



# **Warwick District Council**

## Annual Monitoring Report 2013



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## Executive Summary

The following tables show performance during this monitoring year against the Local Development Scheme January 2013 and Core Output Indicators (COIs). These were set by the Government and had to be reported on in previous Annual Monitoring Reports. The COIs were since revoked in April 2011. However, for the purpose of this AMR all relevant COIs have been included as the monitoring period is to the end of March 2013. The relationship between the various indicators and targets and the relevant Local Plan policy / policies is also shown.

Progress is rated in the following way:

<b>J</b>	is used to indicate if a stated target has been met or development is occurring in line with the policy framework
<b>K</b>	where a target has been partially met or to identify where there is a particular issue which needs more work
<b>L</b>	is used to indicate where a target has not been met or where the situation is getting worse and there is cause for concern

It is recognised that there are a wide range of indicators some of which are difficult to rate in this way and for this reason it is only intended to provide an overview of progress.

## Summary of LDS Monitoring

Target by December 2013	What was achieved by December 2013	Slippage	Rating
<b>Local Plan</b>			
Submission to Secretary of State September 2013	Revised Development Strategy consultation June & July 2013. Village Housing Options and Settlement Boundaries Consultation December 2013 – January 2014. Publication of Submission Draft now anticipated for April 2014 with submission to Secretary of State June 2014	9 months	L
<b>Warwick Town Centre Area Action Plan</b>			
Publication of draft AAP by December 2013	Preferred Options consultation undertaken October – December 2012. Publication of Submission Draft now anticipated for January 2015 with submission to Secretary of State March 2015	13 months	L

## Summary of Planning Policy Indicators

Indicator	COI ref	Comment	Local Plan Policy	Progress
<b>1. Employment Land available by type (B1, B2, B8)</b>	BD3	The total available employment land supply within the District is 74.35 at April 2013.	UAP2 RAP6	J
<b>2. Amount of floor space developed for employment uses by type (B1, B2, B8)</b>	BD1	0.47ha of B1 employment floor space was completed within the District.	Appendix One	J
<b>3. The Five Year Housing Requirement and Supply</b>	H1 & H2	The requirement is 4,550; the supply is 2,575. This equates to 2.8 years worth of supply.	UAP1, Appendix 2	L
<b>4. Net additional dwellings – a) in previous years b) for the reporting year</b>	H2(a) H2(b)	a) 6049 (net) new homes have been developed between 2001 - 2013  b) 262 (net) homes have been developed this monitoring year	UAP1, Appendix 2	J

Indicator	COI ref	Comment	Local Plan Policy	Progress
<b>5. Affordable housing completions</b>	H5	71 affordable homes were completed during the year 2012/13. This is below the Corporate Strategy target of 100 new affordable homes each year.	SC11 RAP4	K
<b>6. Net additional pitches (Gypsy and Traveller)</b>	H4	No permanent or temporary pitches were provided. However, the Council is making progress in addressing its identified need through the plan making process.	N/A	K
<b>7. Renewable Energy capacity installed by type</b>	E3	Six applications were granted planning permission for new renewable / low carbon installations during this monitoring year. In addition, the Council has required many new developments to provide 10% of the predicted energy requirements from renewable energy sources in accordance with the Sustainable Buildings SPD.	DP12, DP13	J

Indicator	COI ref	Comment	Local Plan Policy	Progress
<b>8. Amount of developed employment land by type which is on previously developed land.</b>	BD2	During this year none of the completed employment land was located on brownfield sites.	Appendix One	K
<b>9. Percentage of new and converted dwellings on previously developed land</b>	H3	In 2012/13, 28% of new dwellings were built on previously-developed land.	UAP1	J
<b>10. Planning permissions contrary to the advice of the Environment Agency on either flood defense grounds or water quality</b>	E1	No applications have been approved contrary to the advice of the EA on either flood defense grounds or water quality.	DP10	J



Indicator	COI ref	Comment	Local Plan Policy	Progress
<b>11 Change in areas and populations of biodiversity importance including i) change in priority habitats and species (by type) ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance</b>	E2	Of the 8 potential Local Wildlife Sites surveyed during 2013, 3 sites will be considered by the LWS Panel on 21 Jan 14 for the award of Local Wildlife Site status.	DP3	J

Indicator	COI ref	Comment	Local Plan Policy	Progress
<b>12. Total amount of floor space for town centre uses (retail, office and leisure development)</b>	BD4	<p>No new retail schemes over 1000 sqm were completed during this monitoring year. However, since April 2013 Morrisons, Old Warwick Road and Aldi, Queensway Leamington Spa have both completed. This will be reported fully in next year's AMR. In addition, two Co-Op smaller stores have opened, one on the Parade, Leamington Spa and the other at Deansway, Woodloes, Warwick.</p> <p>During this monitoring year an 82 bedroom hotel (Premier Inn) was completed at the former Regency Arcade, Parade, Leamington Spa.</p> <p>During this monitoring year 0.47ha of office floor space was completed at South West Warwick Plot 6002, Stratford Road, Warwick.</p>	TCP2, TCP9	J

## Summary of Monitoring Current SPDs

SPD	<i>Comment</i>	Local Plan Policy	Progress
<b>13. Sustainable Buildings SPD</b>	See AMR Indicator 7 above	DP13	J
<b>14. Open Space SPD</b>	Local Plan policy SC13 continues to be upheld when making decisions.	SC13	J
<b>15. Vehicle Parking Standards SPD</b>	Local Plan policy DP8 continues to be upheld when making decisions.	DP8	J
<b>16. Affordable Housing SPD</b>	See AMR Indicator 5 above	SC11	K

