwick District Local Plan 2011-2029 (adopted September 2017).
- 4.6 The level of detail and scope of the strategic planning policies in the Warwick District Local Plan means that many of the “major” planning issues up to 2029 have already been addressed. The number of new homes, protection of the Green Belt and policy for Royal Leamington Spa town centre. These are shown in Figures 6 and 9 in this document, these Figures are taken from the Local Plan and show the strategic policy for the wider Warwick District area, including Royal Leamington Spa and for Royal Leamington Spa town centre. The RLSNDP, therefore, does not seek to replace or duplicate these strategic planning policies: they already form part of the development plan for the area. What the RLSNDP seeks to do is to add planning policies with greater levels of detail that will sit alongside and complement the strategic policies in the Warwick District Local Plan.



9 Levels of new housing provision are set in the Local Plan

5.0 Royal Leamington Spa Neighbourhood Development Plan Policies

- 5.0.1 This section of the RLSNDP sets out the planning policies that have been developed to help guide and manage development in Royal Leamington Spa up to 2029. The policies are set out below each Theme and the appropriate Objective. Each policy is accompanied by a Background/Justification section. This explains why the policy is considered necessary, sets out the evidence used to develop the policy and provides further information on how the policy should be used. Whilst the policies are divided between the relevant objectives, the policies of the RLSNDP should, and will, be read as a whole.
- 5.0.2 The RSLNDP is a planning policy document. When complete it will form part of the development plan for Warwick District. In and of itself the RSLNDP will not be responsible for bringing about specific development and proposals. This will be the responsibility of landowners, developers, businesses, homeowners and key agencies such as the District and County Councils, who will have to take into account the RSLNDP and other development plan policy.

5.1 Housing and Development

OBJECTIVE 1. To support the delivery of sustainable housing to meet the needs of a growing population in accordance with Local Plan Policy H0 and the NPPF

- 5.1.1 Royal Leamington Spa is a popular place to live. As one of Warwick District's main urban areas Royal Leamington Spa will be a focus for development, both within the relatively built-up existing urban area and at the planned southern, urban extension (which lies outside of the designated neighbourhood area).
- 5.1.2 The Warwick District Local Plan sets out strategic planning policy covering most housing issues. It sets out the direction for housing growth (Policy H1); the level of affordable housing provision (Policy H2), 40% on sites of 11 or more dwellings; the mix of housing (Policy H4); housing for older people (Policy H5); houses in multiple occupation and student accommodation (Policy H6); and custom and self-build housing provision (Policy H15).
- 5.1.3 This comprehensive set of strategic planning policies leaves some room for manoeuvre for the RLSNDP to add further detail to these strategic planning policies.
- 5.1.4 One area where the RLSNDP can provide further detailed planning policy is on housing design, both within and without the town's Conservation Areas. Working together the RLSNDP and Warwick District planning policies will help us meet the targets set under RLSNDP Objective 1.

New Housing Development

- 5.1.5 The Warwick District Local Plan identifies an Urban Area for Royal Leamington Spa, Whitnash and Warwick (Figure 6). Over the Local Plan period, up to 2029, the majority of growth is to be focused in this Urban Area (Local Plan Strategic Policy DS4). The Warwick District Local Plan also identifies key housing sites, such as those under construction at Heathcote Park and Oakley Wood (all of which lie outside the designated neighbourhood area boundary). Through the consultations on the RLSNDP and the work of the theme groups it is clear that within the Urban Area, although constrained by the level of existing development and the need to protect interests of acknowledged importance, such as heritage assets, and open spaces, there is support for certain forms of new housing development. Policy RLSNDP1 sets out how and where these will be supported.

Policy RLS1 – Housing Development Within the Royal Leamington Spa Urban Area

Proposals for new housing development within the Royal Leamington Spa Urban Area, as defined in the Warwick District Local Plan, will be supported for the following:

- 1. Re-use of previously developed land and buildings.**
- 2. Infill development of less than 10 dwellings, that does not lead to the loss of residential gardens (unless in accordance with Policy H1 of the Warwick District Local Plan), overdevelopment, or have a significant adverse impact on the amenity of adjacent existing and future occupiers and uses.**

3. **Proposals for custom and self-build housing provision that are acceptable when assessed against Warwick District Local Plan Policy H15.**
4. **Community-led housing developments and the provision of live/work units on the Court Street area as defined in allocation H16 of the Local Plan.**
5. **Proposals for purpose-built student accommodation when positively assessed against Local Plan and any relevant supplementary planning document.**

Development of previously developed land shall undertake a surface water outfall assessment, following the Drainage Hierarchy (National Planning Practice Guidance , paragraph 80) to determine if there are viable alternatives to existing connections to the combined sewer network.

Background/Justification

- 5.1.6 Policy RLS1 works within the strategic policy established for the Urban Area by the Warwick District Local Plan. Policy RLS1 sets out the types of smaller scale development that will be supported in the Urban Area. This includes the re-use of previously developed land and buildings. Development of previously developed land can often provide opportunities for better management of surface water drainage, based on advice from Severn Trent Policy RLS1 seeks to ensure such development explores all viable alternatives e.g. drainage into the ground or to an existing surface water body before drainage into the combined sewer network. Whilst development of previously developed land is encouraged this has to be a balanced exercise, that assesses such proposals within the context of other policies within the RLSNDP and elsewhere in the development plan, for example policies seeking to protect heritage assets, open spaces, community facilities or economic uses.
- 5.1.7 Policy RLS1 also seeks to support small-scale infill development. Such development is defined for the purposes of the RLSNDP of less than 10 dwellings. Royal Leamington Spa is already considerably built-up, but where suitable opportunities arise for such infill development, these will be supported where they do not lead to loss of residential gardens, unless in accordance with Warwick District Local Plan Policy H1 Directing New Housing; do not lead to overdevelopment of a site and do not have a significant adverse impact on the amenity of adjacent occupiers and uses.
- 5.1.8 The District Council is supportive of self-build by individuals and of community-led housing proposals. Where such proposals come forward they will be supported when they do not conflict with other development plan policies. Warwick District Council maintains a register of those interested in self-build. This can be accessed at the following web site: https://www.warwickdc.gov.uk/info/20376/planning_policy/1019/self-build_and_custom_build_homes.

Housing Design

- 5.1.9 Royal Leamington Spa has many outstanding buildings and high-quality residential areas. It is clear from consultations on this neighbourhood plan, that there is a strong desire to see any new development achieve good design and be sympathetic to its local context. There is also a need to ensure that new housing achieves the highest possible standards

in terms of environmental performance, thereby reducing impact on the environment and climate change. Policy RLS2 sets out how this should be achieved in Royal Leamington Spa and will be used to assess future planning applications in the town.

Policy RLS2 – Housing Design

Planning proposals for new housing development will be required to achieve good design. They should function well for all by being *Lifetime Homes* and make a positive contribution to the quality of the built environment in Royal Leamington Spa. Proposals will be assessed against Warwick District Local Plan Policy BE1 and should have regard to any relevant Supplementary Planning Documents, including the Warwick District Council *Residential Design Guide*.

Applicants are encouraged to go beyond prevailing sustainable development standards, particularly with regard to environmental performance of buildings, resource consumption and recycling. Where possible, proposals should aim to achieve Level 4 of the Code for Sustainable Homes and the incorporation of higher environmental standards such as Passivhaus or a similar approach is encouraged. When considering such measures applicants and decision-makers will need to ensure that there is a balance between the need for innovation and respecting and harmonising with buildings and local quality and character of surrounding development.

***Building for Life*, or an equivalent assessment framework, should be used to assess the suitability of proposals.**

New housing development should include design features and measures to reduce the impacts of climate change by increasing resilience to extreme weather events, including the increased risk of river and surface water flooding. Applicants should be able to demonstrate that their proposals are water efficient and that unless not reasonably practicable the design includes water efficiency and re-use measures.

Poor design that fails to meet the relevant criteria in this, and other development plan and national planning policies will be refused.

Background/Justification

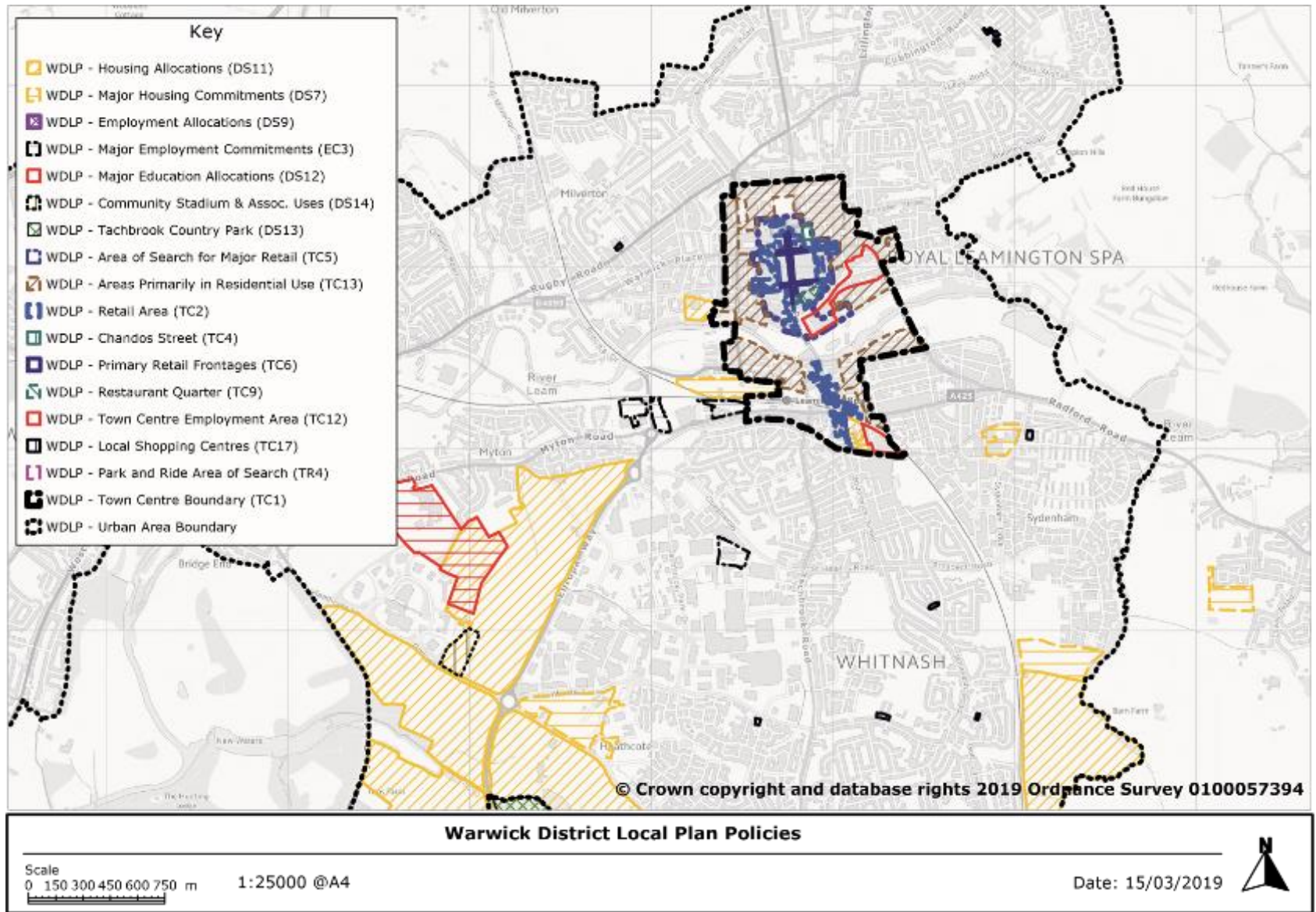
- 5.1.10 Royal Leamington Spa already has, in many respects, and many areas, a high quality, distinctive built environment. The Warwick Local Plan, through Policy BE1 Layout and Design, sets a framework for assessing the design of planning proposals. This includes all the key features and attributes of what is considered to be good design. Policy RLS2 does not need, or seek, to repeat these, but seeks to add further policy detail. These are intended to ensure that new development in Royal Leamington Spa achieves well designed places and buildings which are climate resilient.
- 5.1.11 National policy is clear that the “*creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*” (NPPF, para. 124).

Local plan and neighbourhood plan design policies should seek to ensure that all new development in Royal Leamington Spa is of good design.

- 5.1.12 National planning policy is also clear that “*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*” (paragraph 64, NPPF)
- 5.1.13 Policy RLS2 should also be read in conjunction with the Warwick District Council *Residential Design Guide* Supplementary Planning Document.
- 5.1.14 The concept of *Lifetime Homes* was developed in the early 1990s by a group of housing experts. *Lifetime Homes* are ordinary homes incorporating 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. All homes should be designed to this standard, applicants are encouraged to use the guidance and advice at <http://www.lifetimehomes.org.uk/index.php>
- 5.1.15 Paragraph 129 of the NPPF advises that local planning authorities should “*ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life*”. Policy RLS2 identifies *Building for Life* as the most appropriate assessment framework to be used for schemes put forward in the neighbourhood area, however other assessment frameworks could be used. Whatever assessment framework is adopted, as stressed in NPPF, these are of most benefit if used as early as possible in the evolution of schemes.
- 5.1.16 Planning practice guidance (Paragraph: 012 Reference ID: 6-012-20190315 Revision date: 15 03 2019) advises that “*the Written Ministerial Statement on Plan Making dated 25 March 2015 clarified the use of plan policies and conditions on energy performance standards for new housing developments. The statement sets out the government’s expectation that such policies should not be used to set conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the Code for Sustainable Homes (this is approximately 20% above current Building Regulations across the build mix).*” Policy RLS2 incorporates this requirement.
- 5.1.17 Policy RLS2 seeks to ensure new housing is as sustainable as possible and is supportive of innovation (e.g. green roofs, rewilding, and application of Passivhaus principles²). In terms of water re-use, development should consider inclusion of both rainwater harvesting and greywater treatment techniques. Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the Water Efficiency Calculator, and should not exceed 110 litres/person/day.

² http://passivhaustrust.org.uk/what_is_passivhaus.php

Figure 6. Warwick District Local Plan Policies Map (Source: Warwick District Local Plan)



Conservation Areas

5.1.18 There are four Conservation Areas (Figure 7) in the neighbourhood area: Royal Leamington Spa, Lillington Road North, Lillington Village and the Canalside.

Policy RLS3 – Conservation Areas

Development in, or affecting the setting of, the town's Conservation Areas will be assessed to establish how such development affects the significance of the heritage asset and its setting. Applicants should, therefore, consider, prepare and describe how their proposed development meets the relevant criteria listed below:

- a) **The proposed building type and style when considered in relation to existing buildings in the surrounding area and how it creates a sense of unity within the area which it is situated;**
- b) **Relationship of the development to the existing road and street layout;**
- c) **The materials and colours used and how they relate to the prevailing materials and colours in the area within which the development is situated;**
- d) **Building height, scale and rooflines sympathetic to the local setting;**
- e) **When considered within the existing local context relationship of building to plot size, spacing of buildings and retention of exiting gardens;**
- f) **How the development interfaces with and respects listed buildings and non-designated heritage assets, landmark buildings, classical set pieces, parks and gardens, watercourses and the canal;**
- g) **Retention or enhancement of gardens, open spaces, trees and, where possible, inclusion of new tree planting;**
- h) **Retention, restoration and reinstatement of period details e.g. decoration, ornamentation, ironwork;**
- i) **Retention and creation of off-street car parking;**
- j) **Retention and reinstatement of shopfronts in accordance with Policy RLS21 of this plan;**
- k) **Use of hard and soft landscaping and suitable boundary treatments when considered in relation to the surrounding local context;**
- l) **Protection of key groupings of buildings;**
- m) **Proper evaluation of any remains of archaeological value, including field evaluation where existing information is absent, prior to the determination of any planning application;**
- n) **Protection of key views especially of landmark buildings, classical set pieces, parks and gardens, bridges, the rivers and canal and at key gateways and along key thoroughfares; and**
- o) **How the development seeks to establish and reinforce links with the town's historic past such as the spa town history, railway and canal.**

Applicants' attention is drawn to the use of the appropriate Conservation Area Assessment in helping to prepare their proposals and any detailed guidance contained therein.

