

Warwickshire Structure Plan Monitoring Report

(1996-2003)

The purpose of this report is to monitor progress on delivery of the policies contained within the Warwickshire Structure Plan (WASP).

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Summary – Key Points

The current Warwickshire Structure Plan (WASP) was adopted in August 2001 and spans the period 1996-2011. The plan consists of General Policies and policies relating to Housing and Industrial Land, Transport, Town Centres and the Environment. The long-term aim of this report is to monitor the impact of the policies against targets and underlying assumptions.

Development Location

- Nearly three quarters (72%) of all housing development is being directed towards Warwickshire's 9 main towns.
- More than a third (35%) of employment sites are being directed towards the 9 main towns – a significant improvement to the situation at April 2001 when the figure stood at 25%.

Housing Land Policies

- In relation to the WASP target of concentrating 50% of new housing development on urban previously developed, figures for 2002-2003 show that 35% of development is being focused in this way – a slight increase on the percentage of urban PDL development at April 2001 (30%).
- Housing completion rates for Warwickshire as a whole were significantly higher than average completion rates between 1996 and 2003. However, this is not true for North Warwickshire and Rugby Boroughs and Stratford District where completion rates were lower than average.
- Warwick District is set to exceed its allocated housing totals (102%) and Nuneaton & Bedworth Borough (97%) and Stratford District (93%) are close to achieving their allocated figures.
- North Warwickshire is showing the lowest progress towards meeting their housing allocation (53%).
- Completed development on previously developed land has increased countywide when compared to the situation at April 2001. The increase is slower than at April 2002 though.
- Despite significant efforts in particularly Stratford and Warwick Districts to increase affordable provision the majority of affordable housing specified in the WASP (73%) still needs to be found by 2011.

Industrial Land Policies

- The completion rate for employment land development was nearly 4 times greater between 2002-2003, compared to an unusually sluggish year 2000-2001.
- Over-provision of employment land is occurring not only in North Warwickshire, but also in Stratford District. Employment land development in Stratford District exceeds the amount specified in the WASP by 45% - even higher in percentage terms than development in North Warwickshire (32%). This, however, is due to only one particular site i.e. Gaydon Proving Ground.
- Development on urban PDL is particularly low in North Warwickshire and Rugby Boroughs and Stratford District, but most districts exceed the overall PDL target set out in the WASP.

Transport Policies

- Traffic growth is well within the limits set out in the WASP under Policy T2. However, there is significant growth in some towns – particularly in the south of the County, such as Rugby, Stratford and Leamington Spa.

Environmental Resource Policies

- The actual proportion of waste sent to landfill has fallen from 93% (1996-1997) to 82% (2002-2003).
- Conversely, the proportion of waste recycled and composted has risen from 8% (1998-1999) to 15% (2002-2003).
- Between 1996 and 2003 the total volume of household waste has increased by 2.5%.

Introduction

Monitoring of the Warwickshire Structure Plan (WASP) is a fundamental part of the WASP's implementation. It provides the raw information on how the policies are performing and its analysis will provide the bedrock for the management and review of the plan. It is not an "optional extra", but a key part of its delivery.

The purpose of this report is to monitor the impact of the policies against indicative targets and the underlying assumptions in the WASP. Initially this will be achieved by collecting and analysing data for indicators directly attributable to the policies i.e. the land use aspects of the plan.

The introduction to the WASP identifies 13 objectives, which are wider than the policies contained in the WASP. Therefore, in the longer term there is a need to consider what indicators would be required to measure the wider objectives of the WASP.

Monitoring of the Structure Plan is influenced by the Regional Planning Guidance (RPG), which is currently under review – requirements for monitoring are changing and will continue to change in the light of new guidance. The Secretary of State issued his Proposed Modifications to the draft RPG in October 2003. This is being followed by a period of consultation, which comes to an end on 12th December 2003. The Secretary of State is expected to issue the RPG during the summer of 2004.

As the policies in the WASP are so wide-ranging this report will also highlight links to other monitoring activities. Examples of these other monitoring activities include the Local Transport Plan progress report (2002-2003) and the Quality of Life in Warwickshire 2003.

The Borough and District Councils play a crucial role in providing the information required to monitor the Housing and Industrial Land policies. It ought to be noted, however, that due to staffing issues at Warwick District the data supplied by this authority is likely to contain certain inaccuracies. Now that the staffing issue has been resolved these inaccuracies are in the process of being resolved.

For the purpose of this report all references to Industrial Land have been replaced by the term 'Employment' in line with changes to the regional definition.