## 1. Introduction

- 1.1 Annual Monitoring Reports (AMR) were originally introduced by the Planning and Compulsory Purchase Act (2004) which made it a legal requirement for local authorities to produce and submit an AMR to the Secretary of State by the 31<sup>st</sup> December each year.
- 1.2 The AMR is required to assess:
  - the implementation of the local development scheme (the project plan produced by the Council that sets out its timetable for reviewing its planning policies); and
  - the extent to which these policies are being achieved.
- 1.3 This AMR covers the period **1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013** in respect of monitoring the extent to which policies are being achieved, but the period up to December 2012 for monitoring the implementation of the local development scheme (LDS).
- 1.4 The role of this 2013 AMR is to monitor the extent to which the milestones in the 2012 LDS are being met and whether policies in the Local Plan are effective in meeting relevant targets.
- 1.5 The AMR will evolve and take a different form as new local development plans are adopted; following the removal of guidance on their preparation; revocation of Core Output Indicators and the duty to submit AMRs to the Secretary of State as set out in the Localism Act 2011.

### The format of this AMR

- 1.6 **Part 2** is a Spatial Portrait of the District which provides an overview of the nature of the District.
- 1.7 **Part 3** of this AMR considers how the Council has achieved the milestones that it has set itself in the 2012 LDS.
- 1.8 **Part 4** monitors policies in the Local Plan against a range of indicators previously set at the national level. These include
  - A list of **Core Output Indicators** previously set by the Government (last revised July 2008 and revoked in April 2011) which the local authority must report on annually in the AMR to demonstrate how key policy objectives are being achieved e.g. *Employment Land Available by Type*
  - Whilst Core Output Indicators are no longer a requirement, the majority are still valuable indicators and most have been included in this year's monitoring report.
- 1.9 **Part 5** monitors the effectiveness of Supplementary Planning Documents to ensure they are meeting policy objectives.

- 1.10 These indicators will continue to be reassessed in relation to the objectives of the Local Plan during the next monitoring year. If the AMR identifies that a policy or Supplementary Planning Document is performing poorly in relation to its target indicator there is an opportunity to address this through the plan making process
- 1.11 **Part 6** monitors the performance of the Council in managing new development proposals. This part of the AMR continues to evolve and the Council would welcome feedback on the value of the indicators reported and whether there are any other indicators that may be useful in future years.

## 2. Spatial Portrait of Warwick District

This section provides an overview of the nature of the District and its population.

### Warwick District's People

Total population	138,600 <sup>1</sup>
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#### A 'Growing' Population<sup>2</sup>

Population at 1981	115,300
Population at 1991	118,100
Population at 2001	126,100
Population at 2011	137,700
Population at 2015 (projected)	144,900
Population at 2025 (projected)	158,100
Population at 2035 (projected)	170,000

The growth in the population of Warwick District has been rapid in recent years (2001-2008). The majority of this growth has resulted from people moving into the District from other areas, notably the urban areas of Coventry and Birmingham. A key factor behind this trend has been the particularly high level of house building that has taken place within the District during that period.

<sup>1</sup> Source: Mid Year Population Estimates 2012 (Office for National Statistics)

<sup>2</sup> Source: 2010 based Subnational Population Projections (2010) (ONS/Warwickshire Observatory)

**An 'Ageing' Population<sup>1</sup>**

Proportion of children (0-16)	17.1% of total population
Proportion of working age population	66.0% of total population
Proportion of older people	16.8% of total population

The highest rate of projected population growth in the future is expected to be amongst the 'older people' aged 65 and over.

**An 'Ethnically Diverse' Population**

Proportion of Black and Minority Ethnic	16.6% of total population <sup>2</sup>
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The District has a diverse population, with a high proportion of non-white British residents compared to other Districts in the County.

**An 'Urban' Population**

Proportion living in an urban area	89.8% of total population <sup>3</sup>
Proportion living in a rural area	10.2% of total population

Growth of the District in recent years has focussed primarily on the urban areas and this is reflected in the above figures which show a concentration of population on the four main towns of Warwick, Royal Leamington Spa, Whitnash and Kenilworth.

**A 'Skilled and Productive' Population<sup>4</sup>**

Proportion of residents with qualifications	Significantly higher than County, Regional and National averages at all NVQ levels
Proportion of economically active	79.3% of working age population
Economic performance in terms of GVA	Leading contributor to the County economy & ranked 54 <sup>th</sup> out of 380 nationally.
Proportion of population unemployed	Consistently lower than County, Regional and National figures

Notwithstanding the current economic downturn, the District has in recent years had a strong local economy, with a skilled population and higher than average levels of productivity and earnings compared with regional and national averages.

<sup>1</sup> Source: [Quality of Life 2012](#) (Warwickshire Observatory)

<sup>2</sup> Source: [Quality of Life 2013](#) (Warwickshire Observatory)

<sup>3</sup> Source: [Quality of Life 2013](#) (Warwickshire Observatory)

<sup>4</sup> Source: [Warwick District Local Economic Assessment 2011](#) (Warwickshire Observatory)

### A 'Healthy and Safe' Population

Life expectancy at birth	79.9 (men) 84.3 <sup>1</sup> (women) above regional/national average
Crime rate per 1,000 population	52.18 <sup>2</sup> (slightly below the County average)
Anti-social behaviour per 1,000 population	37.26 <sup>3</sup> (below the County average)

The District as a whole has a healthy population compared with other areas, with higher than average life expectancy and lower levels of health deprivation and obesity. However, this hides the fact that the gap in life expectancy between the least and most deprived areas of the District is over five years for men. Similarly, levels of recorded crime across the District are low in comparison to other areas, although the fear of crime and anti-social behaviour is an issue in many communities.

