



Saltisford Warwick Planning Brief



INTRODUCTION

Warwick District Council is seeking to dispose of land in its ownership to the north of Saltisford, and to the east and west of Ansell Way, Warwick. The scale of the disposal, and the issues raised by any redevelopment of this site make a planning brief important for this site. It is hoped that this brief will provide a clear guide to potential purchasers as to the proper planning approach to the redevelopment of this site.

Site Description and History

The land which is the subject of this brief lies within a triangle of land bordered by the Birmingham to Leamington railway line to the north, Saltisford Road to the south and Albert Street and Cape Road to the west (see plan 1). The majority of the site lies outside of Warwick Town centre⁽¹⁾, however areas 8 and 9 (see plan 2) lie within the town centre. Saltisford / Birmingham Road is a popular buss route, an important gateway to Warwick town centre and a link from the town centre to the A46 and M40.

Vehicular access to the brief area is along Ansell Way, however the garage (area 3) has direct access onto Saltisford. There is a footpath along Saltisford and also from Albert Street and from Saltisford Common under the railway line. These are shown on Plan 2.

The site does not lie within a Conservation Area, however contains three listed buildings, two of which lie within an Ancient Monument.

For purposes of this brief, the site has been divided into a number of areas. These are shown on Plan 2.



1. Properties Fronting Saltisford

This is a small triangle of land incorporating the houses of nos. 120 to 152 Saltisford.

2. The Leper Hospital (incorporating the Master's House and St Michaels Church) and land to the rear.

This piece of scrubland contains two notable Grade II* listed buildings, and is scheduled as an Ancient Monument. The Master's House dates from the 15th century and is one of very few surviving Leper Hospitals in the country. The building is recognised by English Heritage as being a "Building at Risk" in their latest 2000 register. It is vacant and in poor condition⁽²⁾. St Michael's Church was built as the chapel for the Leper Hospital, also in the 15th century. It is currently vacant however has received restoration work in recent years.

A planning permission was submitted on this site in 1991⁽³⁾. Following much discussion and changes to the proposals, permission for refurbishment and conversion of both existing buildings to offices and the erection of ten dwellings was refused in 1999. The reasons for this were that the access proposals were detrimental to highway safety, that the site was overdeveloped and that the development would be detrimental to the setting of the listed building.

3. Garage Site

This site is currently vacant, however has outline planning permission for the erection of a church building with a capacity for 160 people and a space for 35 cars⁽⁴⁾.

- (1) As defined in the Warwick District Local Plan.
- (2) The building has been classified in the 2000 Register as a priority A building which is at immediate risk of further rapid deterioration or loss of fabric, with no solution having been agreed as to a way forward.
- (3) Application W910971/2LB. This application was refused in October 1999.
- (4) Application W990984. This application was granted in September 1999.



4. The Midland Oak Industrial Estate

Located on the corner of Ansell Way and Saltisford, this site contains a terrace of five industrial units, each of approximately 185 sq.m. (2,000 sq.ft.). At the present time, four of these are vacant. The site area is 0.23 hectares (0.59 acres).

5. The Former Saltisford Depot (Upper Yard)

The premises known as Saltisford Depot lies off Ansell Way and is two plots of land. The larger of these is known as the Upper Yard. It occupies an area of 8,094sq.m. (2.2 acres) and lies to the west of Ansell Way.

The site was originally part of the old Warwick Gas Works. The present depot was developed by Warwick District Council in 1986 in order to relocate its maintenance department. The Council occupied the depot until 1993 when, following Compulsory Competitive Tendering, A.A.H Environmental services (now Service Team) took a lease on the site. Following the loss by Service Team of the grounds maintenance contract in 1998, they no longer require this site.

The site is currently occupied by a number of vacant industrial buildings which were developed to the specific needs of their original client. It is considered that such bespoke buildings would have appeal to only a minority of future clients.

6. The Former Saltisford Depot (Lower Yard)

The lower yard lies to the east of Ansell Way and occupies an area of 3,642 sq.m. (0.9 acres). It currently serves as operational land by service team. It is an open site used mainly for the storage and maintenance of vehicles, however in 1999 a number of portable buildings were erected to serve as offices for Service Team. The site is boarded to the east by the rear of properties on Albert Road. The use of the site has led to a number of complaints by residents to the Council about noise and light during hours of darkness. These concerns will need to be addressed in any redevelopment scheme.

7. The Warwick Working Mens Club

This site lies to the north of the Lower Yard and south of the railway line. It contains the building of the Working Mens Club and an area of open car parking.