All policies that require implementation in Local Plans have been omitted in this report, as these policies will emerge as each district undergoes its Local Plan review. Examples of these policies include:

- consideration of the needs of business, especially small investors;
- to promote a mix of retail, leisure, office and residential areas in town centres;
- to protect the County's environmental assets;
- to ensure that planning gain is used to reap environmental benefits.

The timetable of Local Plan reviews is as follows:

	First Draft Deposit	Second Draft Deposit
North Warwickshire	February 2003	March 2004
Nuneaton & Bedworth	September 2001	June 2002
Rugby	June 2004	December 2004
Stratford	January 2002	January 2003
Warwick	December 2003	September 2004

In this report progress of housing and employment land development is measured against targets in order to gauge the effectiveness of policies. These targets are indicative and to be used only as a guide.

Development Location

Policy GD 3 & 5

Adopt a sequential approach in identifying the location of housing and employment land development, in the following order of priority:

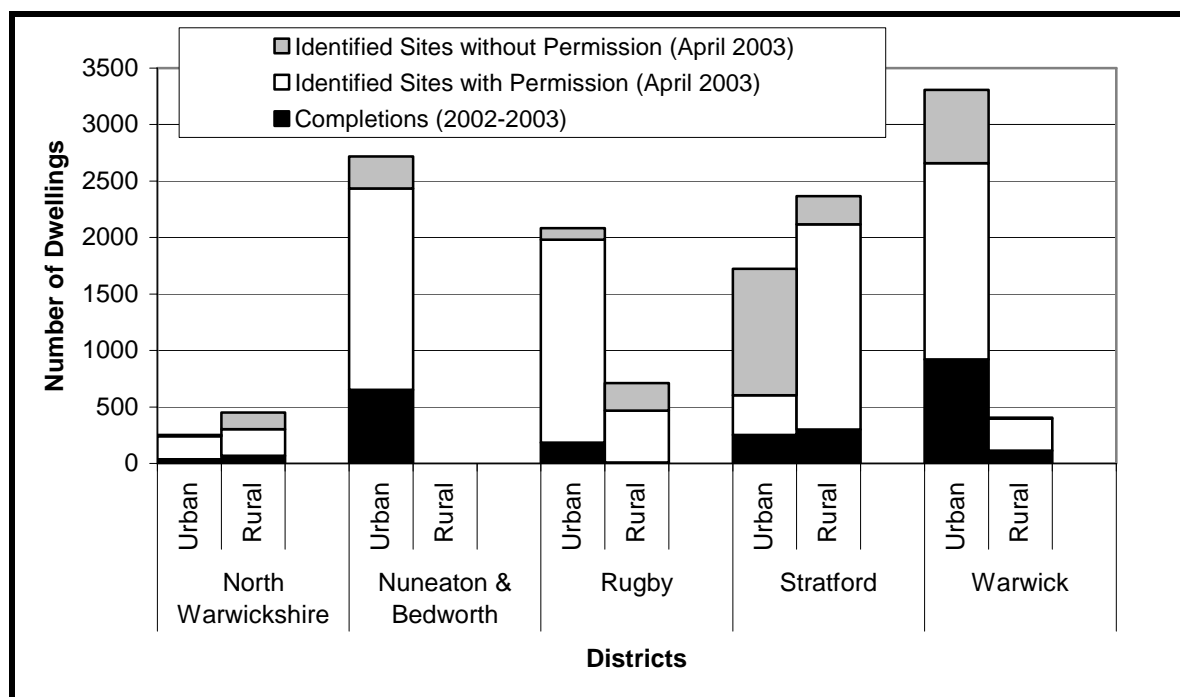
- direct development within the existing built up areas of the main towns
- direct development adjacent to the built up areas of the main towns

Location in Main Towns

The WASP encourages a concentration of housing and employment land development in and adjacent to the main towns of Atherstone, Polesworth, Dordon, Nuneaton, Bedworth, Rugby, Warwick, Leamington Spa, Kenilworth and Stratford-on-Avon.

The site locations of new housing developments (*Figure 1*) consist of both completions and sites identified for development. Housing development at April 2003 is fractionally less concentrated within the main towns than at April 2001, but is still focusing around three quarters (72%) of housing within the urban areas identified in the WASP. Nuneaton & Bedworth Borough and Warwick District are showing particularly high levels of urban development. Rugby Borough has a large number of urban sites with planning permission – largely due to the Coton development. Stratford District by contrast has a large proportion of rural sites with planning permission – these developments are located in Shipston-on-Stour (122 dwellings), Lower Quinton (117 dwellings), Alcester (57 dwellings), Bidford-on-Avon (43 dwellings). Nearly two-thirds of Stratford District’s urban dwellings are sites that currently do not have planning permission. These are sites allocated in their Draft Local Plan, the largest of which is located in Shottery (660 dwellings), adjacent to the urban area of Stratford town.