### A 'Balanced' District<sup>4</sup>

Working Age Population	92,000 <sup>5</sup> (66.3% of population)
Residents in Employment	71,200 <sup>6</sup>
Total Number of Jobs	88,000 <sup>7</sup>

The District is reasonably well balanced in terms of the number of jobs matching the number of workers.

### A District with Housing Needs

Total number of homes	60,298 <sup>8</sup>
Number of households on Home Choice Register	3,214 <sup>9</sup>

The District has in recent times had a strong housing market where average house prices have been consistently higher than the regional and national averages. This has resulted in affordability problems for people on lower incomes, with an average house price being more than 8 times average earnings (lower quartiles).

<sup>1</sup> Source: [Life Expectancy at birth by local areas, 2008-2010](#) (ONS)

<sup>2</sup> Source: [Quality of Life 2012](#) (Warwickshire Observatory)

<sup>3</sup> Source: [Quality of Life 2013](#) (Warwickshire Observatory)

<sup>4</sup> Number of jobs compared to the number of working age population

<sup>5</sup> Source: [Mid 2010 Population Estimates](#) (ONS)

<sup>6</sup> Source: [Annual Population Survey April 2010 – March 2011](#) (ONS)

<sup>7</sup> Source: [Warwick District Local Economic Assessment 2011](#) (Warwickshire Observatory)

<sup>8</sup> Source: Council Tax Records (20 November 2011)

<sup>9</sup> Source: Warwick District Council Home Choice Register (20 November 2011)



**An 'Environmentally and Historically Important' District**

Total Area	28,226ha (69,748 acres)
Proportion of District within the Green Belt	81% (20,545ha)
Number of Sites of Special Scientific Interest	7
Number of Local Wildlife Sites	50 <sup>1</sup>
Number of potential Local Wildlife Sites	189
Amount of unrestricted green space	5.47ha per 1,000 population
Number of Listed Buildings	2,146
Number of Conservation Areas	29 (3.9% of the District)
Number of Registered Parks and Gardens	11 (4% of the District)

A significant proportion of the District is designated for its environmental or historic value.

**A District with low levels of 'Multiple Deprivation'<sup>2</sup>**

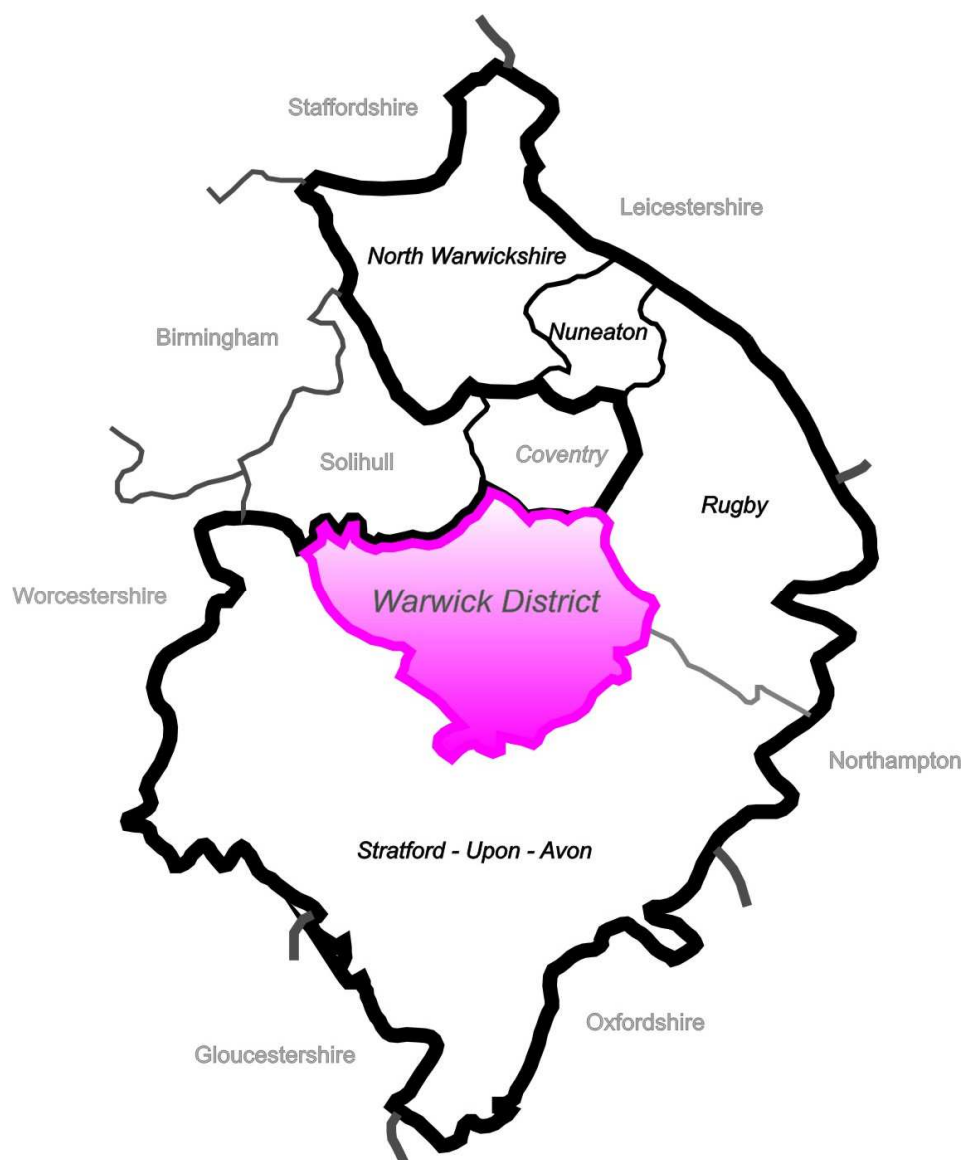
Number of areas ranked in the top 20% most deprived nationally	1
Number of areas ranked in the top 30% most deprived nationally	4
Number of areas ranked in the top 10% most deprived nationally in terms of barriers to housing and services	5 <sup>3</sup>