Background/Justification

- 5.1.19 Conservation Areas are designated heritage assets and play a key role in maintaining the high quality of built form and the distinctiveness of the town. Conservation Areas are designated by local planning authorities, using their powers under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Conservation Areas are “*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*”. It is not just the Conservation Area that is protected but also the setting of the Conservation Area. Conservation Area status is a statutory protection and policy RLS3 does not replace or alter that protection. It acts as a guide to how proposals should be considered and put together, and how they will be assessed in the development management process, including planning applications.
- 5.1.20 One of the key aspects of the character of the area’s Conservation Areas is the contribution made by gardens and open spaces - these should be retained and enhanced.
- 5.1.21 Policy HE2 Conservation Areas, of the Warwick District Local Plan, seeks to retain unlisted buildings that make a positive contribution to the character and appearance of the area’s Conservation Area. Consent for total demolition of such buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the Conservation Areas.
- 5.1.22 Policy HE2 also supports measures to restore or bring back into use areas that presently make a negative contribution to conservation areas. Development of designated heritage assets, such as Listed Buildings, is managed using Local Plan Policy HE1 Designated Heritage Assets and Their Setting Applicants should ensure that they take account of this policy when considering development that may affect such heritage assets.
- 5.1.23 RLSNDP Policy RLS3 helps to meet key strands of national planning policy for the historic environment. It sets out a positive strategy for the conservation and enjoyment of the town’s historic environment (NPPF, paragraph 185), especially the wider social, cultural, economic and environmental benefits that conservation of the town’s historic environment brings and the essential contribution made by the town’s historic environment to the character of Royal Leamington Spa as a place.
- 5.1.24 National policy (paragraph 189) also advises local planning authorities to require from an applicant a description of how the significance of any heritage assets are affected by their proposal, including any contribution made by their setting. This requirement is included in Policy RLS3.

Housing Character Outside the Conservation Areas

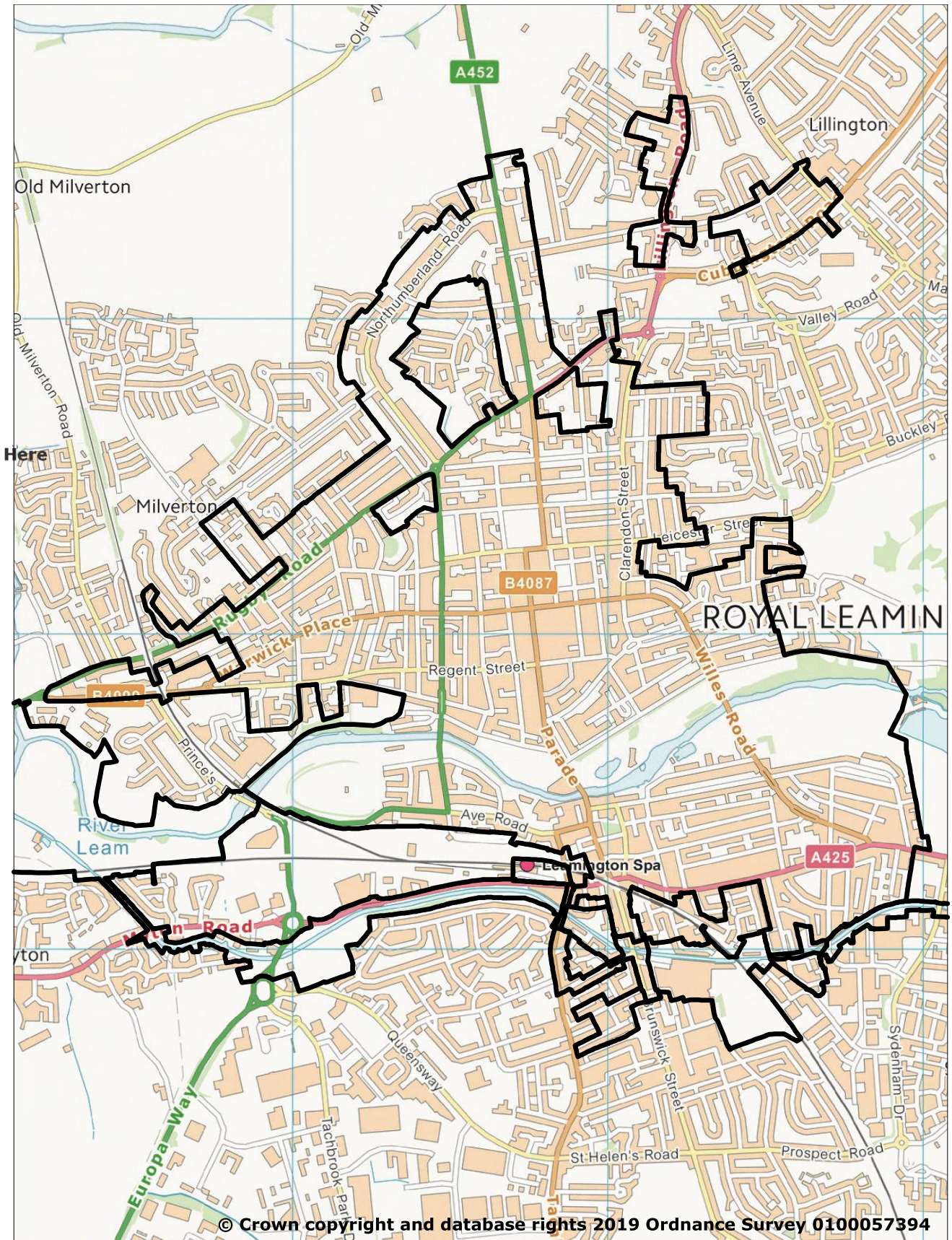
- 5.1.25 Whilst the Conservation Areas cover around 50% of the neighbourhood area (Figure 7) surrounding these areas are a number of residential areas. These include a variety of housing areas that retain their own character. These include Victorian terraces in Old Town, built at the same time as the Canal, and suburban areas to the north east and north west of the town characterised by semi-detached and detached properties. These areas have relatively spacious streets with original front gardens and off-street car parking, and, in many places, street trees and grass verges.
- 5.1.26 It can be easy to dismiss the character of these areas as commonplace or typical suburban. But within relatively small geographical areas, most of these residential areas exhibit a uniformity of design, style, materials and layout. Unfortunately, many of these

areas have been subject to changes that have helped to undermine this uniformity of character e.g. by occasional incongruous infill, or turning front gardens into car parking. Many of these changes may be beyond the scope of planning control or be permitted development. Nevertheless, where planning control can be exercised, the RLSNDP through Policy RLS4 will seek to retain, enhance, and, where possible, reintroduce the elements that contribute to the character of distinct residential areas.



10 Housing in South Leamington

Figure 7. Royal Leamington Spa Conservation Areas (Source: Warwick District Council)



Policy RLS4 – Housing Character Outside the Conservation Areas

In residential areas, outside of the neighbourhood area's Conservation Areas, applicants will be expected to demonstrate how housing development proposals (e.g. infill, extensions and other changes requiring planning consent) have taken in to account, and responded to, the predominant character (including local building styles and materials) in the street/road/locality within which the proposed development will be situated.

Proposals should retain and create new off-street car parking.

Street trees should be retained or as a last resort replaced with suitable native species planting in the immediate area. Housing development of garden land will not be permitted unless it meets the requirements of Local Plan Policy H1

Innovative and contemporary design that respects and responds in a positive manner to local character will be supported.

Proposals should seek to maintain views of higher slopes, skylines and the wider landscape.

Proposals that fail to respect the character of an area and result in poor design will not be permitted.

Background/Justification

- 5.1.27 Policy RLS4 seeks to ensure that new housing development outside the Conservation Areas and requiring planning permission retains the character of these areas. To do this applicants will be expected to have identified the key features making up the predominant character of the street/road/locality within which the proposal will be situated. This will entail taking into account elements such as materials, building style, height, roof type, spaces to the front and rear of properties, detailing and spacing/density. Once these features have been identified, applicants should be able to demonstrate how they have been taken into account and how the development seeks to use these to retain and enhance local character. This is not to say that modern or innovative alternatives will not be considered appropriate. Policy RLS4 will sit alongside other policies in the RLSNDP and the Local Plan and provides more specific development management policy to help protect or enhance the key aspects of residential character in those areas of the town not falling within the Conservation Areas.
- 5.1.28 It is acknowledged that many forms of householder development may not require planning consent, being permitted development, or they may be changes that are beyond the scope of planning control. Householders are still encouraged to take into account Policy RLS4 and the other guidance available from Warwick District Council, such as the *Residential Design Guide*, Supplementary Planning Document.
- 5.1.29 One of the results of recent changes in many residential areas is a harsher built environment, particularly as many front garden areas have been given over to harder surfaces, usually for car parking; or street trees and verges have been lost. The Town Council will support proposals that seek to reintroduce garden areas, street trees and

grass verges, not only will this create a softer environment it will also improve the feel of the area and help guard against the dangers of flash flooding from heavy downpours.

- 5.1.30 Proposals for new infill housing development on garden land will not be permitted unless it reinforces, or harmonises with, the established character of the street and/or locality and respects the surrounding buildings in terms of scale, height, form and massing as set out in Warwick District Local Plan Policy H1 Directing New Housing. In many areas, front garden spaces have been replaced by car parking and hardstanding. This impacts on the character of the area, reduces opportunities for wildlife and adds to increased flood risk.

Housing Mix and Tenure

- 5.1.31 Strategic planning policy to manage housing mix and tenure is set out in Warwick District Local Plan policies H2 Affordable Housing and H4 Securing a Mix of Housing. Policy H2 Affordable Housing seeks on sites of 11 dwellings or more, or where the combined gross floorspace is more than 1,000 sq. m. the provision of 40% of the housing provided to be affordable. Policy H2 sets a number of principles for securing affordable housing, including:

“b) the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment, and where appropriate, by other local needs surveys and information.”

- 5.1.32 Warwick District Local Plan Policy H4 requires proposals for residential development to “include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.”

Policy RLS5 – Royal Leamington Spa Housing Mix and Tenure

Proposals for new housing development should provide a mix of homes in accordance with Warwick District Local Plan Policies H2 and H4. Within the Royal Leamington Spa neighbourhood area that mix should be informed by any up to date local housing needs assessment for Royal Leamington Spa and should be informed by. and be able to demonstrate how, the proposed housing mix has taken in to account the following:

- a) The relatively high levels of social and private renting in South Leamington and the need to support affordable owner occupation in this area; and**
- b) The relatively high-level of flats and apartments in the neighbourhood area and the potential, in appropriate locations, to provide detached and semi-detached family homes.**

Background/Justification

- 5.1.33 Whilst strategic planning policy for affordable housing and housing mix is established, there are notable distinguishing features about housing in the Royal Leamington Spa neighbourhood.
- 5.1.34 The first of these is the relatively high-level of rented property, both social and private rented in South Leamington (Table 4).

Table 4. Tenure by Community Forum Area

Figure 1.4 Tenure by Community Forum						
Community Forum		Owner-occupied (no mortgage)	Owner-occupied (with mortgage)	Social rented	Private rented	Total
Kenilworth	No.	4,395	3,720	706	1,166	9,987
	%	44.0%	37.3%	7.1%	11.7%	100.0%
Warwick	No.	4,647	4,720	2,131	1,688	13,186
	%	35.2%	35.8%	16.2%	12.8%	100.0%
Whitnash	No.	1,424	1,351	243	470	3,488
	%	40.8%	38.7%	7.0%	13.5%	100.0%
Rural East	No.	2,280	1,907	308	328	4,823
	%	47.3%	39.5%	6.4%	6.8%	100.0%
Rural West	No.	2,562	2,092	758	470	5,882
	%	43.6%	35.6%	12.9%	8.0%	100.0%
Leamington North	No.	5,033	3,595	2,066	2,571	13,264
	%	37.9%	27.1%	15.6%	19.4%	100.0%
Leamington South	No.	963	2,118	1,884	2,979	7,944
	%	12.1%	26.7%	23.7%	37.5%	100.0%
DISTRICT	No.	21,305	19,503	8,094	9,673	58,575
	%	36.4%	33.3%	13.8%	16.5%	100.0%

Source: Household Survey Data

- 5.1.35 The second, the relative preponderance of flats, maisonettes and apartments in Royal Leamington Spa when compared with the rest of the District and figures nationally (Table 5).

Table 5. Accommodation Type (%). (Source: 2011 Census)

Dwelling Type	Leamington	Warwick	England
All categories: Dwelling type	100.0	100.0	100.0
Whole house or bungalow: Detached	12.2	24.3	22.3
Whole house or bungalow: Semi-detached	27.9	30.9	30.7
Whole house or bungalow: Terraced (including end-terrace)	23.7	21.5	24.5
Flat, maisonette or apartment: Purpose-built block of flats or tenement	24.6	17.2	16.7
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	9.8	4.6	4.3
Flat, maisonette or apartment: In a commercial building	1.7	1.3	1.1

Flat, maisonette or apartment total	36.2	23.1	22.1
Caravan or other mobile or temporary structure	0.0	0.2	0.4

5.2 Community and Culture

OBJECTIVE 2. To encourage all members of our community to access improved community, leisure and cultural opportunities across Leamington.

- 5.2.1 The Local Plan already includes a blanket policy protecting community facilities HS8 - Protecting Community Facilities. The RLSNDP works within this policy framework by identifying those community facilities to be specifically protected by Local Plan policy.

Policy RLS6 - Protection of Community Facilities

The community facilities identified on the Policies Map will be protected in accordance with Local Plan Policy HS8.

Outside of the town centre, public houses will also be protected using Policy RLS6.

Proposals for new and improved community facilities will be supported where they are in accordance with other neighbourhood and development plan policies. Once completed, such development will become protected community facilities. Where necessary, this may necessitate a review of the RLSNDP to update the Policies Map.