Figure 1: Housing Land: Development Directed towards the Main Towns (April 2003)



Source: Warwickshire Districts, 2003

Housing completions during the period 2002-03 outside the main towns include a couple of larger developments in Stratford and Warwick Districts particularly:

Table 1: Larger developments completed outside urban areas

District	Village	Total number of dwellings	Number of dwellings completed (2002-03)
North Warwickshire	Coleshill	27	27
Nuneaton & Bedworth	Exhall	157	65
Stratford	Shipston-on-Stour	108	74
Stratford	Ettington	53	22
Stratford	Salford Priors	44	11
Stratford	Wellesbourne	24	17
Stratford	Bishops Itchington	55	25
Warwick	Hatton	250	61

Source: Warwickshire Districts, 2003

Large sites that have been identified but not yet started outside the main towns include:

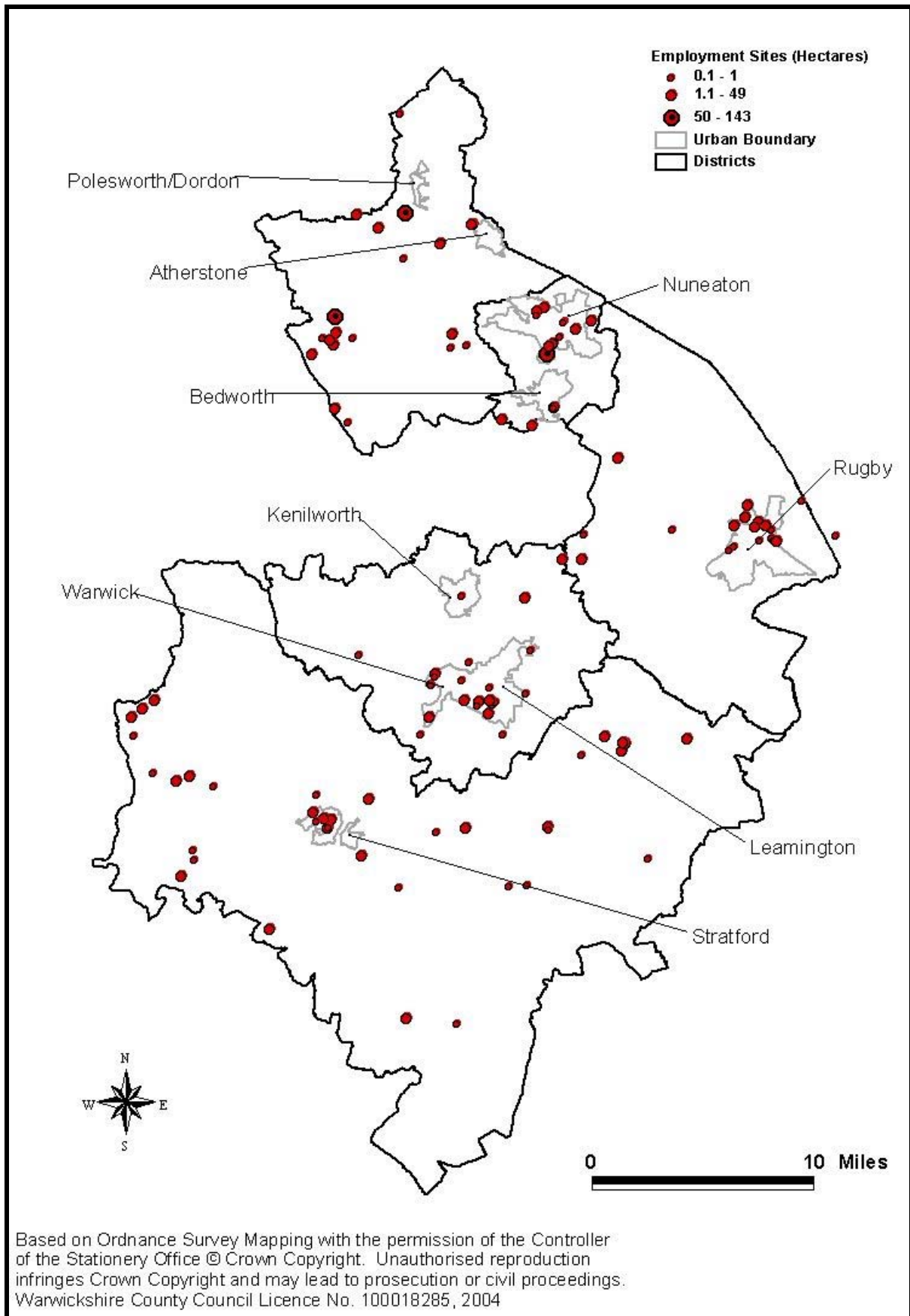
Table 2: Larger developments still to be developed outside urban areas