Overall, levels of deprivation in the District are low with the majority of communities within the 50% least deprived areas nationally, and some communities within the top 5% least deprived areas of the country.

<sup>1</sup> Source: [Warwickshire Habitat Biodiversity Audit](#)

<sup>2</sup> Source: [Indices of Multiple Deprivation 2010](#) (ONS/CLG)

<sup>3</sup> There are 84 'areas' ([super output areas](#)) within the District, in general each contain between 1000-2000 people.



Map 1: Location of Warwick District within Warwickshire County

### 3. Monitoring the LDS

#### Introduction

- 3.1 The Local Development Scheme (LDS) is a project plan that outlines what planning policy documents the Council intends to prepare over the next three years. In the LDS, the Council sets itself targets for the completion of certain stages of preparation of each document. One of the roles of the Annual Monitoring Report is to assess the progress made on the LDS and, where there has been some slippage, explain why this has occurred and how the Council intends to respond.

#### Meeting the 2013 Targets

- 3.2 The Council approved its current LDS in December 2012 and this was brought into effect on 30<sup>th</sup> December 2011. The following table sets out the targets that the Council set itself to meet by the end of 2013. It records what was actually achieved and indicates, if relevant, where a revision to the LDS will be appropriate. The performance against each milestone has been rated as follows:

J	Indicates that the milestone has been reached, or that slippage has not been by more than three months
K	Indicates that the milestone was not met, and slippage has been by more than three but not more than six months.
L	Indicates that the milestone was not met, and slippage has been more than six months

Target by December 2013	What was achieved by December 2013	Slippage	Rating
<b>Local Plan</b>			
Submission to Secretary of State September 2013	Revised Development Strategy consultation June & July 2013. Village Housing Options and Settlement Boundaries Consultation December 2013 – January 2014. Publication of Submission Draft now anticipated for April 2014 with submission to Secretary of State June 2014	9 months	L
<b>Warwick Town Centre Area Action Plan</b>			
Publication of draft AAP by December 2013	Preferred Options consultation undertaken October – December 2012. Publication of Submission Draft now anticipated for January 2015 with submission to Secretary of State March 2015	13 months	L

**Local Plan**

- 3.3 The Council ran an eight week consultation in June and July 2013 on the Revised Development Strategy for the local plan. Many people's views were heard through drop in sessions and public meetings held around the District. A report of public consultation will be available on the [new Local Plan webpage](#) in due course.
- 3.4 In terms of the future timetable, the publication of the Submission Draft document will take place in April 2014 and following consultation it will be submitted to the Secretary of State for examination in June or July. It is intended that Local Plan will be adopted by April 2015.

**Warwick Town Centre Area Action Plan**

- 3.5 Consultation on the Preferred Options for the Warwick Town Centre Plan was undertaken during the Autumn of 2012 for two months. The publication of the submission draft is likely to occur in January 2015.

## Future Programme

3.6 In light of the above and given the Council's desire to prepare further planning policy documents after the Local Plan, the Council will be revising the LDS in February 2014 with amendments to the timetable for:

- Local Plan;
- Warwick Town Centre Area Action Plan;
- Leamington Town Centre Area Action Plan;
- Gypsy and Traveller Site Allocations;
- Community Infrastructure Levy and,
- Proposals Map

### Proposed Amendments to the LDS 2012 Timetable

Year	2012				2013				2014				2015				2016			
Quarter	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Local Plan										P	S			A						
Community Infrastructure Levy										P	S			A						
Gypsy and Traveller Site Allocations											P	S			A					
Warwick Town AAP													P		S		A			
Leamington Town AAP															P		S		A	
Proposals Map										P	S			A	A		A		A	

#### Key

Quarters

1 = January – March

3 = July – September

2 = April – June

4 = October – December

DPD Pre-production work

DPD Production

DPD Post Publication



**P** = Publication

**S** = Submission

**A** = Adoption

## 4. Monitoring Planning Policies

### A Strong Local Economy

Warwick District Employment Land Supply at April 2013<sup>19</sup>

#### 1) Employment Land available by type (B1, B2, B8)

<b>Table 1 – Employment Land Supply (hectares) April 2013</b>						
<b>Completed between 2011 and April 2013</b>	<b>Under construction</b>	<b>Available land with detailed planning permission</b>	<b>Available land with outline planning permission</b>	<b>Available land with no planning permission i.e. local plan employment allocations or sites subject to a development brief</b>	<b>Total available land</b>	<b>Total land supply at April 2013</b>
0.47	0	10.55	58.73	4.6	73.88	74.35

Please note that table 1 now shows Completions between 2011 and 2013 to prepare for monitoring the new Local Plan.