Background/Justification

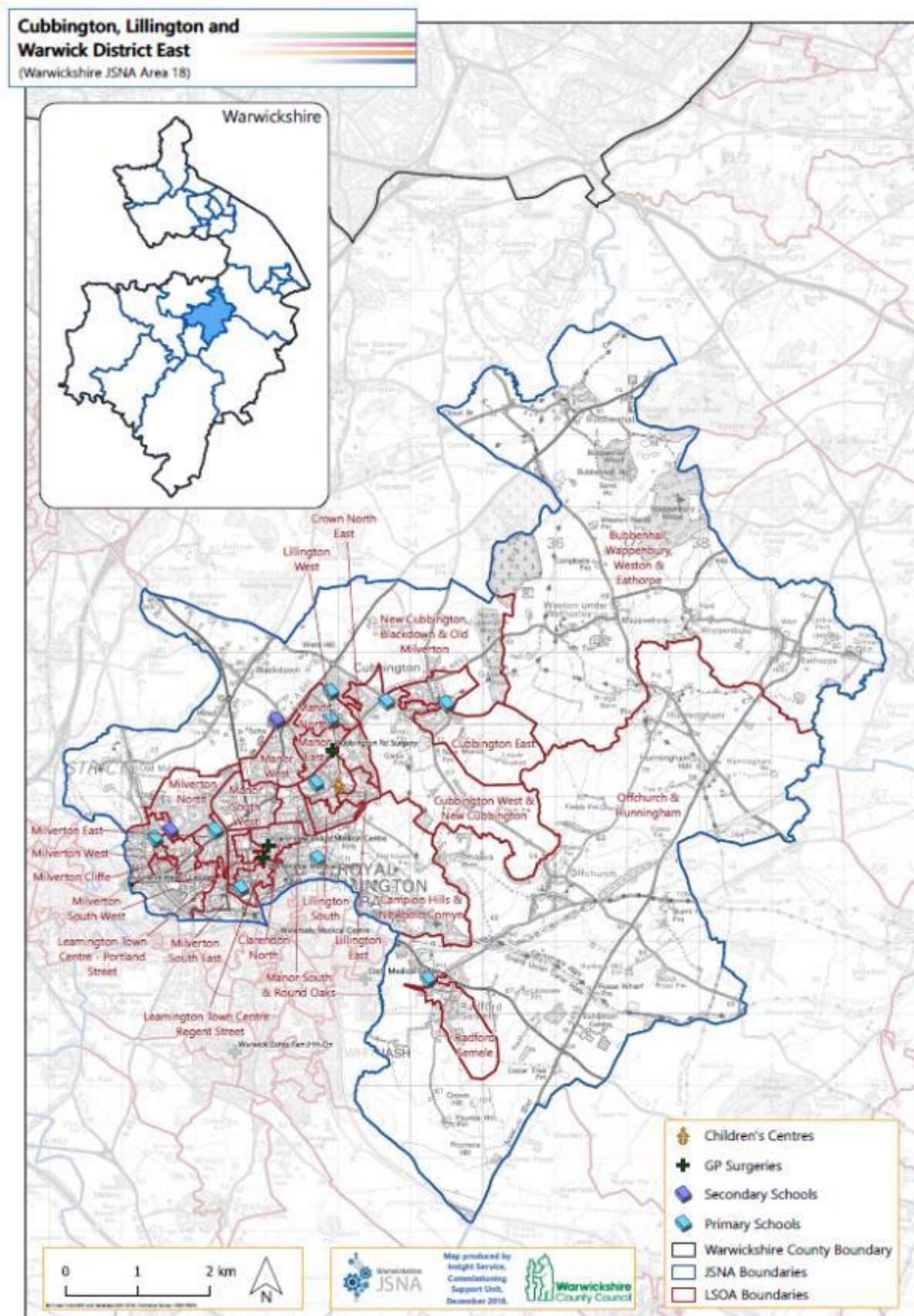
- 5.2.2 Community facilities, such as halls, community centres, local shops and pubs – are the essential glue that helps bring a community together. They facilitate social interaction, provide outlets for vital services and play a central role in community life.
- 5.2.3 Through our consultations, evidence available in the Locality Profiles (Figures 8 and 9) the key local community facilities have been identified and shown on the RLSNDP Policies Map. These community facilities will be protected in accordance with Warwick District Local Plan – Policy HS8 Protecting Community Facilities, this states that:
- “Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:*
- a) *There are similar facilities accessible to the local community by means other than the car, and either;*
 - b) *The facility is redundant and no other user is willing to acquire and manage it, or;*
 - c) *There is an assessment demonstrating a lack of need for the facility within the local community.”*
- 5.2.4 Paragraph 28 of the NPPF sets out the non-strategic planning areas that can be considered in NDPs, one of these is the provision of community facilities. The consultations on the RLSNDP have revealed widespread support to seek to retain the wide variety of community facilities across the area.

- 5.2.5 NPPF also seeks to ensure that planning policies and decisions achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Protecting the town's community facilities will be a key means of helping to achieve these national planning policy aims. NPPF also goes on to stress the need to "*guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.*"
- 5.2.6 Community facilities such as the Art Gallery, Museum and libraries also make a positive contribution to the cultural life of the community and local economy. Many community facilities also serve more than one function, e.g. many places of worship have associated halls and community rooms. In such instances, Policy RLS6 protects the whole facility. Those community facilities identified at the time of the publication of the RSLNDP are identified in Appendix 1.
- 5.2.7 As with all planning policies, the RLSNDP cannot remove permitted development rights, and, for example, public houses can change to other uses using such permitted development rights. However, if public houses were added to the List of Assets of Community Value (ACV) certain permitted development rights are removed.
- 5.2.8 This is because, as well as being able to protect community facilities using planning policy, it is also possible to identify ACVs using other legislation. These ACVs, once identified, and placed on a list by Warwick District Council, can also be open to bids to acquire by local groups. This window of opportunity does not mean the owner has to sell to local groups, or that they have to accept less than market value. It just gives groups an opportunity to buy the ACV before it is put for sale on the open market. The Town Council will seek to use the power available to identify ACVs when considered necessary.



11 Elephants at the Pump Rooms (Richard Cunningham)

Figure 8. Cubbington, Lillington and Warwick District East, Community Facilities (Source: JSNA, 2018)



Policy RLS7 – Public Art

Development incorporating new public spaces, and creating new frontages to public spaces and thoroughfares, should make these spaces and frontages distinct and visually and physically interesting by including and integrating public art.

Background/Justification

- 5.2.9 The purpose of the planning system is to contribute to the achievement of sustainable development. The planning system has three over-arching objectives to achieve this: an economic role, a social role and an environmental role. Part of the social role identified in the NPPF is to support communities' cultural well-being (paragraph 8). Policy RLS7 by seeking to incorporate public art into the spaces and frontages created by new development seeks to enrich the town's public realm introducing visual and physical interest into the local environment. The Town Council will support the work of local artists, artists with a local connection, and educational and community groups to help in the implementation of this policy.



12 Memorial Fountain

5.3 Green Spaces and Parks

OBJECTIVE 3. To protect and enhance the provision of parks, other areas of green space and natural landscape within the town.

- 5.3.1 Royal Leamington Spa is fortunate in having a large number of high-quality green spaces within, and adjoining, the town's built-up area. These green spaces make a significant contribution to the quality of life and character of the area and they also act to reduce flooding caused by climate change by allowing rainfall absorption. The RLSNDP is a key opportunity to identify these spaces and to set detailed planning policy for them.
- 5.3.2 The Town Council also recognises the importance of the Green Belt adjoining the town. This is protected in national planning policy and the strategic planning policy of the Warwick District Local Plan. The Town Council will seek to ensure that Green Belt boundaries are maintained in the future (RLSNDP, Objective 3, Target E).

Policy RLS8- Protecting Local Green Space

The following local green spaces as shown on the Policies Map are being put forward for possible designation as Local Green Spaces. These sites are considered to meet the criteria for Local Green Space designation in paragraphs 99 and 100 of the NPPF.

- RLS8/1 - Jephson Gardens**
- RLS8/2 - Mill Gardens**
- RLS8/3 - Pump Room Gardens**
- RLS8/4 - Victoria Park**
- RLS8/5 - Holly Walk**
- RLS8/6 - Christchurch Gardens**
- RLS8/7 - The Dell**
- RLS8/8 - Foundry Wood**
- RLS8/9 - New Street Burial Ground**
- RLS8/10 - Clarendon Square**
- RLS8/11 - Strathearn Gardens**
- RLS8/12 - The Holt**
- RLS8/13 - Mason Avenue Park**
- RLS8/14 - Cubbington Waterworks**
- RLS8/15 - Midland Oak**
- RLS8/16 - The Old Brickyard play area**
- RLS8/17 - Eagle Recreation Ground**
- RLS8/18 - Redlands Recreation Ground**
- RLS8/19 - Welches Meadow**
- RLS8/20 - Crabtree Meadow**
- RLS8/21 - Edmondscote Field**
- RLS8/22 - Fords Field**
- RLS8/23 - Radford Brook (also known as Whitnash North Brook)**
- RLS8/24 - Calder Walk play area**
- RLS8/25 - Elizabeth Road play area**
- RLS8/26 - Wych Elm Drive**
- RLS8/27 - Dragon Cottage play area**
- RLS8/28 - Rushmore Street play area**

Development of designated Local Green Spaces will only be supported when consistent with national Green Belt policy.

Background/Justification

- 5.3.3 Paragraph 99 of the National Planning Policy Framework (NPPF) sets out that local communities can use the Local Green Space designation “*to identify and protect green areas of particular importance to them*”. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 5.3.4 Paragraph 100 sets the criteria for designation of Local Green Spaces, such designation should only be used where the green space is:
- a) *in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.*
- 5.3.5 The spaces identified in Policy RLS8 have been assessed against the criteria in national planning policy. They are considered to merit designation as Local Green Space. Royal Leamington Spa is very fortunate to possess an abundance of beautiful and different green spaces and parks. During our community and stakeholder consultations, it quickly become apparent that protection and nurturing of our green spaces, now, and in the future, is extremely important to residents. Twenty-nine of those spaces were selected for nomination for Local Green Space designation through the Neighbourhood Plan through discussions with residents, stakeholders, schools and the local planning authority at workshops, drop-ins and summer events in 2018.
- 5.3.6 A working group of six volunteers was established in August 2018 to look closely at each of the twenty-nine areas and included members of local green and “Friends of...” groups. The twenty-nine green spaces were broken down by geographical area and each volunteer surveyed an area and its green spaces. The volunteers completed a site check, took photos, talked to park users and sent out letters/emails to relevant town organisations, interest groups, community centres, schools, GP surgeries, sports clubs, youth clubs, Warwickshire County Councillors, Warwick District Councillors, Royal Leamington Spa Town Councillors and national bodies such as Historic England and the Canal & Rivers Trust asking for their input and support for the potential Local Green Space designation nominations. A drop-in was held at Leamington Library on 30th November 2018, a vlog was created by local young people and various school and community group visits were made to explain the process. All the resultant information was then collated into an evidence base in support of the RLSNDP (Appendix 2). The initial list of 29 candidate local green spaces was reduced to 28 after the Canal was removed from the list following consultation with The Canal & Rivers Trust and the designation by Warwick District Council of a canal conservation area in Leamington.
- 5.3.7 This approach is also in general conformity with strategic planning policy in the Warwick District Local Plan, Policy HS3 of which supports local communities, through neighbourhood plans, designating Local Green Spaces.



13 Party in The Dell (Richard Cunningham)

Policy RLS9- Protecting Open Spaces

The following open spaces as shown on the Policies Map will be protected in line with Policy HS2 Protecting Open Space, Sport and Recreation Facilities of the Warwick District Local Plan.

- RLS9/1 - Portobello Field, behind Riversleigh Road**
- RLS9/2 - Beverley Road green space road refuge**
- RLS9/3 - Avonside Play Areas (North and South)**
- RLS9/4 - SYDNI play area/open space, behind the SYDNI centre**
- RLS9/5 - Riverside Walk (length of through Leam)**
- RLS9/6 - Newbold Terrace East open space**
- RLS9/7 - Euston Place**
- RLS9/8 - Maxstoke Gardens, off Tachbrook Rd**
- RLS9/9 - Chestnut Square, off Gresham Ave**
- RLS9/10 - Haddon Road open space**
- RLS9/11 - Roxburgh Croft**
- RLS9/12 - Chesterton Drive spinney**
- RLS9/13 - Canalside sitting area, Old Warwick Road**
- RLS9/14 - Almond Avenue open space**
- RLS9/15 - Kennedy Square, off St Paul's Square behind Lansdowne Street**
- RLS9/16 - Fallow Hill play area**
- RLS9/17 - St Fremund Way open space**
- RLS9/18 - College Park open space**
- RLS9/19 - Hastang Fields open space**
- RLS9/20 - Warneford Green**
- RLS9/21 - Clapham Terrace open space**
- RLS9/22 - Windmill Road play area**

RLS9/23 – Valley Road

Where new open spaces are created they will also be protected by RLSNDP8 and Local Plan policy.

Background/Justification

- 5.3.8 The town has a number of other open spaces, that whilst not meeting the designation criteria to warrant allocation as Local Green Space, are still worthy of protection. These open spaces are identified in Policy RLS9. Development of these open spaces will only be supported when it is in accordance with Warwick District Local Plan Policy HS2 Protecting Open Space, Sport and Recreation Facilities.
- 5.3.9 Proposals for Improvements to existing spaces will be supported when they are in accordance with Warwick District Local Plan Policy HS4 Improvements to Open Space, Sport and Recreation Facilities.
- 5.3.10 For all green spaces the Town Council acknowledges the importance of promoting and ensuring that they are safe and accessible to all. (RLSNDP, Objective 3, Target C and I). The Town Council will also promote and work with others to ensure that public open spaces are managed in a sustainable manner to protect, enhance and create new wildlife habitats and encourage biodiversity (RLSNDP, Objective 3, Target D).

Policy RLS10 – Royal Leamington Spa Green Infrastructure

Planning proposals should identify any Green Infrastructure affected by or related to the proposal. Once identified, Green Infrastructure should be protected, and, when opportunities arise, restored and enhanced.