District	Village	Total number of dwellings still to be built
North Warwickshire	Arley	51
North Warwickshire	Warton	48
North Warwickshire	Wood End	36
North Warwickshire	Coleshill	49
Rugby	Wolston	60
Rugby	Wolfhampcote	24
Stratford	Alcester	57
Stratford	Quinton	117
Stratford	Shipston-on-Stour	122

Source: Warwickshire Districts, 2003

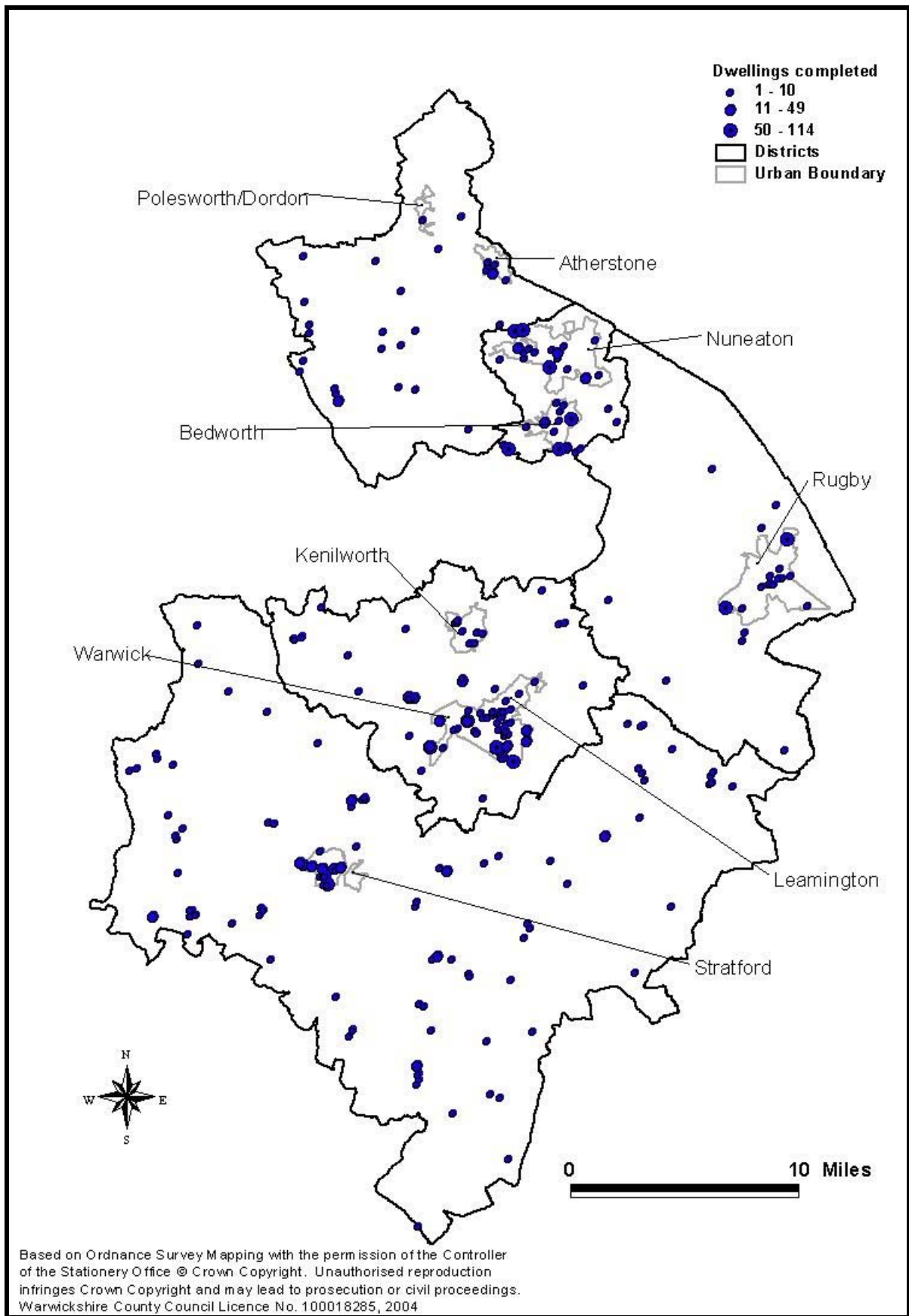
Employment development in or adjacent to urban areas stands at 35% at April 2003 - a significant increase on the 25% at April 2001. The districts with the highest focus of development in the main towns are Nuneaton & Bedworth Borough (78%) and Warwick District (73%) and Rugby Borough concentrating nearly two-thirds of its development within Rugby town itself. Stratford District as a large rural authority cannot be compared with more urban districts and yet the figure of 13% is significantly lower than the County's average of 35%. As can be seen from *Figure 2*, very little employment land is being provided within the urban areas of North Warwickshire Borough (2%).