8. Georgian Gas Works

The original Gas Works which fronts onto Saltisford is a listed building dating from 1822. It is reputedly the oldest gas works building in the country and has been converted into offices currently occupied by Entec. The land to the rear includes a storage building and open parking area.

9. Gas Compound Site

This site is operated by Transco.

10. Warwick Fire Station

This has access onto Albert Street.

Sites 4, 5, 6 and 7 are owned by Warwick District Council. All other sites are in different ownerships.

Constraints On The Site.

In considering any redevelopment opportunities on the site, the following constraints need to be recognised.

- **The presence of contaminated land.**

Areas of the brief site are affected by land contamination from the previous use of the land as a gas works. A detailed contamination report was prepared by the Council in 1983 and this has shown evidence of contamination along Ansell Way itself and in area 6. A more recent study has shown that this is localised, affecting only the western end of the site approximately in the location shown on plan 2. Contamination has not been identified at the eastern end of area 6 where it abuts the rear of properties on Albert Street. The Council's Environmental Health Department would need to be involved in any redevelopment proposals for these sites, and would require to be consulted on any applications affecting adjacent sites (both within and outside the brief area) for any evidence of leeching of contaminants.

- **The Ancient monument, the Master's House and St Michaels Church.**

The extent of the Ancient Monument is defined on Plan 2. Any development which effects the ancient monument or the setting of the listed buildings must be particularly sensitive to their architectural and historical character. Any proposed uses of the two Listed buildings must seek to preserve them in an appropriate way.



- **Nearby Residents Properties**

Although the brief area is primarily in industrial or commercial use, a number of nearby homes would be effected by any redevelopment. In particular those along Albert Street and Saltisford (area 1) must be dealt with sensitively in any redevelopment proposals.

- **The Railway Line.**

The noise from the railway line would need to be addressed in any proposals for the site.

- **Watercourse**

The site is crossed by a 1200mm culverted watercourse which is part of the Saltisford Brook. The location of this is shown on plan 2. A maintenance zone for this will need to be retained as part of any redevelopment. Flooding of this watercourse has occurred in the past and careful consideration of floor levels will be required as part of any redevelopment proposals.

- **Gas Pipelines**

Gas pipelines cross the site adjacent to Ansell Way. Statutory rights of access will need to be maintained along the length of the pipes. It is possible that further gas pipelines may be present in the area, and these will need to be investigated

Proposals For The Site

This brief covers land which is currently in a range of use. It's primary purpose, however is to address those sites which have immediate development potential, and to give guidance on the approach which the Council would take on any other sites within the brief area which may come forward for redevelopment. It is not the intention of this brief to seek to threaten existing uses which are taking place on the site, or to override existent planning approvals which exist on these sites. The areas with immediate potential are as follows :-

- Area 2 - The Ancient Monument and land to the rear.
- Area 3 - The Garage Site
- Areas 5 & 6 - The Former Council Depot
- Area 8 (part) - Land To The Rear Of The Old Gas Works Building

The Areas where guidance is given on possible future redevelopments are :-

- Area 4 - The Midland Oaks Industrial Estate
- Area 7 - Working Men's Club

The proposals for the redevelopment of the site are shown on plan 3 (Proposed land uses).



General

It is considered that whilst there are arguments for promoting either a housing or an employment led regeneration of the site, the brief area should be allocated for employment purposes. The reasons for this are as follows:-

- 1) The Council is required to find significant amounts of employment land within the district over the period to 2011 in the Structure Plan. The loss of this site from employment use would increase the pressure to release greenfield sites elsewhere in the District for employment purposes.
- 2) The Structure Plan has identified a need for small industrial sites within the District, and has required that these be identified on brownfield land wherever possible. This site meets this criteria.
- 3) The site includes land which is known to be heavily contaminated. Development of the site for employment purposes may require less remedial work than if the land was used for housing. The higher reclamation cost of preparing the land for housing may restrict the ability of parts of the site to achieve other Council objectives, such as providing affordable housing.
- 4) An employment use would be less constrained by noise issues associated with the railway line and the Working Men's Club.
- 5) The flexibility of how an employment use may be implemented would not be restricted by present uncertainties over the future of area 4 (the Midland Oak Industrial Estate).

The Council considers that the redevelopment of the site for B1 (a) office units and, in certain limited areas, other B1 and B2 uses, would be acceptable in policy terms, and would be an attractive and appropriate use for this important gateway site to Warwick town centre.