In particular, planning proposals affecting the Green Infrastructure network should:

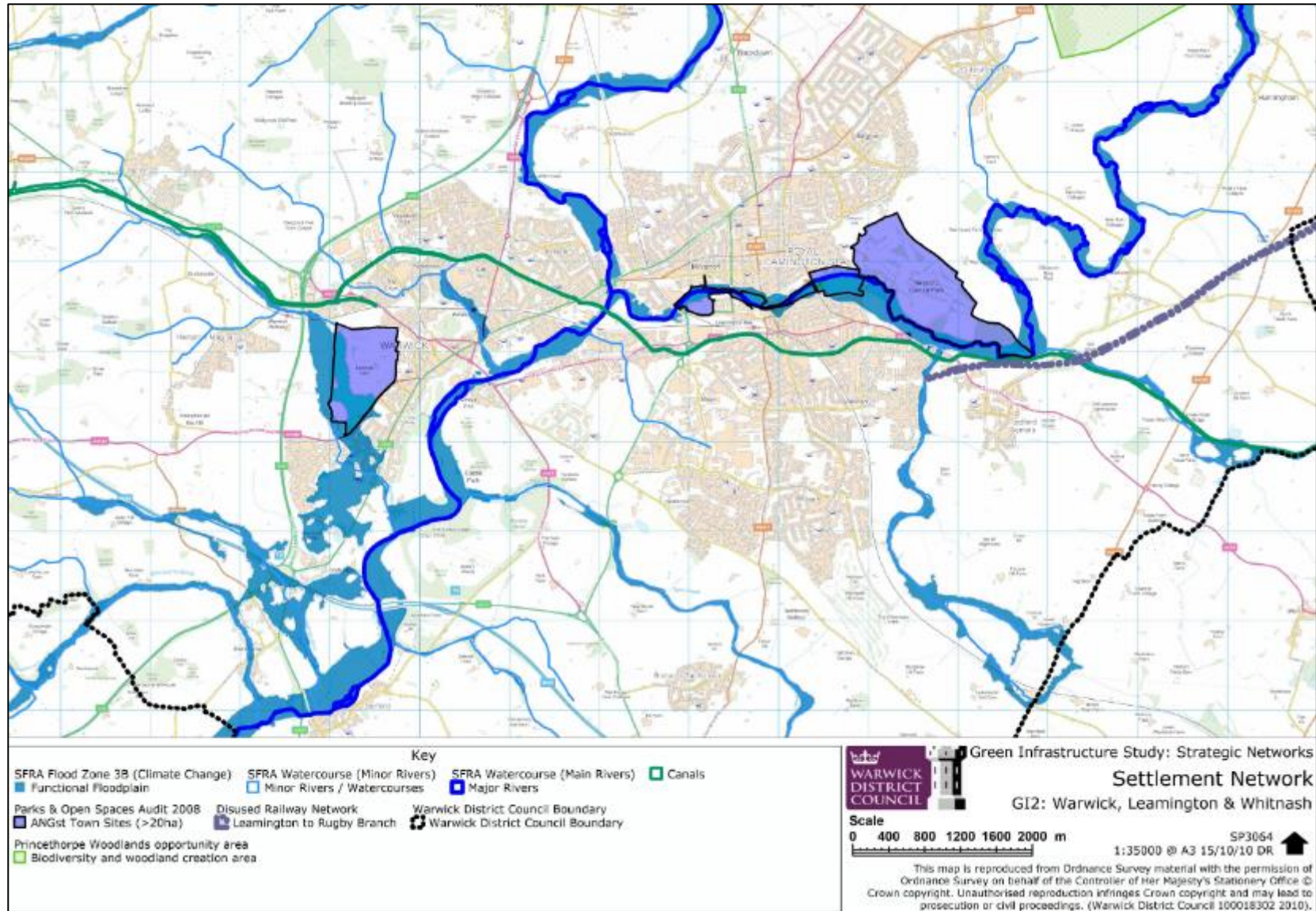
- a) protect and enhance existing habitats and secure net gains in biodiversity;**
- b) protect such areas for their value in managing flood risk and water retention, and, where relevant, enhance these functions e.g. through the use of SuDS and re-opening of culverted watercourses;**
- c) identify opportunities for rewilding, restoring fragmented areas and creating new areas and connections to augment the existing network of Green Infrastructure; and**
- d) maintain and create new public access for all, where necessary and feasible, to the Green Infrastructure network.**

Background/Justification

- 5.3.11 As well as the local green spaces and open spaces identified for protection in the RLSNDP, the town has a Green Infrastructure network (Figure 10). These multi-functional green spaces include the rivers and canal. This network provides links between town and country.

- 5.3.12 Central to these Green Infrastructure assets is the east-west spine of strategic Green Infrastructure that forms a corridor along the River Leam, linking Royal Leamington Spa and Warwick in the west and providing access to Newbold Comyn Park and the wider countryside in the east. This corridor includes Shakespeare's Avon Way and the Millennium Way. Policy NE1 "Green Infrastructure" of the Local Plan commits to planning for the natural environment at the "town-wide scale". This will be done by:
- protecting and enhancing wildlife habitats and restoring fragmented areas;
 - ensuring access to natural green space; and
 - improvements to landscape character.
- 5.3.13 Paragraph 91 of NPPF identifies the benefit that accessible and safe green infrastructure can have in supporting healthy lifestyles, e.g. by encouraging walking and cycling. Paragraph 171 of NPPF also identifies the benefits of planning for green infrastructure at a strategic level. Green Infrastructure also plays an important role in providing natural drainage and helping to reduce the risk of flooding.
- 5.3.14 Warwick District's Green Infrastructure Study 2010 and Green Space Strategy 2012 identified gaps in Accessible Natural Green Space, particularly in the southern part of the Warwick, Royal Leamington Spa and Whitnash urban area. This area is also more limited in terms of pedestrian access to the wider network of footpaths in the countryside.
- 5.3.15 Biodiversity assets in the neighbourhood area are already protected by Warwick District Local Plan Policy NE2 Protecting Designated Biodiversity and Geodiversity Assets and Policy NE3 Biodiversity. Policy NE2 protects designated biodiversity assets such as the areas designated Local Wildlife Sites (Midland Oak Open Space, Whitnash Brook, the Railway Cutting, Welches Meadow and the Leam Valley, River Leam, canal and Foundry Wood). Policy NE2 also protects potential Local Wildlife Sites.

Figure 10. Strategic Green Infrastructure



Policy RLS11 – Allotments

Existing allotments will be protected in the following locations:

- RLS11/1 - Northumberland Road, (Binswood Allotment Association)**
- RLS11/2 - Northumberland Road (Milverton New Allotments Association)**
- RLS11/3 - St Mary's Allotments, Radford Road**
- RLS11/4 - Campion Hills**
- RLS11/5 - Rugby Road between Gaveston Road and St Mark's Church**

Development of these allotments will only be supported when in accordance with Local Plan Policy HS2 Protecting Open Space, Sport and Recreation Facilities.

Proposals for new allotments will be supported, and once in place, such allotments will be protected by Policy RLS11. Any new allotments may, in the future, be added to the RLSNDP Policies Map through a review of the plan.

Background/Justification

- 5.3.16 Within such a relatively built-up area allotments provide a number of benefits - opportunities for recreation, social interaction, food growing, and benefits to health and wellbeing. They can also be valuable open spaces with their own intrinsic benefits for the local environment and wildlife, especially invertebrates.
- 5.3.17 Paragraph 91 of NPPF also identifies the value of allotments in supporting healthy lifestyles.
- 5.3.18 Under Warwick District Local Plan Policy HS2 the allotments identified in RLSNDP Policy RLS11 will be protected and the development for alternative uses will not be permitted unless:
- a) an alternative can be provided which is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or
 - b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.
- 5.3.19 Policy RLS11 adds detail to Local Plan Policy HS2 by identifying the specific allotment sites to which it will apply. Support will be offered to residents who wish to use their lawns for shared allotment gardens.”

Policy RLS12 – Leisure, Sport and Recreation Facilities

The following leisure, sport and recreation facilities also identified on the Policies Map will be protected in accordance with Local Plan Policy HS2 Protecting Open Space, Sport and Recreation Facilities:

- RLS12/1 – Newbold Comyn Leisure Centre**
- RLS12/2 – Newbold Comyn Golf Course**

RLS12/3 – Leamington Sailing Club
RLS12/4 – Newbold Comyn Skate Park
RLS12/5 – Newbold Comyn playing fields
RLS12/6 – Tennis courts, Christchurch Gardens, Beauchamp Avenue
RLS12/7 – Royal Leamington Spa Lawn Tennis and Squash Club
RLS12/8 – Campion Hills, BMX Track
RLS12/9 – Avenue Bowls Club
RLS12/10 – Lillington Bowling Club
RLS12/11 - Leamington Cricket Club

If new leisure, sport and recreation are created during the lifetime of the RLSNDP they will be protected by Policy RLS12. Any new leisure, sport and recreation facilities may, in the future, be added to the RLSNDP Policies Map through a review of the plan.

Background/Justification

- 5.3.20 Leisure, sport and recreation facilities are protected under Warwick District Local Plan Policy HS2 Protecting Open Spaces, Sport and Recreation Facilities. Policy RLS12 of the RLSNDP identifies those leisure, sport and recreation facilities to which Policy HS2 should be applied. The facilities identified under Policy RLS12 are the key leisure, sport and recreation facilities in the neighbourhood area. Under Policy HS2 the sites identified in RLSNDP Policy RLS12 the development for alternative uses will not be permitted unless:
- c) an alternative can be provided which is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or
 - d) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.
- 5.3.21 Policy RLS12 adds detail to Local Plan Policy HS2 by identifying the specific leisure, sport and recreation facilities to which Policy HS2 will apply.
- 5.3.22 Newbold Comyn Golf Course is currently closed. Since its closure, low level maintenance work has been carried out to maintain the golf course to a standard which would enable it to be returned to a playable condition if desired. In addition, security checks are being carried out on the vacant golf shop and barns as well as the golf course. As part of the process for outlining a new future for the area Warwick District Council in 2018 carried out a The Newbold Comyn Survey. This received a very good response. The results of the Newbold Comyn Survey and an initial high-level appraisal of future uses (undertaken by consultants SLC) were presented to the District Council Executive 6th March 2019. The Report recommended a number of next steps including a commitment to further consultation as part of a masterplan and business planning to determine future uses. SLC identified some initial options for new facilities that are designed to meet local need, encourage residents to be more physically active and ensure a financially sustainable future. The options include a redesigned par-3 golf course, driving range, a new adventure play area, an outdoor activity area including high ropes, low ropes and zip wires, an extension to the nature reserve and a visitor centre/café.

5.3.23 Another survey was conducted in October/November 2019 on the potential sport and physical activity options for Newbold Comyn which elicited over 3000 responses. The results of this survey, discussions with relevant stakeholders and a report on the financial implications of each option will form the basis of a draft masterplan to be considered by Warwick District Council in early 2020.

5.3.24 National planning policy acknowledges that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built upon unless:

- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*



14 Women's World Bowls, Victoria Park

5.3.25 Many of the recreation areas identified under Policy RLS12 offer opportunities for rewilding: creating opportunities to encourage wildlife to re-inhabit the town. Future management regimes in these areas are encouraged to identify and implement such projects. There are also potential opportunities around Leamington for rewilding areas, particularly communal gardens around flats.

5.4 Roads and Transport

OBJECTIVE 4. To reduce vehicle traffic emissions, improve air quality and increase access to and use of sustainable transport modes of all types across Royal Leamington Spa.

Policy RLS13 – Air Quality

New development that generates air pollutants should, by minimising emissions, or by including suitable mitigation, sustain compliance with the air pollutant limits identified for the area, whether that be set at European, national or local level, including having particular regard to the Royal Leamington Spa Air Quality Management Area. In meeting this policy proposals should assess, and will be assessed, for their individual and cumulative impact.

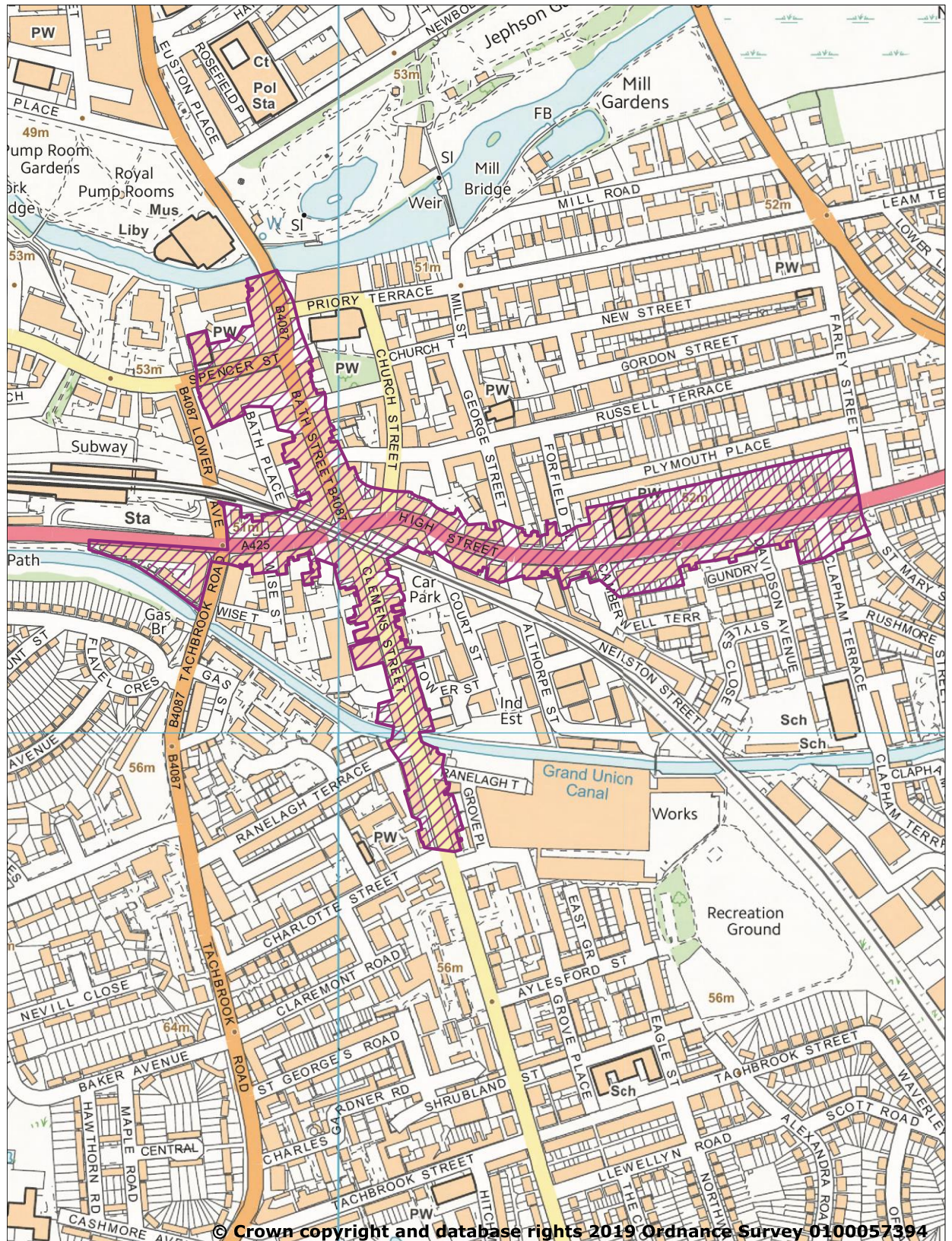
Proposals should also have regard to the *Air Quality and Planning Supplementary Planning Document* produced by Warwick District.

Background/Justification

- 5.4.1 The 2015 Air Quality Action Plan identified that in Royal Leamington Spa there are locations where air pollutant levels are high, with the highest levels of pollution being experienced along the narrow, congested street canyons of the town.
- 5.4.2 An Air Quality Management Area (AQMA) has been identified at South Town centred on High Street, Clemens Street and Bath Street (Figure 11). Road traffic being the main source of Nitrogen Dioxide emissions and particulates (PM₁₀ and PM_{2.5}). The Air Quality Action Plan identifies a range of measures that are being pursued to reduce Nitrogen Dioxide levels.
- 5.4.3 To complement this work Policy RLS9 will be used to assess the impact on air quality of planning proposals. This policy has been drawn up to take account of national planning policy that states:

“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas..” (NPPF, paragraph 181)

Figure 11. Royal Leamington Spa Air Quality Management Area (Source: WDC)



Policy RLS14 – Traffic and Transport

To make Royal Leamington Spa a cleaner, safer and healthier town through the use of sustainable modes of transport, the following measures will be supported, and, where a need is identified and to mitigate the effects of climate change by reducing the use of fossil fuels, should be included within new development:

- a) Improved footpath and cycle links with good signposting, and other information, to link residential areas in the town with the town centre, key centres of employment, community facilities and the surrounding countryside;
- b) Improved access to public transport corridors, bus stops and the railway station;
- c) Infrastructure to prioritise transport by bus, and where possible electric bus services, and to ensure bus travel is provided in accessible locations in all residential areas;
- d) Improvements to the environment around the railway station and pedestrian and cycle access into town from the station;
- e) Measures to prioritise the movement of pedestrians, cyclists and public transport within the Town Centre whilst still allowing for through traffic;
- f) Measures and infrastructure to support reduced travel to work by private car, and to increase the uptake and use of electric and other ultra-low emission vehicles, such as charging points; and
- g) Improvements to infrastructure to improve the flow of sustainable modes of transport (walking, cycling and buses).