<b>Table 2 - Employment land Supply by type</b>			
<b>B1 / B2 / B8</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>
41.74	32.65	-	-

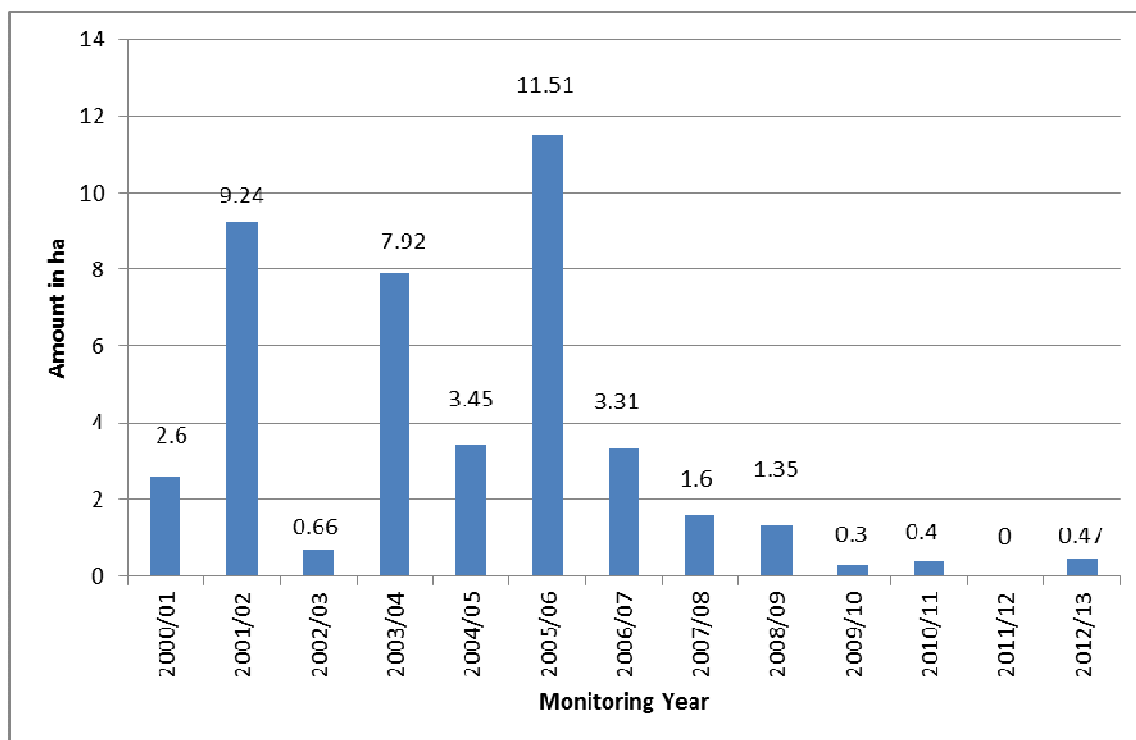
<sup>19</sup> Further information on Employment Land Supply can be found at:  
<http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Monitoring+Reports.htm>

**2) Amount of floor space developed for employment by type (B1, B2, B8)**

During this monitoring year, 0.47ha of B1 employment floor space was completed within Warwick District on sites of 0.2 hectares and over.

**Table 3 - Employment Completions 2012/13**

Site	Site Area (ha)	Floor Space (sqm)	B1	B2	B8
South West Warwick Plot 6002, Stratford Road, Warwick	0.47				

**Chart 1: Annual Employment Completions in Warwick District (on sites of 0.4ha and over)**


On sites of 0.4ha or more the average annual amount of employment completed between 2000 and 2013 was 3.29ha per annum.

## Meeting Housing Needs

### Housing Development

#### 3) The Five Year Housing Requirement & Supply

#### Meeting the Five Year Requirement for Housing 2013-2018

The Council annually monitors the amount of new housing that has been built, is under construction, or has planning permission but where construction has not yet started. This is required in order that the Council can demonstrate there is sufficient land available for new housing to meet housing needs for the next five years in accordance with the National Planning Policy Framework. Officers of the Council undertake the monitoring in April of each year.

For a full explanation of the tables below and how they have been derived the [Five Year Housing Land Supply Report](#)<sup>20</sup> is available on the Council's website.

#### A THE FIVE YEAR REQUIREMENT

<b>TABLE 4 THE FIVE YEAR REQUIREMENT EMERGING WARWICK DISTRICT LOCAL PLAN</b>	
	<b>Dwellings</b>
Requirement 2011 – 2029	12,300
Annual Requirement	683
Requirement to 2018 (5 years beyond 2013)	4,781
Completions 2011-2013	447
Balance	4,334
Plus Buffer of 5%	+216
Five Year Requirement	4,550

#### THE FIVE YEAR REQUIREMENT: 4,550 HOMES 2013 – 2018

<sup>20</sup> Five Year Housing Land Assessment 2013 – 2018

<http://www.warwickdc.gov.uk/NR/rdonlyres/55EB6CD3-C909-4B6A-A3D3-6B2907E081E0/0/FiveYearHousingLandAssessment20132018.pdf>