Areas 3 - 9

It is proposed that areas 5 and 6 should be used for employment purposes if these should be redeveloped. Furthermore, if proposals include areas 3, 4, 7, 8 (rear part) or 9 (either as part of the redevelopment of areas 5 and 6 or separately in the future), this land should also be used for similar employment uses.

Within this allocation, the following comments can be made.

- 1) A mix of B1 and B2 uses would be appropriate on the site.
- 2) Care must be taken in area 6 to protect the amenity of the properties along Albert Street. Along this boundary, the Council would wish to see the land developed for B1(a) offices, and would not support B2 uses. A careful design and appropriate use of conditions will be imposed to safeguard the interest of existing residents. The same principles will apply along the boundary with area 2 if this site is developed for housing.



- 3) Achieving a high quality design will be of paramount importance on the site, in view of the sites importance as a gateway to Warwick Town centre, the proximity of nearby existing housing on Saltisford and Albert Street, and the presence of several listed buildings and the Ancient Monument. In particular, the following principals should be followed :-
- Any development on Saltisford (areas 3 and 4) should face onto this road, and should be no greater than 2 ½ storeys to respect the scale of the existing listed Gas Works building.
 - Any development adjacent to the rear of properties on Albert Street (areas 6 and 8) should be of a scale and design to minimise disturbance and maximise the amenity of existing residents. This is particularly the case of any development at the eastern tapered end of area 6, adjacent to no 73 Albert Street.
 - Any development within areas 3 and 5 which abuts area 2 and the Ancient Monument should be of a design and scale which respects the setting of the listed buildings and the possible different land uses on area 2. Development along the boundary between area 2 and areas 3 - 5 should be no greater than 2 Storeys. No development will be allowed along the frontage of area 2.

The Council will not accept any proposal which does not recognise and respect these features and does not significantly enhance the quality of the urban environment in this area.

- 4) Vehicular access into the site should be exclusively from Ansell Way, with the exception of areas 3. Within this area, access directly onto Saltisford is acceptable in principle, subject to the amount of traffic any proposal may generate. The Council would prefer to see all vehicular access to area 3 coming from the rear of the site via Ansell Way, but will treat proposals in this area on their merits. Access directly onto Saltisford for a use on area 3 which generates more traffic than the current approval (for a church) may not be acceptable.
- 5) Any redevelopment within the area covered by the brief must have a mind to accessibility by modes other than the private car (e.g. cycling, walking and public transport) and make adequate provision to encourage those modes of travel. This will need to be demonstrated and the development proposals supported by a sustainability analysis using the criteria set out in Annex F6 of Warwickshire's Local Transport Plan 2000, or any superseding document.
- 6) The Council's Environmental Health Department would need to be consulted in any redevelopment proposals for these sites where issues of land contamination may arise. They would also require to be consulted on any applications affecting adjacent sites (both within and outside the brief area) for any evidence of leeching of contaminants.
- 7) The trees along the front of area 4 should be retained.
- 8) In view of the presence of the culverted watercourse shown in plan 2, a maintenance zone of 3.35 metres either side of the pipe will be required to be maintained at all times. This would create an easement zone of approximately 8 metres in total.



- 9) In view of the previous flooding of this watercourse, efforts will need to be made to introduce measures which minimise the amount of runoff which is discharged directly into the watercourse. The Council would strongly urge the incorporation of Best Management practices (BMPs- also known as SUDS) for the disposal of surface water. BMPs which *may* be suitable include grass swales, detention ponds, porous pavement, and infiltration trenches. Furthermore, careful consideration will need to be given to floor levels of new buildings.
- 10) On any development abutting the railway line, a substantial fence of at least 1.8 metres high will need to be maintained.

Area 2

Within area 2, redevelopment would need to respect particularly sensitive design issues associated with the designation of part of the area as an Ancient Monument and the setting of the Master's house and St. Michaels Church. For this reason, the Council would consider either a housing or B1(a) office proposals on this site. Any proposals on this site would need to:-

- 1) be designed so as to create a proper setting for these important listed buildings. It is likely that the scale, form and density of any development will be more restricted than elsewhere. Any development will not be allowed to be greater than 2 storeys.
- 2) be preceded by an agreed archaeological evaluation programme before any development commences.
- 3) secure the restoration of the listed buildings on the site. The Master's house should be returned to residential use, and the former chapel may be appropriate for either residential or office use. In any restoration scheme, specialist staff from the District Council will need to be consulted at an early stage.
- 4) create an acceptable living environment adjacent to the railway line, any employment development and the garage site (area 3) to the east.
- 5) provide accommodation in the form of either flats or houses.
- 6) provide car parking in accordance with the Council's standards.
- 7) be accessible by modes other than the private car and make adequate provision to encourage those modes of travel. The need to meet the requirements of the Local Transport Plan noted above for areas 3 - 9 would also be applied to this area.
- 8) be submitted as full applications only. Outline proposals will not be acceptable.