The following specific proposals will be supported:

1. New bus infrastructure associated with any future Park and Ride, north of Leamington Spa
2. Provision of a bus/rail interchange at Royal Leamington Spa Railway Station.
3. Measures to improve the air quality of Bath Street and the High Street, and the environment for walking, cycling and public transport in the Bath Street/High Street/Spencer Street area.
4. Junction improvements at the following locations:
 - i Princes Drive to ease congestion at the Princes Drive recycling centre.
 - ii Princes Drive/Warwick New Road.
 - iii Rugby Road/Northumberland Road/Lillington Avenue/Binswood Street.
 - iv Kenilworth Road/Lillington Avenue.
 - v Beauchamp Hill/Clarendon Place/Clarendon Square.

Background/Justification

- 5.4.4 Warwick Local Plan policies deal with a number of traffic and transport issues, such as access and choice and car parking. The Local Transport Plan deals with implementation of key improvements to the transport network. One of the key issues raised in consultation on the RLSNDP is the impact of car traffic and congestion and how this can impact on movement around the town and on quality of life. Royal Leamington Spa's

urban form mean that it is relatively compact and well positioned to become a more walkable and cyclable town, supported by good, efficient public transport. Policy RLS13 should be used by applicants in the design of proposals and will be used to help bring about our goal of a more walkable and cyclable town.

- 5.4.5 Many transport schemes will be dependent on funding from development, either through planning obligations or through Community Infrastructure Levy (CIL). The Warwick District Local Plan, through Policy DM1 Infrastructure Contributions sets development plan policy for these issues. Where CIL becomes available to the Town Council it will be used in accordance with the priorities identified in the RLSNDP.
- 5.4.6 Two areas of search for Park and Ride to the north of Warwick/Royal Leamington Spa are identified in the Warwick District Local Plan, one just north of Royal Leamington Spa is located around the Blackdown island area and the other, further to the north along the A452, is located in the vicinity of Bericote island. The Town Council supports these and other similar schemes.

Policy RLS15 – Cycling

Improvement of the town’s existing network of cycle routes will be supported. Where possible new links to this existing network should be created, preferably segregated from traffic. In particular improved connections will be supported within Leamington and to neighbouring areas, such as Warwick, Whitnash, Kenilworth (K2L) and Lillington; and safer routes to schools, such as the shared pedestrian and cycling route along Radford Road.

Where the loss of a cycle route is proposed this will not be supported unless a satisfactory alternative route is provided.

Proposals to extend the network of safe and convenient cycle routes for all abilities, including the creation of on-pavement lanes where no other option is available will be supported. The provision of cycle racks and secure and weather-protected cycling storage at key locations, such as the town centre, railway station and local shopping centres, will be supported.

Background/Justification

- 5.4.7 The number one priority raised in the previous neighbourhood plan consultations was the need to improve the network and facilities available to support increased use of bicycles. Policy RLS15 seeks to improve the town’s existing network of cycleways and to add in “missing links” in this network to establish full cycle links throughout the town and to other areas, including Warwick, Whitnash and Kenilworth, in particular the K2L initiative <https://www.cycleways.org.uk/long-term/k2l/>. Existing routes and proposals for route improvements are shown on the cycle route Map (Appendix 3). When new cycling infrastructure is being considered the first priority should be to provide separate cycle lanes, rather than on-road space, this will help to improve safety and foster a “culture of cycling” in the town by making cycling more attractive to the young and those with young children.

Policy RLS16 – Canal and Riverside Development

New development along the riverside of the River Leam, River Avon or along the canalside of the Grand Union Canal will be supported when the following, where relevant, can be met. New development:

- a) protects or enhances watercourses and their associated green infrastructure and habitats;**
- b) respects the heritage and setting of the canal, Canal Conservation Area or riverside area;**
- c) if along a riverside it would not lead to loss of, or would restore natural storage of floodwater on floodplains;**
- d) creates accessible linear routes along the river and canalside or retains the potential to create such routes in the future;**
- e) protects and creates new access points for all users for walking and cycling;**
- f) maintains and creates new views and vistas over and along the river and canal;**
- g) includes environmental improvements (open spaces, stopping points, low-level lighting, signage etc.) along the river and canal towpaths;**
- h) creates new links to the wider Green Infrastructure Network and enhances biodiversity;**
- i) provides facilities to support the growth and development of recreation and tourism; and**
- j) supports the wider regeneration aspirations of the Creative Quarter.**

Proposals for a marina on the Grand Union Canal will be supported with ancillary leisure uses where this is in accordance with development plan policy.

Proposals for hydropower will be supported when in accordance with Warwick District Local Plan Policy CC2 Planning for Renewable Energy and Low Carbon Generation.

Background/Justification

5.4.8 The Grand Union Canal passes through Royal Leamington Spa. The canal offers particular opportunities for recreation, regeneration and environmental improvement.

5.4.9 Policy DS17 Supporting Canalside Regeneration and Enhancement of the Warwick District Local Plan commits the District Council to preparing a Canalside Development Plan Document (DPD) to:

- i. assess the canals in the district and their environment and setting;**
- ii. identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and**
- iii. identify areas for protection, where these are appropriate, throughout the canal network within the District.**

This document will designate particular areas and uses and will set out policies for use in assessing planning applications.”

This document is currently in preparation and is out for consultation until 2 December 2019, further information is available here
https://www.warwickdc.gov.uk/info/20799/development_plan_documents.

- 5.4.10 One initiative that could significantly improve the use of the Canal and increase the tourism potential of the area would be a marina or similar development to allow canal traffic to stopover at Royal Leamington Spa. Such a proposal should be a comprehensive proposal that meets Warwick District Local Plan Policy.
- 5.4.11 The canal also falls within the Canalside Conservation Area and proposals should be designed to take full account of this designated heritage asset.



15 Grand Union Canal

- 5.4.12 Flowing through the heart of the town is the River Leam. The river provides an attractive setting for the town and an important outlet for outdoor leisure, with the riverside being accessible in places such as Victoria Park, Jephson Gardens, and Pump Room Gardens. In other places, access to the riverside is more restricted, or not available e.g. parts of the south bank of the Leam flowing between Old and New Town. The RLSNDP will support measures to address riverside access, with a long-term aim being to create public access along the length of the Leam. The Leam flows westward into the River Avon. The Avon forming the boundary between Royal Leamington Spa and Warwick.

Community Infrastructure Levy

- 5.4.13 Community Infrastructure Levy (CIL) is a charge on new development payable in Warwick District. CIL is used to pay for strategic infrastructure projects required as a result of growth within the district from December 2017. The Town Council will receive 15% of any CIL collected within the Town Council area, rising to 25% once the RLSNDP is made. Where CIL is available to the Town Council it will be used for some of the following:

Town Council Supporting Action – Community Infrastructure Levy (CIL)

Where Community Infrastructure Levy (CIL) is made available to the Town Council consideration will be given to contributing towards the following when compliant with Warwick District policy:

- **Development of a transport interchange at the Railway Station and improvements to the subway from the Railway Station.**
- **Environmental improvements to Bath Street and adjacent streets.**
- **Cycling infrastructure, in particular completion of the Kenilworth to Leamington (A452), Warwick to Leamington (A445) and Cubbington to Leamington (B4453) cycle routes.**
- **Junction improvements as set out in Policy RLS14 of this NDP.**
- **Improved signage and way marking.**
- **Physical improvements to enhance the appearance and safety of the Old Town gateway around Bath Street/Clemens Street/High Street.**

5.5 Business Support and Town Centre

OBJECTIVE 5. To support retail and business, especially local and independent companies, so as to promote sustainable growth in investment, jobs and tourism.

- 5.5.1 The Warwick District Local Plan sets strategic planning policy for the town centre (Figure 13). The RLSNDP does not seek to replace or duplicate this. The RLSNDP identifies a limited range of more detailed policies and actions to support strategic planning policy. Warwick District Council is also committed to the preparation of a comprehensive Area Action Plan for Royal Leamington Spa town centre during the lifetime of this Plan.

Policy RLS17 – Royal Leamington Spa Town Centre

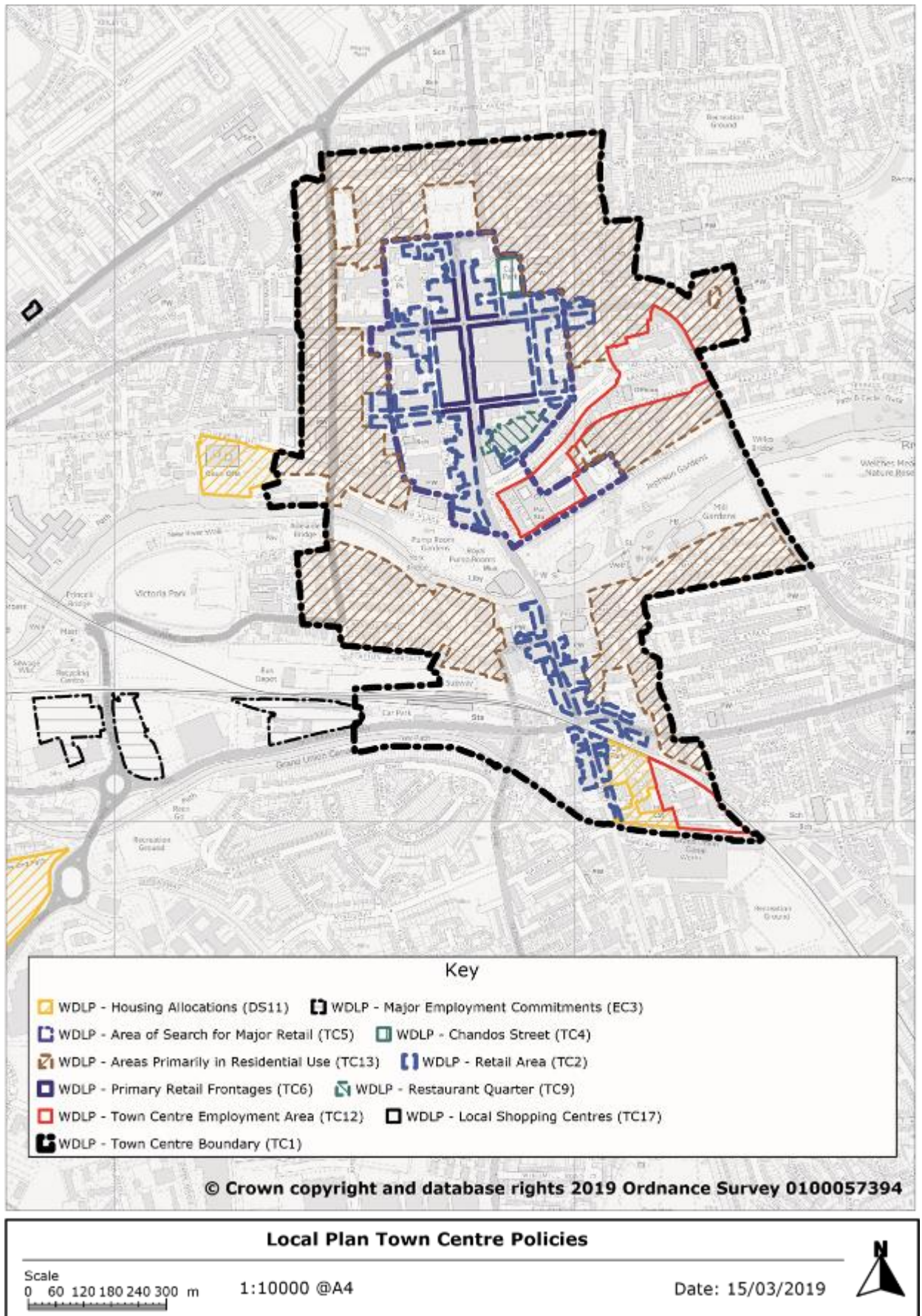
Within the defined Town Centre boundary (Figure 12) the following improvements will be supported:

- a) Environmental and highway improvements along throughroutes and at gateway points into the town centre as shown on the Policies Map;**
- b) Environmental and highway improvements along the key throughroutes;**
- c) Creation of a central open space, or a network of spaces, to support outdoors events and civic functions; and**
- d) Should the site become available, redevelopment of the Fire Station at Warwick Street for residential development.**

Background/Justification

- 5.5.2 Within the defined Town Centre boundary the RLSNDP seeks to identify more detailed areas to be addressed through planning policy. Key gateways and throughroutes are identified, where environmental and highway improvements could be made to improve the appearance and use of these areas for pedestrians, cyclists and other road users. This is crucial in helping create a good first impression as people for residents and visitors when they first arrive in the vicinity of the town centre.

Figure 12. Local Plan Town Centre Policies Map



5.5.3 The RLSNDP also supports the identification and creation of a public spaces or spaces that could be used for outdoor and civic functions. Royal Leamington Spa has many quality spaces, some of these fall within the Town Centre boundary e.g. Jephson Gardens and the Pump Room Gardens, but, unlike many towns, Leamington does not have a town square or similar central space. Given the nature of the town centre and its Conservation Area status this will, more than likely, have to be created from an existing space, such as the small spaces around the Town Hall. Such a space may also have to function within a network of open spaces so that different sizes of public functions could be catered for, with smaller spaces along Parade linking to the larger spaces at the northern (Clarendon Square) and southern ends of the town centre (Jephson Gardens and Pump Room Gardens). *The Creative Quarter 'The Big Picture'* document identifies two relevant key projects (p7):

- Wayfinding and signage
- Community Space and Public Squares

Policy RLS18 – Royal Leamington Spa Creative Quarter

Proposals for development within the Royal Leamington Spa Creative Quarter, identified on the Policies Map, will be supported when they are for the following:

- a) Improved links between the Old and New Town sides of the River Leam, particularly pedestrian and cycle links;**
- b) Environmental improvements to key buildings, frontages, through routes and gateway points;**
- c) Improvements to shopfronts in a manner consistent with Policy RLS21 and other development plan policy;**
- d) Re- use of empty buildings and use upper floors in accordance with other development plan policy;**
- e) Improved and new access points to the riverside and canalside; and**
- f) Improved routes and access to and from the Railway Station.**

To further the development of the Creative Quarter development for the following uses will be supported when it is in accordance with Local Plan policy:

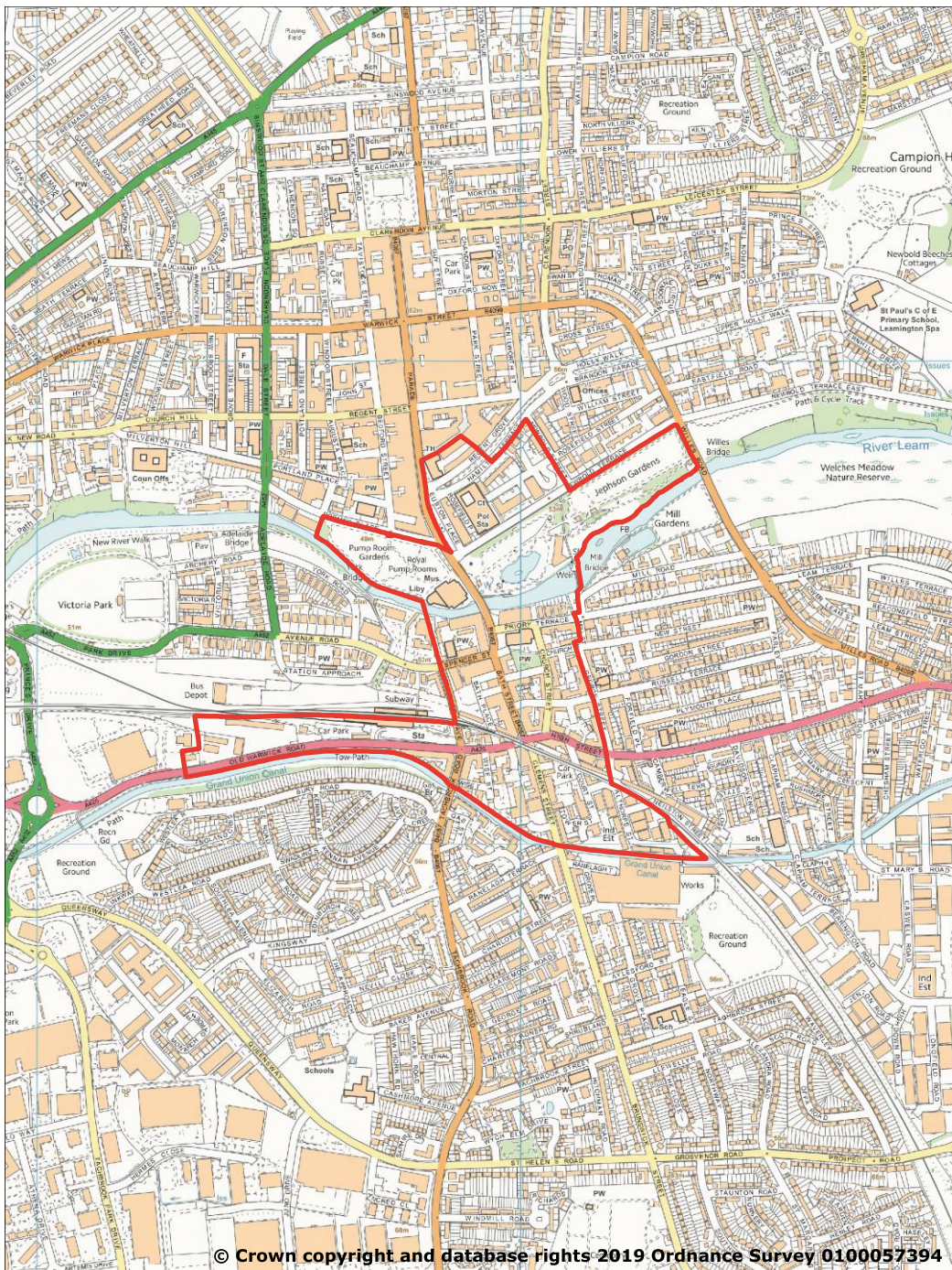
- g) Business development (use Class B1);**
- h) Food/drink uses (Use Class A3);**
- i) Assembly and Leisure uses (Use Class D2);**
- j) Community/Event Space;**
- k) Small units/incubator units and step up units or grow on space for businesses that are expanding;**
- l) Medium sized office spaces;**
- m) studio and co-working space for small businesses, artists and makers; and**
- n) Temporary uses that bring back into use empty buildings and spaces.**

Redevelopment of the following key opportunity sites for the uses listed in g) to l) above will be supported:

- Spencer Yard
- United Reform Church


- **Town Hall**
- **Althorpe St Area**
- **Old Post Office (Priory Terrace)**
- **Bath Place Car Park – providing the requirements of Policy RLS21 of the RLSNDP can be met.**

Figure 13. Royal Leamington Spa Creative Quarter Boundary



Royal Leamington Spa Creative Quarter

Scale 0 60 120 180 240 300 m 1:10000 @A4 Date: 15/03/2019



Background/Justification

- 5.5.4 Complex Development Projects Ltd have been appointed by Warwick District Council to produce a masterplan to regenerate the Old Town of Royal Leamington Spa as a new Creative Quarter (Figure 13). The Key Aims of the masterplan are that:
- The area will become a bright and distinctive destination which fuses the existing rich architecture with a modern twist.
 - The environment will be refurbished with active public spaces, art, buildings, creating a vibrant attraction for creative and cultural businesses, local people and visitors.
 - Provide improved key linkages to the central shopping and business areas and railway station.
 - Unlock the potential of the riverside and the iconic buildings located there.
- 5.5.5 In many places the Old Town area has fewer grand buildings and a mix of employment and housing, underlying its origins as the “working” area of the town. Parts of Old Town thrive e.g. the speciality and local shops on Clemens Street and Bath Street. Other areas have fared less well and are under-used or have declined in quality. The aim in this area should be to provide attractive and affordable workspaces.
- 5.5.6 The broad strategic planning policy for the area is set in the Local Plan with retail, residential and employment areas identified. The RLSNDP seeks to add greater detail to these by identifying specific areas for action.
- 5.5.7 The Creative Quarter masterplan is at an early stage of development and should detailed proposals come forward during its preparation and the preparation of the RLSNDP they may be incorporated into the RLSNDP with a view to making them development plan policy.



16 Town Hall

Policy RLS19 – Old Town Retail Area

Within the Old Town Retail Area, as defined under Policy TC2, and shown on the Policies Map of the Warwick District Local Plan, development that retains and enhances the mix of retail and commercial uses in this area will be supported. Such development should be of a scale and design that reflects and positively adds to the independent, artisanal quality of the area.

Background/Justification

- 5.5.8 The Old Town Retail Area to the south of the town centre is an important retail area in its own right. The Retail and Leisure Study Update 2018 concluded that:

“In summary, Royal Leamington Spa is a vital and viable Town Centre that benefits from historic architecture, attractive setting and breadth in offer. The town centre has the potential to capitalise on this setting and with the regeneration opportunities for the Old Town providing an important catalyst for future enhancement in the offer available within the town centre as a whole.”

- 5.5.9 Old Town provides an attractive range of independent retail and commercial businesses that provide a different and complementary offer to the town centre. Future development should be of a scale and design that enhances these qualities and retains the varied, independent nature of this area.

Policy RLS20 – Royal Leamington Spa Town Centre Shopfronts

Within the Town Centre new and replacement shopfronts should be of good design that retains and enhances the distinctive character of Royal Leamington Spa town centre. In assessing whether new or replacement shopfronts fulfil this requirement they should:

- a) **Be of a size, position and form that does not obscure and retains traditional features of the building of which they are a part;**
- b) **Include divisions, e.g. in the glazing at ground floor level that take their cue from, and are related to, the upper parts of the building e.g. fenestration;**
- c) **Where possible, include flanking masonry to provide a clear division between shopfronts and strong visual support for the upper parts of the building;**
- d) **They should be framed and well-proportioned e.g. by inclusion of features such as a stall riser; and**
- e) **Windows and door framing should be exposed and emphasised to provide a solid appearance to the shopfront.**

Having regard to the principles established above development should seek to retain, or create, access to upper floors.

Within the Old Town Retail Area (Policy RLS20) more colourful and varied frontages will be supported when they positively contribute to the vibrancy and image of the Old Town area.

Background/Justification

- 5.5.10 Royal Leamington Spa retains a distinctive, quality, built environment. Within the town centre, shopfronts and associated advertising make a major contribution to this distinctiveness and quality.
- 5.5.11 The Royal Leamington Spa Conservation Area encompasses the whole of the town centre. Within this area, the special architectural or historic interest should be preserved or enhanced, but commercial pressures for standard, corporate shopfronts and advertising can be at odds with this. These pressures should not be allowed to dilute the distinctiveness of the town's-built environment.
- 5.5.12 Applicants should, therefore, ensure that their proposals have been designed to meet the criteria in Policy RLS20 and, where appropriate, the specific guidance for The Parade, Regent Street/Warwick Street Area, and the Bath Street/Clemens Street area identified in the *Royal Leamington Spa Shopfronts and Advertisements Historic Building Guidance* produced by Warwick District Council.
- 5.5.13 Within the Royal Leamington Spa Conservation Area an Article 4 Direction removes the right to redecorate certain buildings without first obtaining planning consent. This is to retain the integrity and harmony of many of the terraces and Regency set pieces. Those areas affected are listed in *Painting Facades in Royal Leamington Spa Conservation Area* produced by Warwick District Council. One area that has benefitted from a less controlled approach, an approach which should be fostered further is the High Street/Clemens Street area of Old Town. This area has a more varied selection of shopfronts and colours that go to help create this area's own distinctive environment. This variety will continue to be supported.
- 5.5.14 Town centres, and especially retailing is undergoing significant change. The loss of shops can lead to empty properties whilst the search for a new use takes place. Landlords are, therefore, encouraged to maintain vacant shops in good condition and, where appropriate, co-operate with the District Council to achieve visually acceptable window treatments as an alternative to boarding-up premises, or leaving window displays blank. If likely to be vacant for a long period, illustrated boarding might be considered or, alternatively, window display space can be let for gallery purposes or for advertising placed within the display area, which also discourages nuisance advertising such as fly posting.
- 5.5.15 Old Town is recognised as a secondary ancillary retail area. This is much more local and village-like in nature and houses smaller, mostly independent businesses - partly due to the lower rents/rates and to the smaller size units available. The RLSNDP supports the use of more creative, colourful and active frontages and signage on these shopfronts to develop a more distinct vibrant feel and image for Old Town.

Policy RLS21 – Protected Car Parks

The car parking areas identified below and shown on the Policies Map will be protected for car park use.

**RLS21/1 - St Peter's
RLS21/2 - Royal Priors
RLS21/3 - Covent Garden
RLS21/4 - Station Approach
RLS21/5 - Bedford Street
RLS21/6 - Bath Place
RLS21/7 - Rosefield Street
RLS21/8 - Packington Place
RLS21/9 - Adelaide Bridge**

Development of these sites for other uses will only be permitted when it can be shown that either (a) the car parking is to be provided elsewhere within the town centre; or (b) the applicant can demonstrate that it is no longer needed.

Background/Justification

- 5.5.16 Policy RLS21 seeks to protect the key car parks in the town. Car parking can be a sensitive issue and, as acknowledged in the Warwick District Local Plan, striking the right balance between providing a level of car parking that supports commercial and residential developments, whilst at the same time not over-providing car parking to the point where it discourages the use of other modes of transport is a fine balance.
- 5.5.17 Policy RLS21, therefore, identifies and seeks to protect the key car parks in the town centre, including that in the potentially redeveloped Covent Garden: where 620 car parking spaces will be provided. The policy also sets out those circumstances when the identified car parks could be developed for other uses.

Policy RLS22 – Local Shopping Centres

Development within the following local shopping centres identified on the Policies Map will be permitted in accordance with Warwick District Local Plan Policy TC17 Local Shopping Facilities.

**RLS22/1 - Crown Way, Lillington
RLS22/2 - Rugby Road. Royal Leamington Spa
RLS22/3 - St Margaret's Road, Royal Leamington Spa
RLS22/4 - Sydenham Drive. Royal Leamington Spa
RLS22/5 - Brunswick Street (Southborough Terrace), Royal Leamington Spa
RLS22/6 - Binswood Street, Royal Leamington Spa
RLS22/7 - Lansdowne Street, Royal Leamington Spa
RLS22/8 - Tachbrook Road, Royal Leamington Spa**

Within these areas proposals to improve the environment and security will be supported:

- **Lighting**
- **CCTV**
- **Bin and recycling provision**
- **Seating**
- **Information points (e.g. notice boards) and improved signage**

- **Improvements to public transport and cycle parking infrastructure**

Background/Justification

5.5.18 The Warwick District Local Plan identifies four local shopping centres for protection:

- Crown Way, Lillington
- Rugby Road. Royal Leamington Spa
- St Margaret's Road, Royal Leamington Spa
- Sydenham Drive. Royal Leamington Spa

5.5.19 The RLSNDP identifies three further local shopping centre, shown on the Policies Map, at Brunswick Street, Binswood Street and Lansdowne Street.



17 Binswood Street Local Shopping Centre

5.5.20 The four local shopping centres included in the Warwick District Local Plan were identified based on the following: a cluster of six or more shops (normally in a continuous elevation, typically comprising a newsagent, general grocery store, post office and other small shops of a local nature). The additional local shopping centres at Brunswick Street and Lansdowne Street meet the Local Plan criteria. The local shopping centres at Binswood Street and Tachbrook Road have 4 and 5 ground floor retail units respectively. Despite not meeting the Local Plan criteria it is considered that these two areas provide valuable local shopping facilities that serve their local communities.

5.5.21 Policy TC17 of the Warwick District Local Plan seeks to limit the loss of ground floor shops (Use Class A1 retail) to non-retail uses such as hot food takeaways. Policy RLS22 does not have to duplicate this existing Local Plan policy but identifies detailed boundaries for these local shopping centres and identifies a range of measures that will be supported to help improve the environment of these areas.

Policy RLS23 – Secondary Retail Areas within the Creative Quarter

Change of Use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food takeaways (Use Class A5), or hotels (Use Class C1), or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas as defined in the adopted Warwick District Local Plan provided that:

- a) No more than 50% of the street frontage concerned would result in a non-A1 use; and**
- b) The proposal would not contribute to creating a continuous non-A1 frontage of more than 16m.**

Proposals for uses other than those identified above in this policy; within Secondary Retail Areas lying south of the River Leam and within the Creative Quarter, and where criteria (a) and (b) are satisfied; may be accepted where it can be demonstrated that the scheme would support the overarching ambition, vision and objectives of the Creative Quarter as set out in Warwick District Council’s Big Picture document (and any subsequent publications). All such proposals must further demonstrate that they would maintain or enhance the vitality and sense of activity within the streetscene.

Proposals that do not fulfil criterion b) within Secondary Retail Areas lying south of the River Leam and within the Creative Quarter, may be acceptable where it can be demonstrated that the scheme would support the overarching ambition, vision and objectives of the Creative Quarter as set out in Warwick District Council’s Big Picture document (and any subsequent publications). This may include use classes outlined above in this policy, or other use classes, where these would support the Creative Quarter. All such proposals must further demonstrate that they would maintain or enhance the vitality and sense of activity within the streetscene.

Background/Justification

- 5.5.22 Policy TC7 of the Warwick District Local Plan sets the policy for Secondary Retail Areas, and seeks to protect a predominantly retail character in these areas. Whilst this Neighbourhood Plan supports this broad approach, it considers that it may stifle opportunities which could otherwise come forward that would support the development of the Leamington Spa Creative Quarter. This may include, for example, some office uses (Use Class B1), halls or art galleries (Use Class D1) or other uses. The intention of this policy is to provide greater flexibility of Use Classes in Secondary Retail Areas where this can support the establishment and long-term sustainability of the Creative Quarter, and associated regeneration benefits.
- 5.5.23 This policy will only apply to proposals within Secondary Retail Areas which lie to the south of the River Leam, and within the Creative Quarter. The reason for this is that the Creative Quarter is predominantly focussed on land south of the River Leam and indeed the Creative Quarter boundary (as currently defined) does not include any Secondary Retail Areas lying to the north of the river. The majority of the potential emerging projects in the Creative Quarter (which, at the time of writing, are identified in the “Big Picture” document approved by Warwick District Council Executive in

March 2019) lie to the south of the river, and this is considered to be the appropriate area within which this policy applies.