**B THE FIVE YEAR SUPPLY****TABLE 5 THE FIVE YEAR HOUSING LAND SUPPLY 2013 – 2018**

<b>Component of Supply</b>	<b>Dwellings</b>
Dwelling sites with permission (not started)	1,084
Dwelling sites with permission subject to S106	0
SHLAA sites	514
Windfall allowance (@116 per year)	580
<b>Total</b>	<b>2,178</b>
Less 5% non-implementation	-109
Deliverable dwelling sites (total less 5%)	2,069
Add dwelling sites under construction	506
<b>Total (deliverable sites + sites under construction)</b>	<b>2,575</b>
The 5 Year Requirement 2013-2018	4,550
Number of Years Supply	2.8

- 4)** Net additional dwellings:
- a) in previous years
  - b) for the reporting year

**Table 12: Housing Completions 2001 – 2013**

<b>Time period</b>	<b>Housing Completions</b>	
	<b>Net</b>	<b>Gross</b>
2001/02	844	872
2002/03	946	973
2003/04	709	733
2004/05	702	746
2005/06	733	782
2006/07	465	523
2007/08	580	608
2008/09	410	427
2009/10	177	188
2010/11	77	97
2011/12	144	176
2012/13	262	271
<b>Total</b>	<b>6049</b>	<b>6,396</b>

## Affordable Housing

### 5) Affordable Housing Completions

Affordable housing completions are a National Indicator (NI55) as well as a Local Area Agreement (LAA) indicator. The LAA target is for the completion of 296 affordable dwelling completions across the County each year.

This Council's Corporate Strategy includes a target for 100 new affordable dwellings a year.

During this monitoring year, 71 affordable units were completed.

*NB There may be some discrepancy between these figures and figures from the Housing Corporation. This is because in planning terms a completion is "ready for occupation" whereas in housing terms it is where the dwelling has been handed over to a tenant.*

## Gypsy and Travellers

### 6) Net additional pitches (Gypsy and Traveller)

There were no new Gypsy and Traveller pitches provided this monitoring year. However, the Council commissioned the University of Salford to prepare an independent report to re-assess the need for Gypsy and Traveller pitches in the District. This was published in November 2012<sup>21</sup>. The need is set out as follows:

<b>Gypsy, Traveller and Travelling Showpeople residential pitch need (2012 - 2026)</b>		
	<b>Gypsy and Traveller Pitch Need Total (No. of pitches)</b>	<b>Travelling Showpeople Pitch Need Total (No. of pitches)</b>
Current authorised residential provision (pitches)	0	0
<b>Residential need 2012 - 2016 (pitches)</b>	<b>25</b>	<b>0</b>
Residential need 2017 - 2021 (pitches)	3	0
Residential need 2022 - 2026 (pitches)	3	0
<b>Residential need 2012 - 2026 (pitches)</b>	<b>31</b>	<b>0</b>

As part of its Local Plan the Council will be identify sites to accommodate this need. In the summer of 2013 the Council consulted on various options and this will be followed in the spring of 2014 by a preferred options consultation.

<sup>21</sup> Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment: Warwick <http://www.warwickdc.gov.uk/NR/rdonlyres/46F291CC-670F-4372-8437-FEEB9D4F9CBC/0/FINALreportWarwickGTAANov2012.pdf>

## Renewable Energy

### 7) Renewable Energy capacity installed by type

Six applications were granted planning permission for new renewable / low carbon installations during this monitoring year, including:

- 6 for solar panel or photovoltaic cells ([W/09/1536](#), [W/11/1503](#), [W/12/0033](#), [W/12/0105](#), [W/12/0830](#), [W/12/0875](#))

The Council also requires that in appropriate circumstances new development should provide 10% of the predicted energy requirements on site or in the locality through renewable energy sources. During this monitoring year, 245 planning permissions granted required renewable energy as one of the conditions of development.

Please note: renewable energy installations of a certain type and size do not require planning permission.

During this monitoring year, eight applications cited the Sustainable Buildings SPD or its parent Local Plan policy DP13 (Renewable Energy) as one of the reasons for refusal due to non compliance with this policy. Of these, four were the subject of an appeal.

[W/11/0236](#) - Wantage, 1 Castle Hill, Kenilworth  
Conversion of existing house into four apartments

The appeal was dismissed primarily due to conflict with policies on conservation grounds, however the inspector disagreed with the appellant's case that renewables would be inherently unsuitable and given the circumstances of the case that ground source heat pumps or biomass boilers may have been suitable. He found the proposal to be in conflict with Policy DP13 and considered it broadly consistent with the NPPF's support for renewable energy. Further detail of this application is set out below under the Vehicle Parking Standards SPD section.

[W/11/1494](#) - 10 Regent Street, Leamington Spa  
Change of use of basement and ground floor from a shop (Use Class A1) to a hot food takeaway (Use Class A5) and installation of extraction flue to rear elevation.

The appeal was dismissed on noise and amenity grounds. The inspector also noted that SPD places the onus on the applicant to provide evidence demonstrating why meeting the renewable energy requirement would not be appropriate. In this case, no evidence was available before the inspector for examination of the matter

[W/12/0510](#) - 49 Russell Terrace, Leamington Spa  
Proposed change of use from dwellinghouse (Use Class C3) to HMO (Sui Generis) and three storey side extension.

The appeal was allowed and planning permission granted. However, the inspector did not accept the appellant's case that the provision of renewable

energy would not be appropriate. Therefore a relevant condition was applied, although the inspector adopted the wording which reflects the model condition on the planning portal.

[W/12/0625](#) - Windmill Cottage, Finwood Road, Rowington  
Erection of two single-storey extensions and first floor/two-storey extensions

The appeal was dismissed due to inappropriate development. However, at the appeal stage revised plans were submitted showing the inclusion of solar panels, which both the Council and inspector agreed that this addressed the reason for refusal.