DRAWINGS ATTACHED

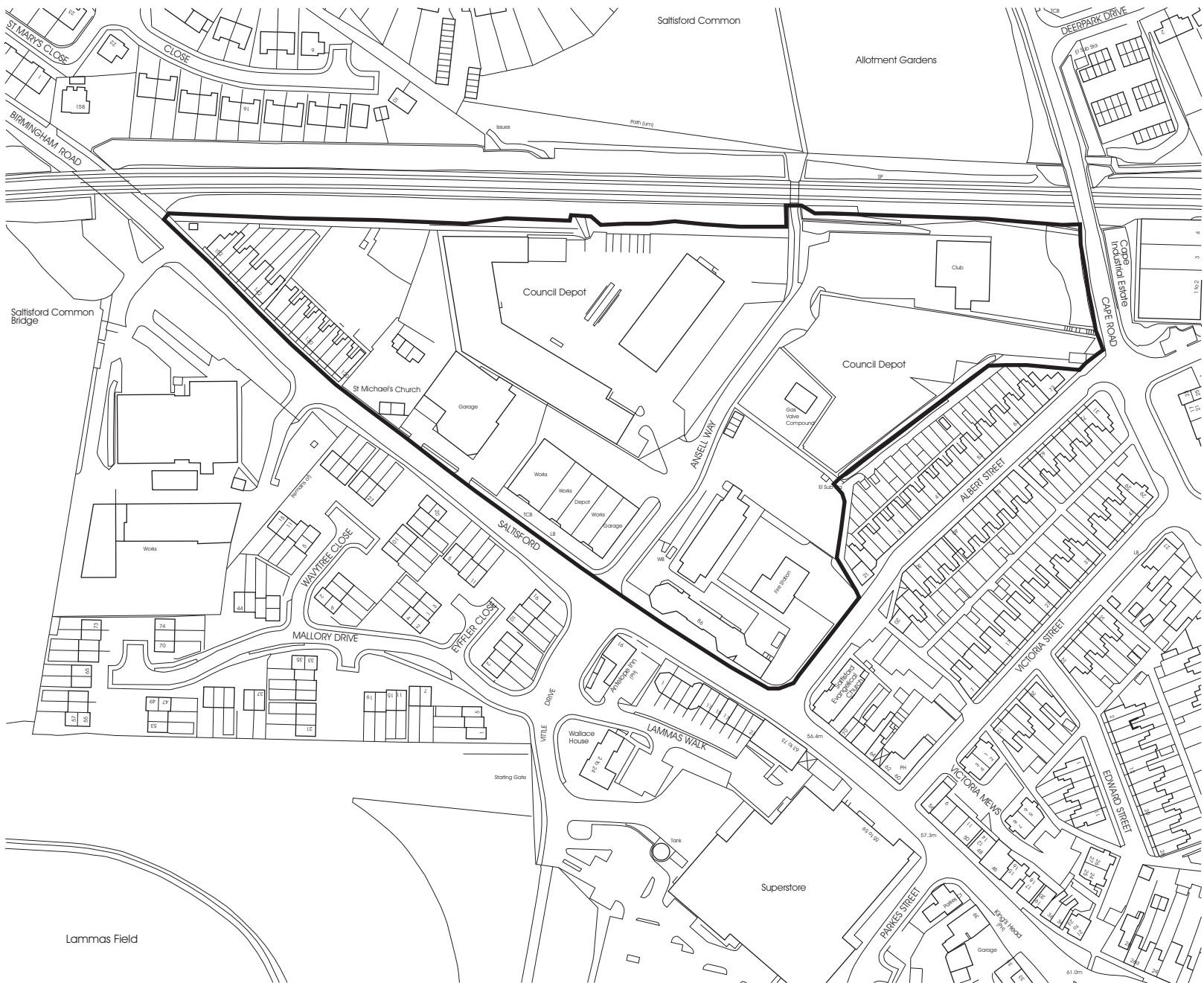
Appendix A

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|--------|-------------------|
| Plan 1 | Location Plan |
| Plan 2 | Site Constraints |
| Plan 3 | Proposed Land Use |