- 5.5.24 In order for exceptions to be made to criterion (b) within the above policy, proposals must demonstrate that they would actively contribute to the aims and objectives of the Creative Quarter. They should support the creative industries in their broadest definition (most likely within the creative categories defined by the Department for Culture, Media and Sport and set out on p5 of the Big Picture document), and they should also provide active street frontage (avoiding a predominance of non-active unit frontages with little obvious activity within), to support the regeneration objectives of the Creative Quarter as a whole.

6.0 How to Comment on this Document

- 6.1 This consultation is the Regulation 16 consultation on the RLSNDP, it gives residents, businesses, land owners and others the opportunity to make formal responses on the content of the RLSNDP. The Regulation 16 consultation runs for 6 weeks from **[dates to be inserted by WDC]**. Comments should be made in writing, preferably using one of the response forms available at **[details to be inserted by WDC]**

7.0 Monitoring and Review

- 7.1 Plans only remain relevant when they are kept up to date. The Town Council will monitor the policies and proposals in the plan on an annual basis.
- 7.2 Where the need for change is identified the Town Council will work with Warwick District Council to produce updates and amendments where necessary.
- 7.3 Should significant sections of the plan become out of date the Town Council may look to review the whole document by producing a new plan in accordance with the Neighbourhood Development Planning procedure.
- 7.4 In order to do this a monitoring framework will be established this will identify a key indicator for each objective that will be used at regular intervals to measure the effectiveness of the RLSNDP.

Appendix 1. Community Facilities

Numbers relate to the sites on the Policies Map.

1. All Saints Church, Victoria Terrace, CV31 1GF
2. Holy Trinity Church, Beauchamp Avenue, CV32 5RE
3. St Mary's Church, St Mary's Rd, CV31 1JW
4. St Mark's Church, St Mark's Rd, CV32 6DL
5. Dale St Methodist Church, Dale St, CV32 5HL
6. St Peter's Catholic Church, Dormer Place, CV32 5AA
7. St Paul's Church, Leicester St, CV32 4TE
8. St John the Baptist Church, Tachbrook St, CV31 3BN
9. Leamington Spa Baptist Church, Chandos St, CV32 4RN
10. St Mary Magdalene Church, Vicarage Rd, CV32 7RH
11. Radford Road Church, Radford Rd, CV31 1NF
12. Lillington Free Church, Cubbington Rd, CV32 7AL
13. Our Lady's Roman Catholic Church, Valley Rd, CV32 7SJ
14. Christchurch, Priory Terrace, CV31 1BA
15. Life Community Church, Charlotte St, CV31 3EB
16. Emmanuel Church, Heath Terrace, CV32 5LY
17. Seventh Day Adventist Church, George St, CV31 1ET
18. Gurdwara Sahib, Tachbrook Park Drive, CV34 6RH
19. Muslim Community Centre, New St, CV32 7LA
20. Ahmadiyya Muslim Baital Ehsan Centre, Adelaide Rd, CV32 5AH
21. Shree Krishna Mandir, High St, CV31 3AN
22. Brunswick Hub, 98-100 Shrubland Street, CV31 3BD
23. The SYDNI Centre, Cottage Square, CV31 1PT
24. Lillington Community Centre, Mason Avenue, CV32 7QE
25. Westbury Centre, Westlea Road, CV31 3JE
26. Sikh Community Centre, 17A-17B Queensway Trading Estate, Queensway, CV31 3LZ
27. Polish Centre, 54 High Street, CV31 1LW
28. Victoria House, Masonic Rooms, 59 Willes Road, CV32 4PT
29. The Lodges, Jephson Gardens, Newbold Terrace, CV32 4AA
30. Royal Spa Centre, Newbold Terrace, CV32 4HN
31. The Assembly, Spencer Street, CV31 3NF

32. The Town Hall, Parade, CV32 4AT
33. Leamington Library, Museum and Art Gallery, Royal Pump Rooms, CV32 4AA
34. Lillington Library, Valley Road, CV32 7SJ
35. Waterside Medical Centre, Court Street, CV31 2BB
36. Sherbourne Medical Centre, Oxford Street, CV32 4RA
37. Clarendon Lodge, Clarendon Street, CV32 5SS
38. Cubbington Rd Surgery, 15 Cubbington Rd, Lillington, CV32 7AT
39. Spa Medical Centre, 81 Radford Rd, CV31 1NE
40. Croft Medical Centre, Calder Walk, CV31 1SA
41. Lisle Court Medical Centre, Brunswick Street, CV31 2ES
42. Castle Froma, 93 Lillington Road, CV32 6LL
- 42a. Sydenham Community Centre, 207 Chesterton Drive, CV31 1YJ
- 42b. Leamington Spa Spiritualist Church
43. St Paul's CE Primary School, Upper Holly Walk, CV32 4JZ
44. St Peter's Catholic Primary School, Augusta Place, CV32 5EZ
45. Milverton Primary School, Greatheed Road, CV32 6ES
46. Telford Junior School, Telford Avenue, CV32 7HP
47. Telford Infants School, Kelvin Road, CV32 7TE
48. Lillington Primary School, Cubbington Road, CV32 7AG
49. Brookhurst Primary School, Ullswater Avenue, CV32 6NH
50. Sydenham Primary School, Calder Walk, CV31 1SA
51. St Anthony's Catholic Primary School, Sydenham Drive, CV31 1SA
52. St Patrick's Catholic Primary School, Cashmore Avenue, CV3 3EU
53. Shrubland Street Primary School, Shrubland Street, CV31 2AR
54. Clapham Terrace Primary School, Clapham Terrace, CV31 1HZ
55. Kingsway Community Primary School, Baker Avenue, CV31 3HB
56. Trinity Catholic School, Guy's Cliffe Avenue, CV32 6NB
57. North Leamington School, Sandy Lane, CV32 6RD – these two are secondaries,
Campion falls under Whitnash
58. Arnold Lodge School, 15-17 Kenilworth Road, CV32 5TW
59. The Kingsley School, Beauchamp Hall, Beauchamp Avenue, CV32 5RD -these two
are private schools
- 59a. Pound Lane Adult Education Centre
- 59b. Warwickshire College

- 60.The White Horse, 4-6 Clarendon Avenue, CV32 5PZ
- 61.The Fox & Vivian, 32 Clarendon Avenue, CV32 4RZ
- 62.The Clarendon, 44-46 Clarendon Avenue, CV32 4RZ
- 63.The Royal Pug, 141 Regent Street, CV32 4NX
- 64.The Copper Pot, 41-43 Warwick Street, CV32 5JX
- 65.The Benjamin Satchwell, 112 Parade, CV32 4AQ
- 66.House, 130 Parade, CV32 4AG
- 67.Fizzy Moon, 35 Regent Street, CV32 5EE
- 68.The Star & Garter, 4-6 Warwick Street, CV32 5LL
- 69.The Woodland Tavern, 3 Regent Street, CV32 5HW
- 70.The Old Library, 11-13 Bath Street, CV31 3AF
- 71.The Drawing Board, 18 Newbold Street, CV32 4HN
- 72.The Cricketers Arms, 19 Archery Road, CV31 3PT
- 73.The Somerville Arms, 4 Champion Terrace, CV32 4SX
- 74.The New Inn, 195-197 Leam Terrace, CV31 1DW
- 75.The Bowling Green, 18 New Street, CV31 1HP
- 76.The Newbold Comyn Arms, Newbold Terrace East, CV32 4EU
- 77.The Fat Pug, 23 Guys Cliffe Road, CV32 5BZ
- 78.The Hope & Anchor, 41 Hill Street, CV32 5XT
- 79.The Townhouse, 2 George Street, CV31 1ET
- 80.The Green Man, Tachbrook Street, CV31 2BQ
- 81.The Holly Bush, 2-4 Holly Street, CV32 4TN
- 82.The Pig & Fiddle, 45 High Street, CV31 1LN
- 83.The Railway Inn, 12 Clemens Street, CV31 2DL
- 84.The Hope Tavern, 2 Court Street, CV31 1NH
- 85.The Greyhound, Kennedy Square, CV32 4SY
- 86.The Jet, 67 Brunswick Street, CV31 2EE
- 87.The Fusilier, Sydenham Drive, CV31 1NJ
- 88.The Bulldog, St Margaret's Road, CV31 2NX
- 89.The Windmill Inn, Tachbrook Road, CV31 3DD
- 90.The Builders Arms, 38 Lansdowne Street, CV32 4SP
- 91.The Joiners Arms, Shrubland Street, CV31 3BD
- 92.The Urban Fox, Tachbrook Road, CV31 3BE
- 93.The Shire Grill, Chesterton Drive, CV31 1YJ

Appendix 2. Local Green Space Assessment

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/1	Jephson Gardens	No	Many local residents from all over Leamington walk regularly in the park, using its extensive path network. It is home to popular events such as Art in the Park and is always busy with people, even in the winter months. Leamington Studio Artists and Leamington History Society use the East and South Lodges as their bases and run public sessions.	Yes	Walking, resting, nature watching, dog walking, café, picnicking, informal games	Yes	Acts as an oasis within the town centre. Once inside, it is very tranquil and very little impact is made by surrounding traffic. There are different levels around the park, so it is always easy to find a quiet space.	First laid out in 1831 as riverside walks and developed into formal gardens after 1846. Named after Dr Henry Jephson. Grade 2 listed. Also contains the Aviary, four lodges, the Hitchman Fountain, Jephson Memorial and Free Czechoslovak Memorial Fountain plus the Mill Bridge which are all also Grade 2 listed.	Mature trees of many species, small mammals, birds, fish, insects, Glasshouse tropical plants and goldfish pond

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/2	Mill Gardens/El ephant Walk	No	Thriving boat centre, well used by nearby residents for the play area, dog walking and as a route through to the town centre.	Yes	Walking, boating, play equipment for younger children, kayaking, dog walking, ball games	Yes	Some noise from the various activities available, a play park rather than an oasis of calm, river flows through	Originally settling beds for the town's water supply, area was landscaped in 1901-1903. Elephants accessed the River Leam for washing there in 1880/81. River slipways were used to provide public watering place for horses. Grade 2 listed	Amphibians, squirrels, mature trees, shrubs, sustainable planting

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/3	Pump Room Gardens/York Promenade	No	Most popular space in Leamington for hosting outdoor events open to all residents, used by commuters as a cut through to the Parade	Yes	Walking, picnicking, listening to music, attending events, dog walking, running	Yes	Laid back from two busy roads on the northern and eastern boundaries, the area is a tranquil space in the centre of town	Laid out in 1814, Linden Avenue created in 1828, first bandstand erected in 1830s. Became publicly owned in 1868 – “people’s recreation ground”. York Promenade laid out in 1899. Grade 2 listed, as is the bandstand and the Pump Rooms	Mature trees, flowers, squirrels, insects

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/4	Victoria Park	No	Extremely well used area by all residents of Leamington and visitors, many amenities on site, accessible to all, occasional events	Yes	Cycling, cricket, crown green bowls, tennis, play equipment, informal games, picnicking, walking, dog walking, paddling pool, skateboard park, canoeing, cafe	Yes	Large, peaceful, expansive space on the edge of the town, bounded on one side by the River Leam	Originally opened in 1897 to mark Queen Victoria's Diamond Jubilee, the park was re-landscaped and re-opened in 1899. Former Wisden/Parr cricket ground with New River Walk running through it after the 1860s. Grade 2 listed as is Adelaide Road Bridge	Small mammals, birds, insects, mature trees

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<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/5	Holly Walk	No	Very much appreciated by residents of nearby flats and HMOs and workers from local businesses as a space to enjoy and clear heads, well used as a walkway and a meeting place	Yes	Walking, cycling, sitting, dog walking, workers having lunch breaks	Yes	Broad boulevard, remnant of Leamington's earlier Regency layout	Original driveway from the town centre to Newbold Comyn House, site of the Leamington Theatre Co theatre for over fifty years, closing in 1934. Numerous Grade 2 listed buildings on all sides.	Squirrels, mature trees, birds

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/6	Christchurch Gardens	No	All age groups use this space, easily accessible, located right in the centre of the town, very well used by local residents but also by residents accessing and exiting the town centre for work and shopping, used by The Kingsley School and nearby nurseries for educational purposes	Yes	Tennis, walking, basketball, bike and scooter riding, football, informal games, dog walking, church services	Yes	Provides a peaceful spot amidst a busy area - much needed in this part of town. A most welcome haven for people passing through or having a quiet moment in their day.	Originally the site of Christchurch which opened in 1825, gardens (then known as Newbold Square) laid out in 1829. Church demolished in the 1950s. Marble remains from the church used for garden borders. Gardens retain crescent at top of the Parade as shown on 1825 plan of the area	Squirrels, birds, trees, insects, trees, shrubbery, wildflowers

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/7	The Dell	No	Well used by nearby residents and community groups, events are regularly held there such as “Party in the Dell”, very much valued as a green space in a well built up area and one that has been in use by locals for a long time	Yes	Informal games, play equipment, basketball, walking, picnicking, gardening, playgroups	Yes	Oasis of greenery in a dip below street level, peaceful atmosphere much valued by locals from surrounding streets on all four sides	Opened as a public space in 1948. There was previously a summer house at the north end built from stones from the old “pepper pot” chapel which stood at the corner of Church Hill. Some stone from this summer house is still visible in the park. Old bridge used to cross the Dell, used to have the Bins Brook running through it until it was culverted in the 1850s.	Bats, butterflies, birds, trees, flowers, ornamental shrubs, hedgerows

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<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/8	Foundry Wood	No	Regularly used for community/educational activities and events, open to all residents, open for community use since 2013, site is run by ARC CIC. Also used for formal school visits.	Yes	Open to the public most days 10am – 5pm. Nature walks, outdoor pizza kitchen, talks, picnics, film showings, choral events and environmental awareness sessions. Outdoor classroom, compost toilet. Climbing frame, train and logs. Dogs welcome.	Yes	On the outskirts of the town, acts as a calm oasis between busy roads and the railway line. Once on site, traffic noise recedes.	Was part of the site of the Ford Foundry prior to 2011. Before that it was an abandoned railway siding with no public access.	Badgers, newts, birds, insects and other small mammals.

<u>Site Allocation Reference</u>	<u>Name</u>	<u>Is the space an extensive tract of land?</u>	<u>Demonstrably of local significance?</u>	<u>In close proximity to the community it serves?</u>	<u>Recreational uses – types?</u>	<u>Significant contribution in terms of beauty to the area?</u>	<u>Is the space tranquil?</u>	<u>Any particular historical significance?</u>	<u>Important with regard to wildlife?</u>
RLS8/9	New St Burial Ground	No	Houses on all sides of the site, previously neglected and overgrown site now being cared for and managed by ARC CIC. Used mainly by residents from across South Leamington as a small green recreational space. Only green space within area of housing between the canal and Leam Terrace.	Yes	Dog walking, gardening, tea parties, included on heritage walk tour	Yes	Relatively small green space within a highly built up area of town. Former cemetery retaining some gravestones – peaceful and quiet.	Has officially been a public open space since 1974. Opened as a burial ground in 1838 and closed in 1851 once full. Some remains were removed in 1958 to enable road straightening.	Wildflowers, squirrels, insects

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RLS8/10	Clarendon Square	No	Been in use by the local community since 1825 for recreation, historic and well known, only green space in the vicinity of surrounding flats, people walk through to visit town	Yes	Walking, sunbathing, picnicking, sitting, running, socialising, ball games	Yes	Area of sanctuary and relaxation in a very built up, busy part of town. A quiet green space appreciated by all residents.	Setting for the Regency houses which surround this open formal space. Important element in layout of this part of Leamington in 1825 – many Grade 2 listed properties face this space. Listed as one of the top 50 historic squares in Britain. Only formal garden square remaining in Leamington.	Oak trees, insects, flowers, squirrels, trees, large grassy area. Variety of birds for feeding and roosting.