## Previously Developed Land

**8)** Amount of developed employment land by type which is on previously developed land

During this monitoring year none of the completed employment land was located on previously developed land. See AMR indicator 2 above.

**9)** Percentage of new and converted dwellings on previously developed land

In the year 2012/13, 28% of dwellings (76 units) were built on previously-developed (brownfield) land.

This figure takes account of the change of definitions so that garden land is now categorised as greenfield land (previously undeveloped).

## Protecting the Natural Environment

**10)** Planning permissions contrary to the advice of the Environment Agency on either flood defense grounds or water quality.

There have been no applications granted planning permission contrary to the advice of the Environment Agency on either of the above grounds during this monitoring year.

**11)** Change in areas and populations of biodiversity importance including i) change in priority habitats and species (by type) ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance.

There have been no new sites of international or national significance designated during this monitoring year or any changes to the list of Sites of Specific Scientific Interest (SSSI) within Warwick District.

**2013 Sites**

Eight potential Local Wildlife Sites surveyed during 2013, three sites will be considered by the LWS Panel on 21 January 2014 for the award of Local Wildlife Site status. These are:

- Kenilworth Moss SP27V2
- Kenilworth Castle Little Wood SP27Q7
- Rowington Coppice SP27F6

Further information on the above sites will be reported in the following year's AMR.

In total there are 54 Local Wildlife Sites and 175 potential Local Wildlife Sites within the District.

**Habitat Biodiversity Audit Background**

Work has continued on the Habitat Biodiversity Audit (HBA) which began in 1995 as a project intended to provide comprehensive information about the type and extent of natural habitat in this District. To facilitate this, Warwick District Council has engaged in a partnership with other Council's and agencies to produce a comprehensive data set (stage 1 audit) recording information on a GIS system for the whole of Warwickshire, Coventry and Solihull (an area of over 2250 square kilometres including almost 13,000 descriptions containing an estimated 200,000 species records). During this monitoring year, one fifth of the District's habitat data was resurveyed as part of an ongoing commitment to ensure the validity of the base data over time.

The partnership has also sought to build on this information by identifying the most valuable / fragile habitat areas so as to prevent their decline or total loss. Sites considered to be of particular merit are subjected to a further, more detailed analysis. In the event that they fulfil particular criteria they are afforded specific protection from development through the planning process. Local Wildlife Site (formerly SINC) identification will also be of particular value in informing future planning decisions, as well as the management and maintenance of such land / assets. The project is ongoing and is managed by Warwickshire Wildlife Trust. In parallel with the production of a Biodiversity Action Plan this project will help regulate and influence land use decisions to achieve sustainable planning objectives and the protection of the natural environment in accordance with the National Planning Policy Framework. Ultimately it is the projects aim to continually resurvey these Local Wildlife Sites as part of a programme to ensure that they have not been degraded by development or agricultural practices.

## Supporting Town Centres

<b>12)</b> Total amount of floor space for town centre uses (Amount of Completed retail, office and leisure development)
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### ***Retail***

No new retail schemes over 1000 sqm were completed during this monitoring year. However, since April 2013 Morrisons, Old Warwick Road and Aldi, Queensway Leamington Spa have both completed. This will be reported fully in next year's AMR. In addition, two smaller Co-Op units opened following the close of the monitoring year, one on the Parade, Leamington Spa and the other at Deansway, Woodloes, Warwick.

### ***Leisure***

During this monitoring year an 82 bedroom hotel (Premier Inn) was completed at the former Regency Arcade, Parade, Leamington Spa.

### ***Office***

During this monitoring year 0.47ha of office floor space was completed at South West Warwick Plot 6002, Stratford Road, Warwick.

## 5. Monitoring Supplementary Planning Documents

### 13) Sustainable Buildings

See indicator 7 above - *Renewable Energy capacity installed by type.*

### 14) Open Space

The SPD expands upon existing policies in the Local Plan, particularly policy SC13 and informs developers on how housing and commercial developments will be required to provide or enhance open spaces for leisure and recreation.

Paragraph 5.6 of the SPD states that the impact of this policy will be monitored through annual revisions to the audit provision table in appendix C of the SPD. Below is the updated version of the table:

**Table 15 – Provision of Open Space in Warwick District**

Typology - Primary	Kenilworth	Leamington	Rural	Warwick	Whitnash	Total
Allotment, Community Garden, Urban Farm	0.00	0.00	0.00	0.00	0.00	<b>0.00</b>
Amenity Green space	6.21	25.73	17.79	39.43	4.13	<b>93.29</b>
Burial Ground inc disused churchyard, closed cemetery	5.07	9.57	19.47	10.22	4.02	<b>48.35</b>
Children's/Youth Area	0.25	1.1	0.56	0.61	0.00	<b>2.52</b>
Civic Space	0.00	0.44	0	0.52	0.10	<b>1.06</b>
Green Corridor	2.10	2.27	8.88	7.3	0.00	<b>20.55</b>
Institutional Land	0.00	0.00	0.00	0	0.00	<b>0.00</b>
Natural area inc Urban Woodland	28.6	17.56	101.14	94.47	0.00	<b>241.77</b>
Outdoor Sports Facility	13.76	0.00	17.45	0.00	0.00	<b>31.21</b>
Park or Garden	32.67	167.31	21.5	23.33	5.25	<b>250.06</b>
<b>Total</b>	<b>88.67</b>	<b>223.98</b>	<b>186.79</b>	<b>175.88</b>	<b>13.50</b>	<b>688.81</b>

### Planning Decisions

During this monitoring year 2 applications were refused with policy SC13 of the Local Plan 1996 - 2011, the parent policy to the Open Space SPD, cited as one of the reasons for refusal.