Appendix A





Key:

 Boundary of Brief Area


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Title

Salford, Warwick
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PLAN 1

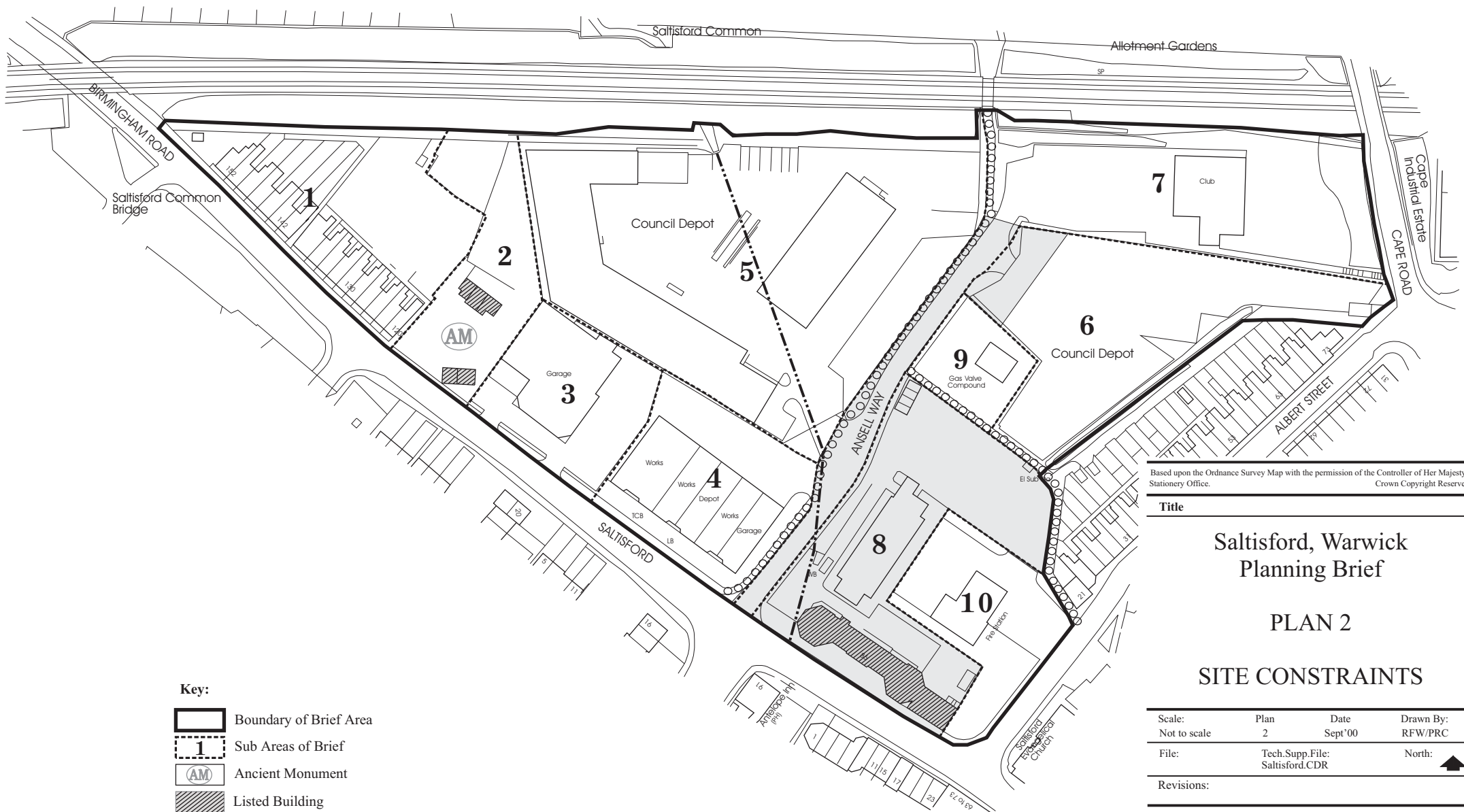
LOCATION PLAN

Scale:	Plan	Date	Drawn By:
Not to scale	1	28/04/98	RFW/PRC
File:	Tech.Supp.File: Saltisford.CDR	North:	

Revisions:



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Key:

- Boundary of Brief Area
- 1 Sub Areas of Brief
- AM Ancient Monument
- Listed Building
- Footpath Through Site
- Area of Suspected Contamination (to be confirmed)
- Approximate Location of Saltisford Common Water Course Within 1200mm Culvert