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RLS8/11	Strathearn Gardens	No	Used heavily by local residents, pre-schools and parents and children from Milverton Primary School, only green space along heavily built up area and busy Rugby Rd. Residents have been very involved in its development.	Yes	Lots of play equipment for younger children, informal games, dog walking, picnicking	Yes	Pocket of quiet space between developments	Fairly recent public space with new gates and a mural	Foxes, squirrels, insects, birds, trees

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RLS8/12	The Holt	No	Well used by nearby residents as well as a wider section of North Leamington, used for Lillington Fun Day and for activities run by Lillington Free Church.	Yes	Extensive play equipment for all ages, outdoor gym equipment, football goalposts, hard paths, running, dog walking, MUGA.	Yes	Quiet, long-established green space in a built-up residential area. Three sides are bounded by quiet side roads; a “green lung” in this part of town.	Has previously been a sand pit and refuse heap. Site of the first houses built by the Leamington Slum Clearance Co in 1927.	Insects, bats, birds, small mammals, mature trees, scrub and long grass areas.

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RLS8/13	Mason Avenue Park	No	Large space well used by the immediate community but also by the wider Leamington community due to its size and the range of its play equipment. Regular users include the youth centre, Lillington Nursery and Primary School and the community centre.	Yes	Play areas for all ages, adventure equipment, tarmacked paths for running/cycling/roller skating, nature areas local primary schools use	Yes	Set back from main roads and bounded by quiet cul-de-sacs	Historic maps show the roughly triangular shape of the space has been left untouched by development as an important public recreation site	Hedgerows, ponds, wildflower meadow, mature trees, insect habitats, birds, long grass.
RLS8/14	Cubbington Waterworks	No	Situated in dense residential area, heavily used by surrounding residents, parents and children use it to access Telford Infant and Junior Schools	Yes	Outdoor gym equipment, seating, play equipment, football posts, running, dog walking, cycling	Yes	Main body of the park is set back from main road, not bordered closely by development	Site of the old Leamington Corporation Waterworks.	Hedgerows, ponds, trees, shrubs, birds, small mammals

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RLS8/15	Midland Oak	No	Has an active “Friends of...group” which has raised funds for bulb planting and a noticeboard recently, space is well used by residents along the Lillington and Cubbington Roads, visited by Lillington Primary School for nature appreciation, also by residents of nearby sheltered accommodation. Regular litter picking sessions.	Yes	Wide tarmacked paths for running/cycling, play area with equipment, also good for wheelchair users and prams, dog walking	Yes	Quiet green area acting as a buffer for surrounding residents against the traffic on the main roads	Site of the “Midland Oak” purportedly marking the centre of England and a military commemoration of WW1.	Trees, shrubs, bulrushes and grasses, homes to birds, bats, amphibians. Designated as Local Wildlife Site. Flood alleviation area.

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RLS8/16	Old Brickyard play area, off Villers St	No	In the heart of very residential area away from the town centre. Used by families with young children, dog walkers, immediate community and residents further out	Yes	Play areas with equipment for older and younger children, football, running	Yes	Away from main roads, fairly sheltered, bounded by mature trees	Was the site of Leamington and Lillington Brickworks in 18 th /19 th centuries. Also housed allotment gardens.	Birds and small mammals, spinneys and foraging areas

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RLS8/17	Eagle Recreation Ground	No	Has active Friends of ...group. Much surrounding housing on all sides, huge diversity of users including young families, students, cultural groups, immigrant groups, school children and dog walkers. Very popular local space – many houses/flats do not have gardens in the vicinity.	Yes	Play area (including equipment for children with disabilities), football posts, MUGA area, youth shelter, nature area and grass reserve. Cricket, frisbee, basketball, rounders and walking groups. Clapham Terrace, Shrubland St and Champion schools hold sports activities and sports days here.	Yes	Enclosed and protected space. Bordered by housing, railway embankment and Rangemaster. Oasis in area of high-density housing with small/no private gardens	Leamington completed the purchase of Ladder Bridge Field in April 1896 from Lady Aylesford for £1300 for 5.5 acres. In January 1897 the council decided to use the field as a children's playground and to create a wharf along the canal frontage for The Foundry. By June 1898 the undulating field had been levelled by the tipping of town waste over it. By 1900 the field was levelled and St Johns Church played football and cricket there. In 1926 the council acquired Rushmore Farm from the Willes family of Newbold Comyn to build	Wide range of birds, squirrels, foxes and a muntjac deer. Wildflower areas.
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								Leamington's 3rd Council House Estate. Part of the land was added to Eagle Rec	
RLS8/18	Redlands Recreation Ground	No	Bordered by housing on two sides, well used pedestrian/commuter link to local shops, businesses and schools. Part of green corridor linking green spaces in the south. No other suitable outdoor space for children in the vicinity.	Yes	Play/adventure equipment, hard surface paths for cycling and walking, football and informal activities i.e. rounders	Yes	Relatively – provides an oasis of calm for locals from urban surroundings	No	Yes – conservation area of long grass plus trees and shrubs enable birds, small mammals, insects and other plant life to settle there

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RLS8/19	Welches Meadow	No	Very well utilised by residents from all over Leamington as well as visitors. Used for a wide variety of activities.	Yes	Walking, angling, dog walking, bird watching, nature appreciation	Yes	Bounded by a busy road and the river, the site is surprisingly tranquil once inside it	Created as a flood defence in the 1840s – it has been in use as a public space since then. Older residents remember ice skating there in the 1930s.	Wildflowers, wetland plants, trees, dragonflies, butterflies, birds, many amphibian species. Local Nature Reserve run by Warwickshire Wildlife Trust.
RLS8/20	Crabtree Meadow	No	Mainly used by residents of Leam Terrace area or by walkers who access it via Welches Meadow which is adjacent.	Yes	Walking, dog walking, football, informal games	Yes	Peaceful space backing onto houses, relatively sheltered		Birds, insects, ornamental trees, squirrels
RLS8/21	Edmondscote Field	No	Serves the Edmondscote Drive area – part of network of paths leading to Warwick New Rd and the A452. Used as overflow parking for the	Yes	Large field with goalposts, informal games, dog walking, walking.	Yes	Peaceful space amongst housing and nearby roads, close to the river, part of a wildlife corridor.	Site formed around 1860 during works carried out on the River Leam to alleviate flooding. Princes Bridge opened by the	Mature trees, hedgerows, grassland, swans, ducks, birds

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			Athletics track currently.					then Prince of Wales in 1923.	
RLS8/22	Fords Field	No	Serves Kingsway and Bury Rd estates – used by commuters to reach shops, schools, work and the station. Local community groups such as the boxing club use the facilities and people from the Sikh Temple and the Fords Field Centre use the park recreationally too.	Yes	Play areas for all ages, football, cricket, rounders. Outdoor gym equipment, grass auditorium, adventure play equipment, canalside vantage point. Tarmacked paths for running/cycling/roller skating.	Yes	Acts as a green defence from the roundabout at the junction of Myton Rd and Princes Drive etc, and the roundabout that serves Shires Retail Park.	Industrial past significant to Leamington – Ford Foundry was opposite, and the site used by workers there for recreation – annual fun fair used to held there.	Trees and shrubs border the grassy area, some rough grass is wildlife conservation area, birds, insects, small mammals in evidence. Canal access for water-based wildlife.

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RLS8/23	Radford Brook (aka Whitnash North Brook)	No	Public green space in area of much recent development – no other green spaces nearby except Calder Walk play area. Well used by locals and others for walking and nature observations. Also used by local schools for pond dipping etc.	Yes	Walking, pond dipping, running	Yes	Yes - very	Yes -site of an old mill still evident in stream course	Yes – pondlife, marshland and woodland – amphibians, birds, insects and plant life

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RLS8/24	Calder Walk play area	No	Well used by Sydenham estate residents and pupils of Sydenham Primary School. Local housing is mostly semi-detached houses, maisonettes and low-rise flats, intensively situated. This space links to Radford Brook and helps facilitate green corridor through estates.	Yes	Play equipment surrounded by grassy area well used for football and playing games	Yes	Yes – provides secluded sanctuary for residents away from nearby roads	Yes – old mill by the stream. Mature trees, hedges, shrubs	Yes – amphibians, small mammals, birds, insects, plants – some areas are designated wildlife areas

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RLS8/25	Elizabeth Rd play area	No	Popular local space, well used by residents from surrounding streets and overlooking properties, only open space of any size in South Leamington west of Brunswick St and up to Queensway.	Yes	Large play area with play equipment for younger children, informal games, bike mounds, raised bed near entrance with tomato plants.	Community cares for the site as a valuable area of green amenity space.	Pleasant tranquil feel, looped round by a quiet suburban road.	No	Long grass areas, trees, shrubs

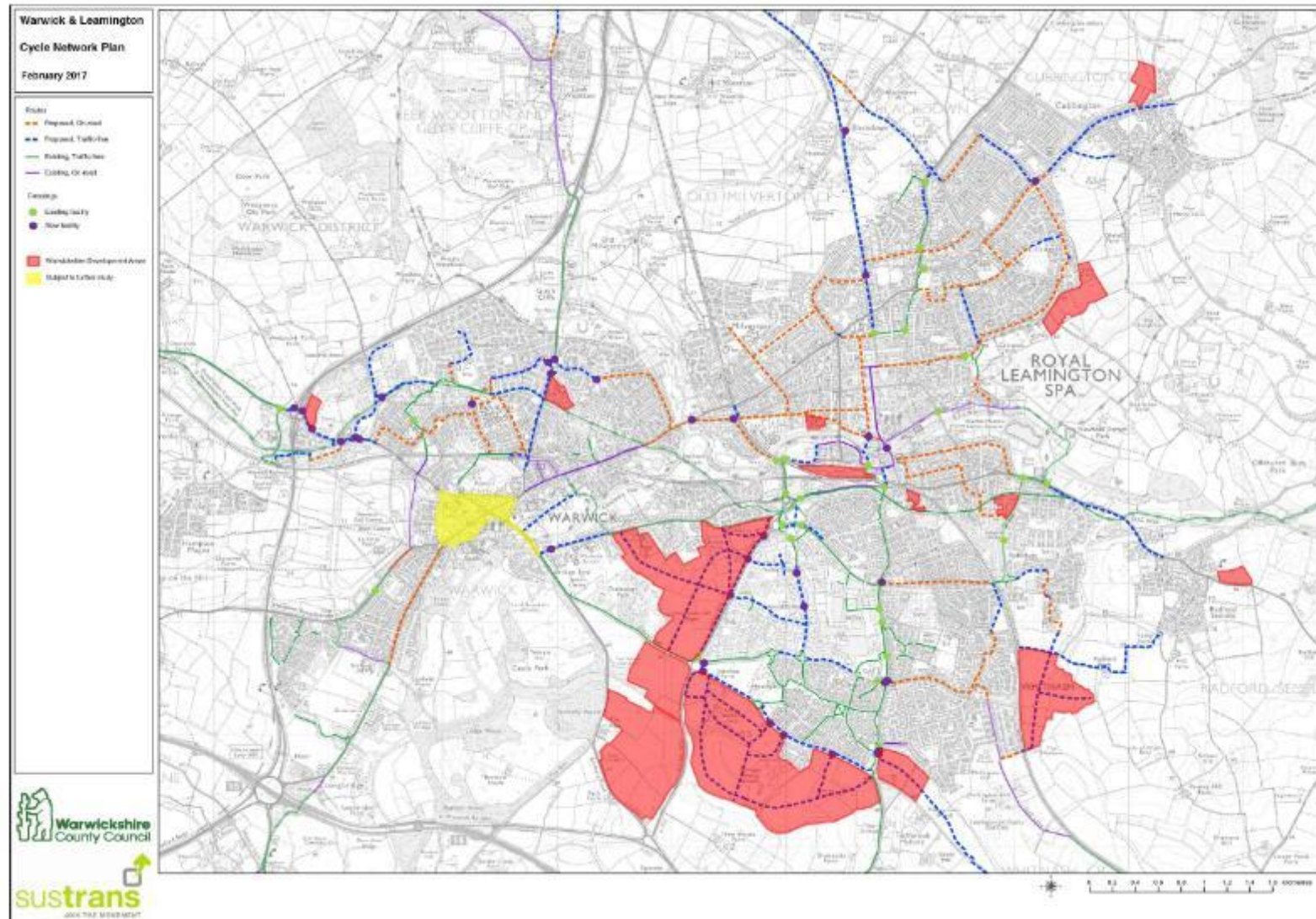
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RLS8/26	Wych Elm Drive play area and arboretum	No	Residents of the housing estates along St Helens Rd, Tachbrook St, Kingsway and Hitchman Rd use this space regularly – broad diversity of users such as young families, school children at Shrubland St, Kingsway and Champion Schools and the elderly.	Yes	Play area with equipment, walks through the arboretum, running, roller skating	Yes	Yes – particularly the arboretum. Centre piece of Wych Elm Drive estate.	Yes – arboretum was planted in the 19 th century on the site of the Royal Midland Counties Home for Incurables	Yes – fine examples of Douglas firs, cedars, Wellingtonias and other exotic conifers. Created by Dr John Hitchman as grounds for the hydropathic establishment. Bird and bat boxes evident and a pond.

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RLS8/27	Dragon Cottage play area	No	Used by families from around the Guys Cliffe Ave area, within the housing estate. Used by children from Brookhurst Primary and Trinity schools. Green space and play provision necessary as much development has taken place around this area. Has an active “Friends of..” group who look after the area.	Yes	Play equipment, football goal, stream, wild areas allowing for imaginative play. Informal games. Accessible to all.	Yes	Semi-hidden, distant from the nearest road	Site adjacent to Dragon Cottage (1881) which was the greenkeeper’s house when the area was part of Leamington Golf Course (1890-1956). Stream flows under Trinity school and eventually joins the River Avon.	Trees, shrubs, wildflowers, stream – foxes, squirrels, bats, birds, insects. Semi-wild feel.

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RLS8/28	Rushmore St play area	No	Shortage of accessible green space, no gardens to the Victorian terraced housing, no school playing fields in vicinity, links to the canal allowing access routes to other green spaces	Yes	Play equipment for younger children and informal sports are played here	Yes	No main roads adjacent, canal alongside	Yes – site of large canal turning point and historic wharf – also of Jamaican Independence Day celebrations at the former Talbot Inn. In use since 1970s as public space.	Water fowl, insects, otters, amphibians, birds.

None of these spaces have existing planning permissions and all are owned and maintained by Warwick District Council.

Appendix 3. Cycle Route Map



Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Brownfield land: See previously developed land.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes

will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Drainage Hierarchy: When considering drainage systems for surface water run-off a hierarchy of drainage options should be considered:

1. Into the ground (infiltration).

2. To a surface water body.
3. To a surface water sewer, highway drain, or another drainage system.
4. To a combined sewer.

Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the

development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development³: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National trails: Long distance routes for walking, cycling and horse riding.

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on

³ Other than for the specific purposes of paragraphs 172 and 173 in this Framework.

their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable homes/housing: housing that is designed and constructed to reduce its impact on the environment e.g, by minimising use of resources, recycling and having high performance standards in terms of energy, including zero carbon homes.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.



Royal Leamington Spa Town Council