Figure 2: Location of Employment Site Development (at April 2003)



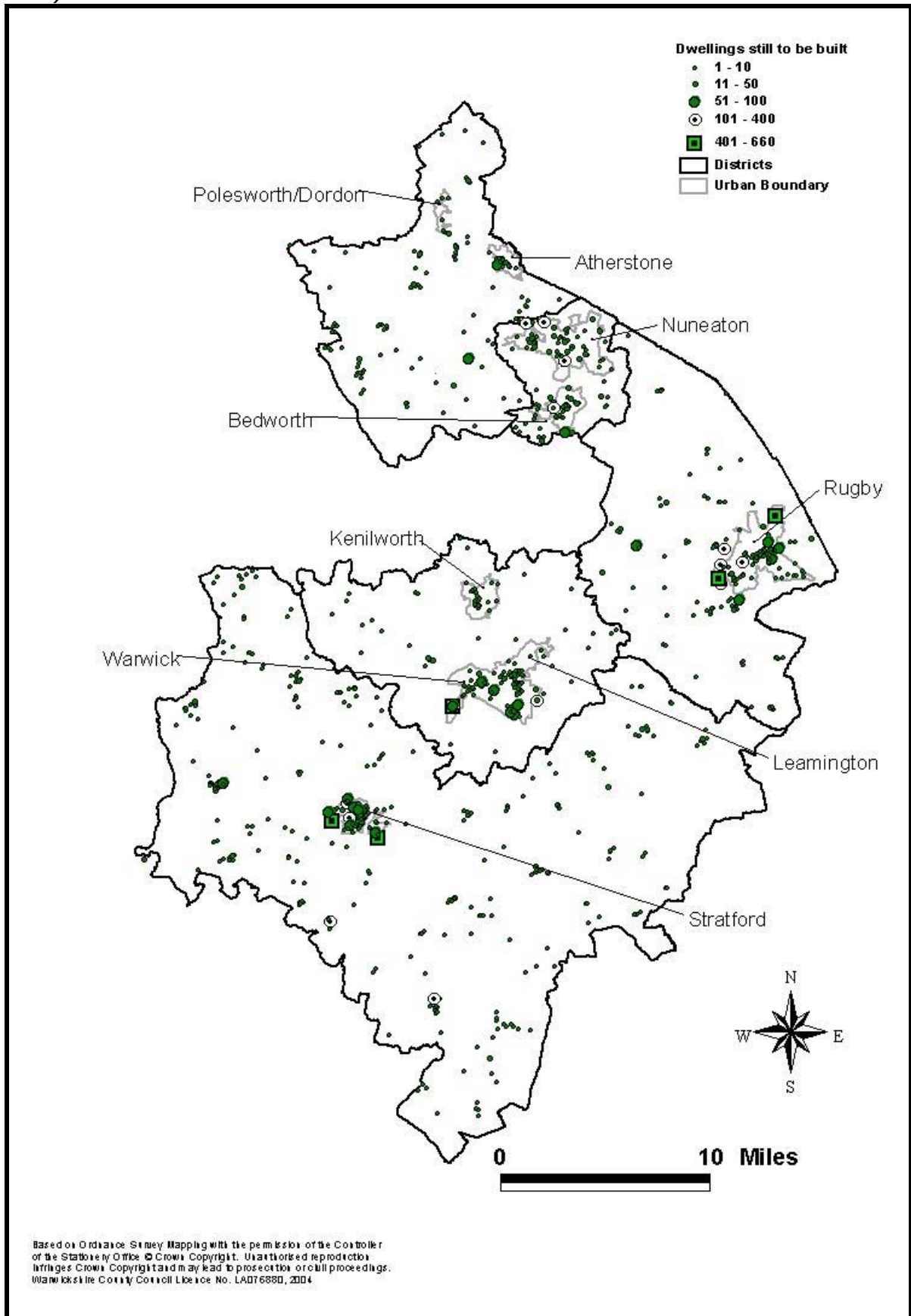
Source: Warwickshire Districts, 2003

Figure 3: Location of Housing Development – Completions (2002-03)



Source: Warwickshire Districts, 2003

Figure 4: Location of Housing Development – With and Without Permission (at April 2003)



Source: Warwickshire Districts, 2003

Housing Policies

Policy H 1

Local Plans will make provision for the construction of about 31,100 new dwellings in Warwickshire over the period 1996-2011.