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PLAN 2

SITE CONSTRAINTS

Scale:	Plan	Date	Drawn By:
Not to scale	2	Sept '00	RFW/PRC

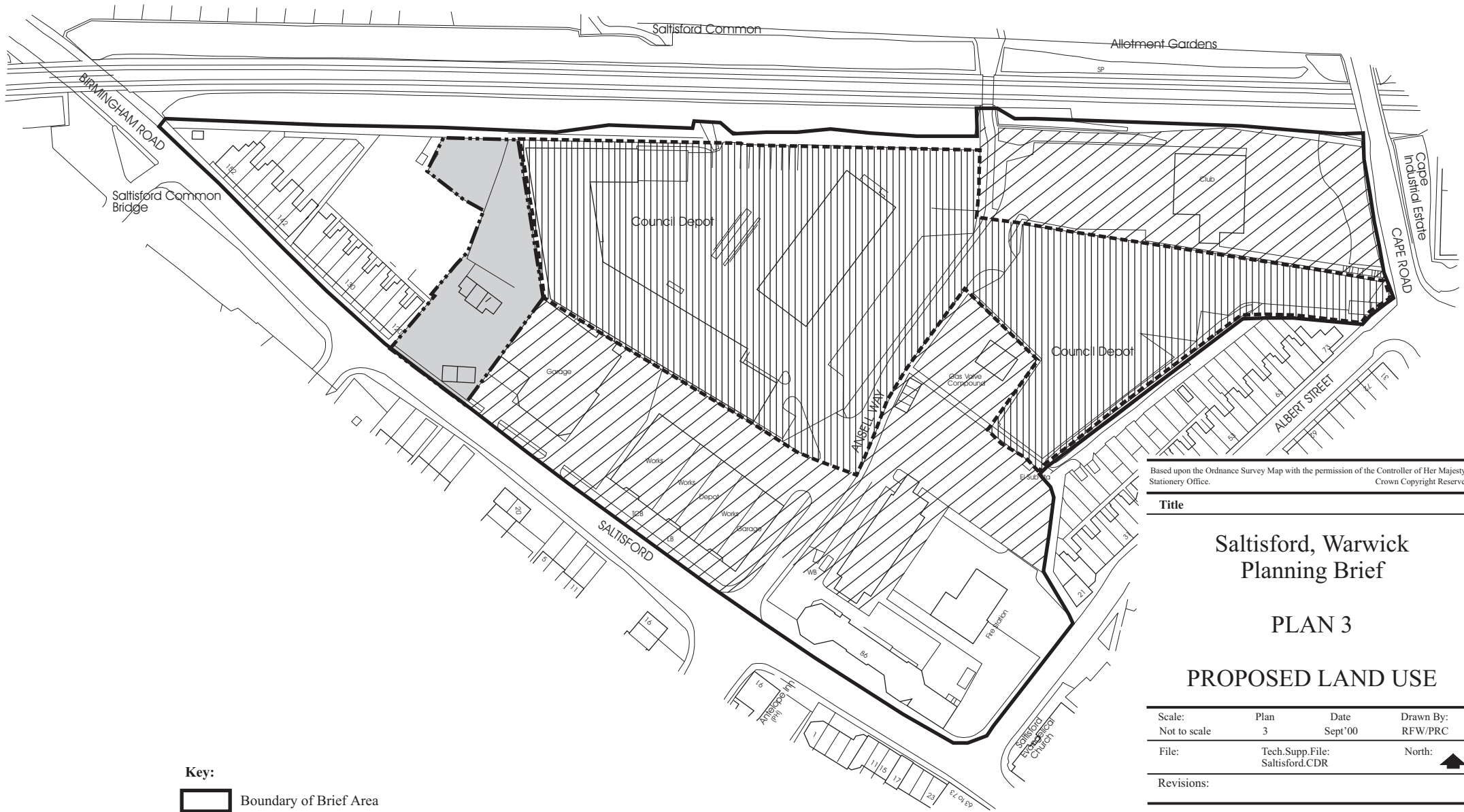
File:	Tech.Supp.File:	North:
	Salford.CDR	▲





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- Key:**
-  Boundary of Brief Area
 -  Area Allocated to Employment Use
 -  Area to be Retained for Employment Use.
 -  Area Allocated to Housing or Employment Use

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Title

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PLAN 3

PROPOSED LAND USE

Scale:	Plan	Date	Drawn By:
Not to scale	3	Sept '00	RFW/PRC

File:	Tech.Supp.File:	North:
	Saltisford.CDR	

Revisions:



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