Of these, 1 was the subject of an appeal:

[W/11/0236](#) – Wantage, 1 Castle Hill, Kenilworth  
Conversion of existing house into four apartments

The appeal was dismissed due to conflict with policies on conservation grounds, however the inspector considered that given the existing house has the same number of bedrooms as the proposed apartments there was insufficient evidence of increased pressure on open space to justify a financial contribution to the provision and maintenance of off-site open

space. Further detail of this application is set out below under the Vehicle Parking Standards SPD section.

### **15) Vehicle Parking Standards**

The SPD sets out the Council's standards for the level of vehicle and cycle parking in new developments. During this monitoring year 7 applications cited the SPD or its parent Local Plan Policy DP8 (Parking) as one of the reasons for refusal. Four of these applications were the subject of appeal:

[W/11/0236](#) - Wantage, 1 Castle Hill, Kenilworth  
Conversion of existing house into four apartments

The appeal was dismissed due to conflict with policies on conservation grounds, however, the inspector considered that whilst the proposal would not meet the maximum parking standard it would allow sufficient space for vehicles turn within site. Furthermore there was no evidence that reliance on some on street parking would cause a highway safety issue.

[W/12/0913](#) - The Oak Inn, 89 Radford Road, Leamington Spa  
Part demolition, internal alterations, conversion and extension to create a convenience retail food store.

The appeal was allowed, the inspector considered that proposal would not have a detrimental effect on the vitality and viability of other retail centres or living conditions of nearby residents. The inspector also addressed the parking standards SPD. Whilst the parking provision proposed fell short of the maximum standard it was considered that the appellant had demonstrated evidence that parking would be adequate nor lead to any significant additional demand for on street parking. In addition, he highlighted that the standards do not indicate whether the floor area to be used is net or gross for commercial uses, and so took the view that it should be on the basis of net floor area. This will need to be updated in any subsequent review of the SPD.

[W/12/0981](#) - 58 Quarry Street, Milverton, Leamington Spa  
Change of use from dwellinghouse (Class C3) to a 4 bedroom house in multiple occupation (Class C4)

The appeal was dismissed as the proposal would not provide adequate off street parking to serve the proposed use. The inspector considered it necessary, given the proposed use, that the two car parking spaces could be accessed independently; this could not be demonstrated.

[W/12/1513](#) - 4 Warwick Terrace, Leamington Spa  
Erection of a two storey extension to form 1no. mews dwelling

The appeal was allowed, whilst no off street parking provision was proposed, the inspector found on balance – taking into account other planning objectives including the refurbishment of a Grade II listed building - that the proposed development would not result in unacceptable harm to highway safety.



[W/11/0259](#) - 26 Leam Terrace, Leamington Spa  
Change of use to a 16 bedroom HMO

This appeal was allowed and turned on a number of issues including amenity and parking. By providing 6 off street car parking spaces rather than 8 the proposal did not meet the Vehicle Parking Standards SPD. However, the inspector considered that scheme would not conflict with DP8 given the nature the current occupancy is a low level of car ownership; that the Highways authority raised no object; the availability of on street parking permits and accessibility to public transport.

Please note, the above application was refused by the Council in the previous monitoring year. However at the time of preparing the AMR 2012, the appeal had not been determined.

Other schemes were the subject of pre application discussions which identified any issues in relation to the SPD prior to an application being submitted.

#### **16) Affordable Housing**

See indicator 5 above - *Affordable Housing Completions*.

## 6. Development Management Performance

This section contains indicators of the Council's performance in managing new development proposals. This includes how many applications have been decided by the Council; the outcome of planning decisions that applicants appealed; and enforcement cases. Further, more detailed reports on the performance of Development Services are available in the following two documents:

- [Development Services Portfolio Holder Statement Update - Year End 2012/13](#)
- [Development Management Performance Update](#)

### 17) Planning Application Decisions 2012

Major Developments				
Total major decisions	Number granted	Percentage granted	Percentage within 13 weeks	Percentage over 13 weeks
60	48	80%	68%	32%
<i>Dwellings; Offices / R &amp; D / light industry; General industry / storage / warehousing; Retail distribution and servicing; Gypsy and Traveller pitches; All other major developments</i>				
Minor developments				
Total minor decisions	Number granted	Percentage granted	Percentage within 8 weeks	Percentage over 8 weeks
280	247	88%	69%	31%
<i>Dwellings; Offices / R &amp; D / light industry; General industry / storage / warehousing; Retail distribution and servicing; Gypsy and Traveller pitches; All other minor developments</i>				
Other Decisions				
Total other decisions	Number granted	Percentage granted	Percentage within 8 weeks	Percentage over 8 weeks
1,187	978	82%	82%	18%
<i>Minerals processing; Changes of use; Householder developments; Advertisements; Listed building consents to (alter/extend); Listed building consents (to demolish); Conservation area consents; Certificates of lawful development; Notifications</i>				

### 18) Appeals and Enforcement

Type	Amount
Appeals Dismissed	15
Appeals Allowed	8
Appeals Allowed with Conditions	1
Appeals Part Allowed / Part Refused	2
Appeals Withdrawn	1
Enforcement Cases Closed	628
Enforcement Notices Served	39