In each district area, provision will be made in local plans to maximize the number of dwellings being built on urban previously developed land.

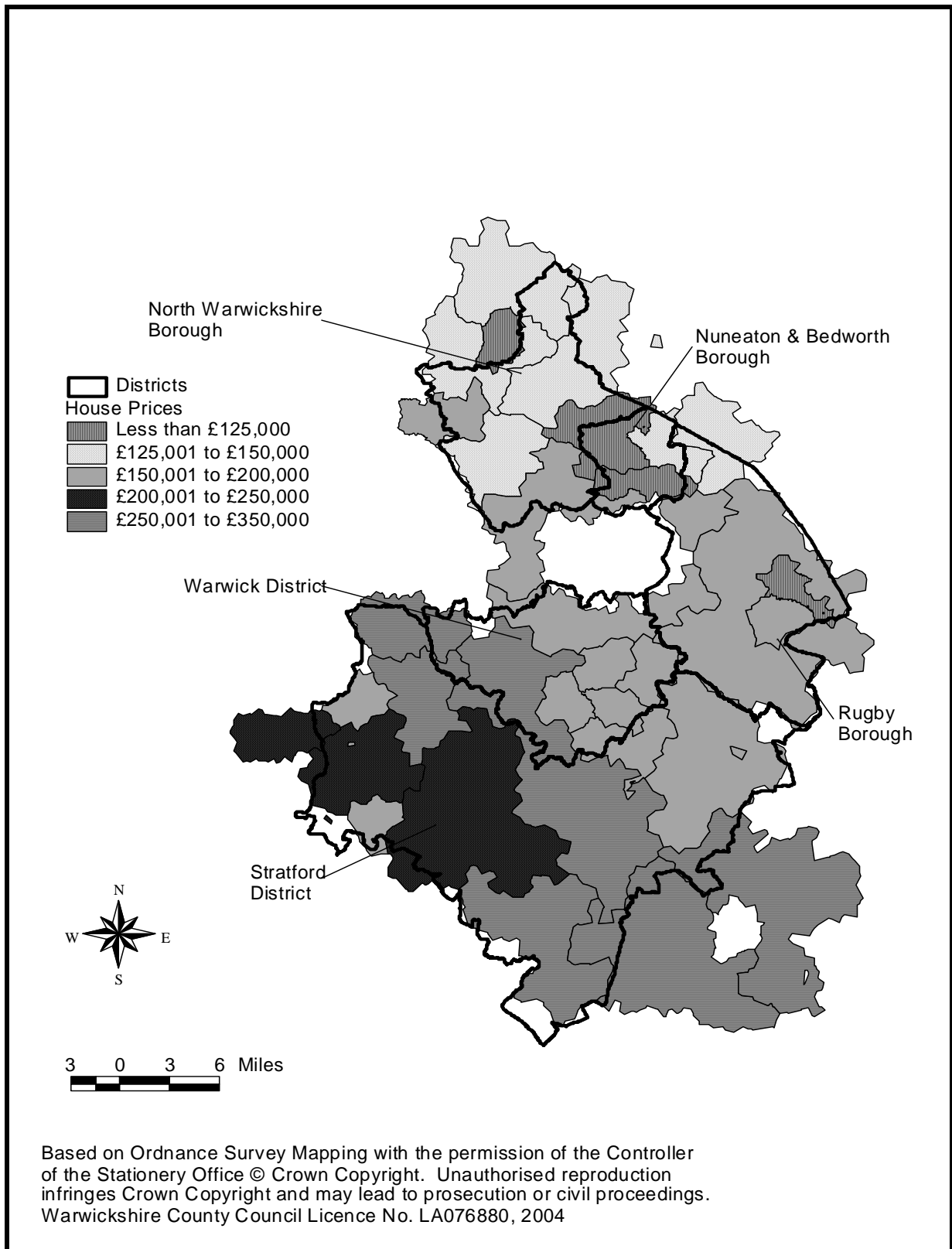
Context of Current Housing Market

The West Midlands region saw a 17% increase in average house prices between the last quarter of 2002 and the same period in 2003 – a slow-down on the previous year's increase of 30% (*Nationwide House Prices Quarterly Review, 2003*). Nationally, turnover has slowed down as potential first-time buyers have decided not to enter the market, due to high house prices. Nationwide's Group Economist observes that, "the low number of first-time buyers is a sign that the market is cooling naturally."

Figure 5 illustrates the context of the housing market across Warwickshire, with highest house prices emerging across the southern belt of the County. Higher demand for houses in this part of the County means that the cycle described above applies particularly to this area, with considerable problems for those unable to afford these prices.

Average house prices across Warwickshire as a whole have increased by over 30% between the third quarter of 2001 and the same period in 2003 (*Land Registry, 2003*).

Figure 5: Average Price of all Properties in Warwickshire by Postcode Sectors (October – December 2003)

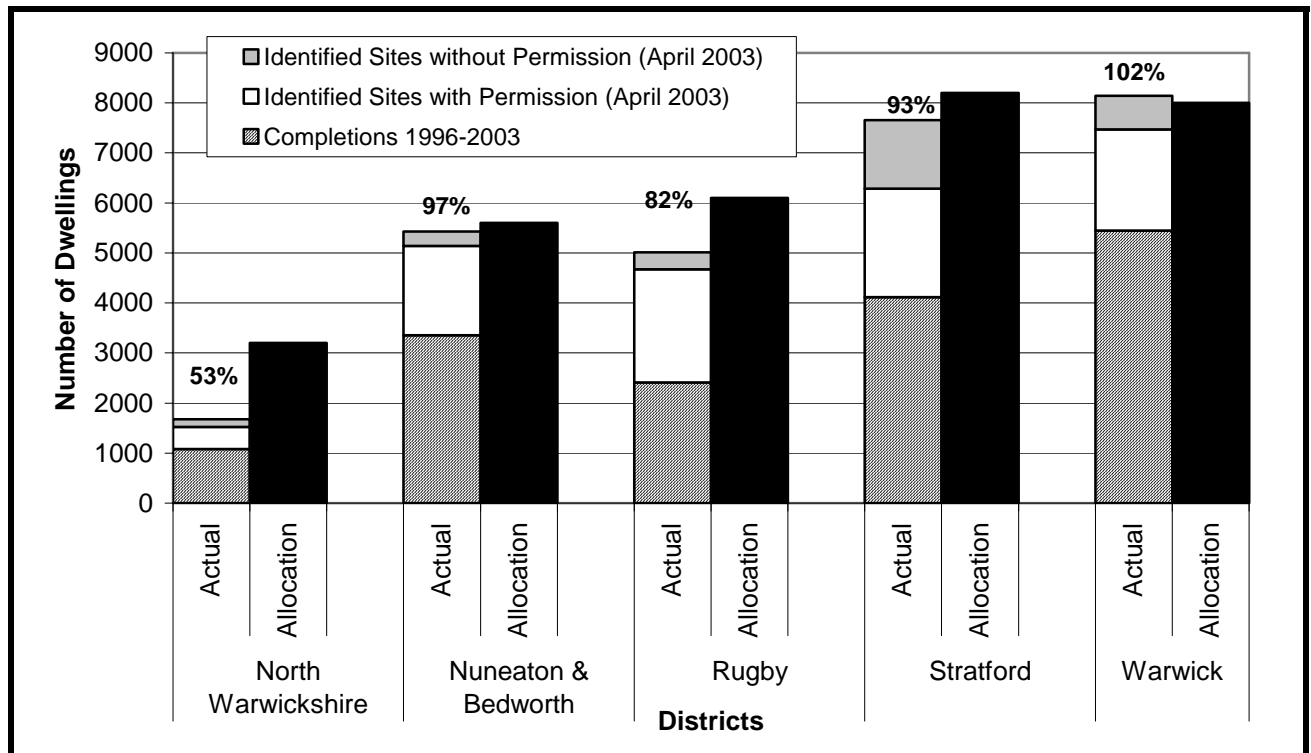


Source: Land Registry, 2003

Progress towards WASP Housing Provision

The WASP has made provision for around 31,100 new dwellings in Warwickshire between 1996 and 2011. Just over half of these dwellings are to be located in Warwick and Stratford Districts (*Figure 6*).

Figure 6: Housing Land: Progress of Completions and Identified Sites towards WASP Housing Allocations



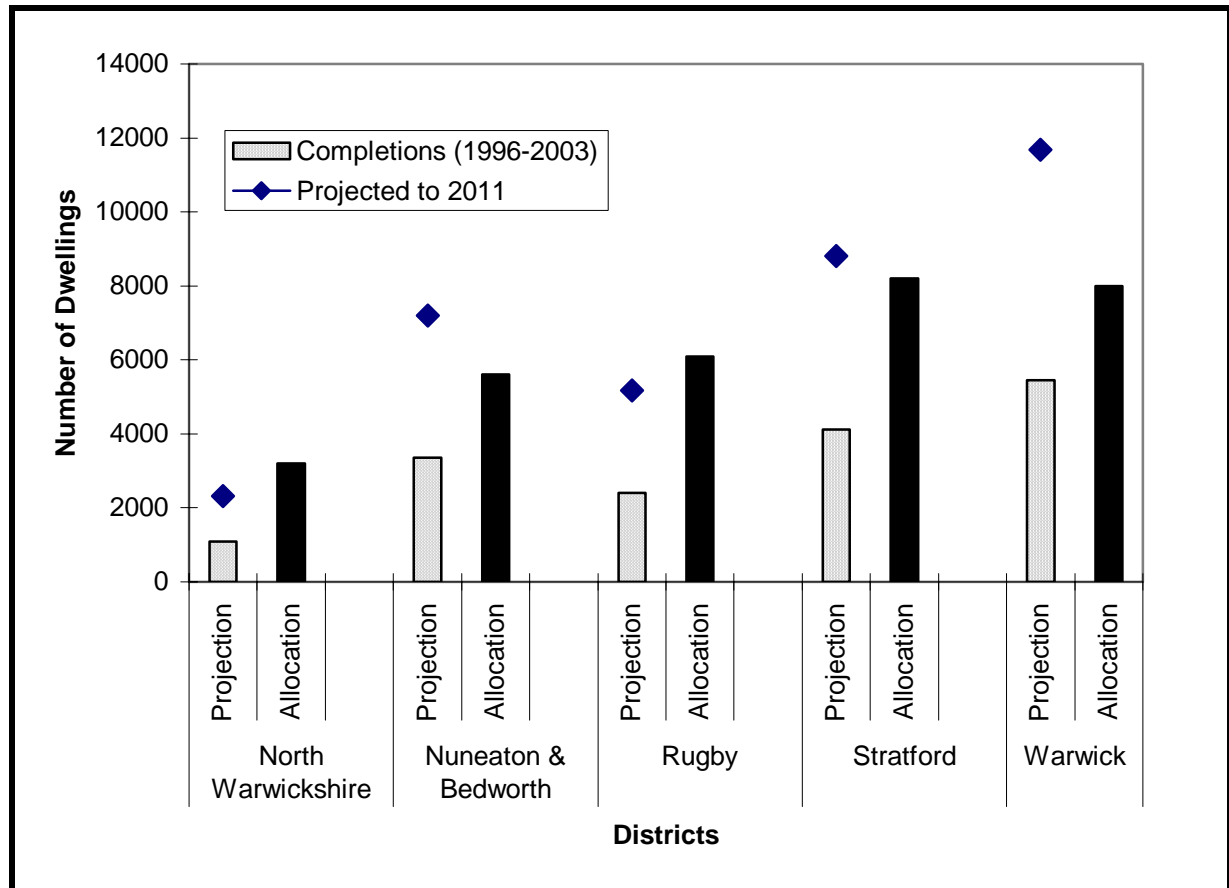
Source: Warwickshire Districts, 2003

- Warwick District is already indicating that it may well exceed its housing allocation based on current completions and identified sites. Any additional windfalls before 2011 will obviously increase this disparity further. Warwick District is closely followed by Nuneaton & Bedworth Borough (97%) and Stratford District (93%).
- In assessing progress towards housing provision in the WASP, Warwick District has the highest proportion of completions in the County (68%), closely followed by Nuneaton & Bedworth Borough (60%); Stratford District (50%); Rugby Borough (40%) and finally North Warwickshire Borough (34%).
- North Warwickshire Borough is showing both the lowest progress towards WASP allocations as well as the lowest proportion of completions (34%) as a proportion of its housing allocation.
- For the County as a whole, completion rates (2002-2003) were significantly above average completion rates between 1996 and 2003. However, North Warwickshire Borough, Stratford District and particularly Rugby Borough experienced lower than average completion rates between 2002 and 2003.

If we project current average completion rates to 2011 (*Figure 7*) it becomes clear that Nuneaton & Bedworth Borough and Warwick District could exceed their housing allocations dramatically – also in Stratford District to a lesser extent. These projections are based on an assumption that the current policy framework remains unchanged. Rugby and North Warwickshire Boroughs would benefit from higher annual completion rates – some concern

that Rugby Borough’s completion figures (2002-2003) were considerably less than its average over the previous 7-year period.

Figure 7: Housing Land: Projection of Current Completion rates to 2011 compared to WASP Housing Allocations



Source: Warwickshire Districts, 2003

Housing Land Availability (2002-2003) figures by District Council area are shown in Appendices A & B.

Completions on Previously Developed Land (PDL)

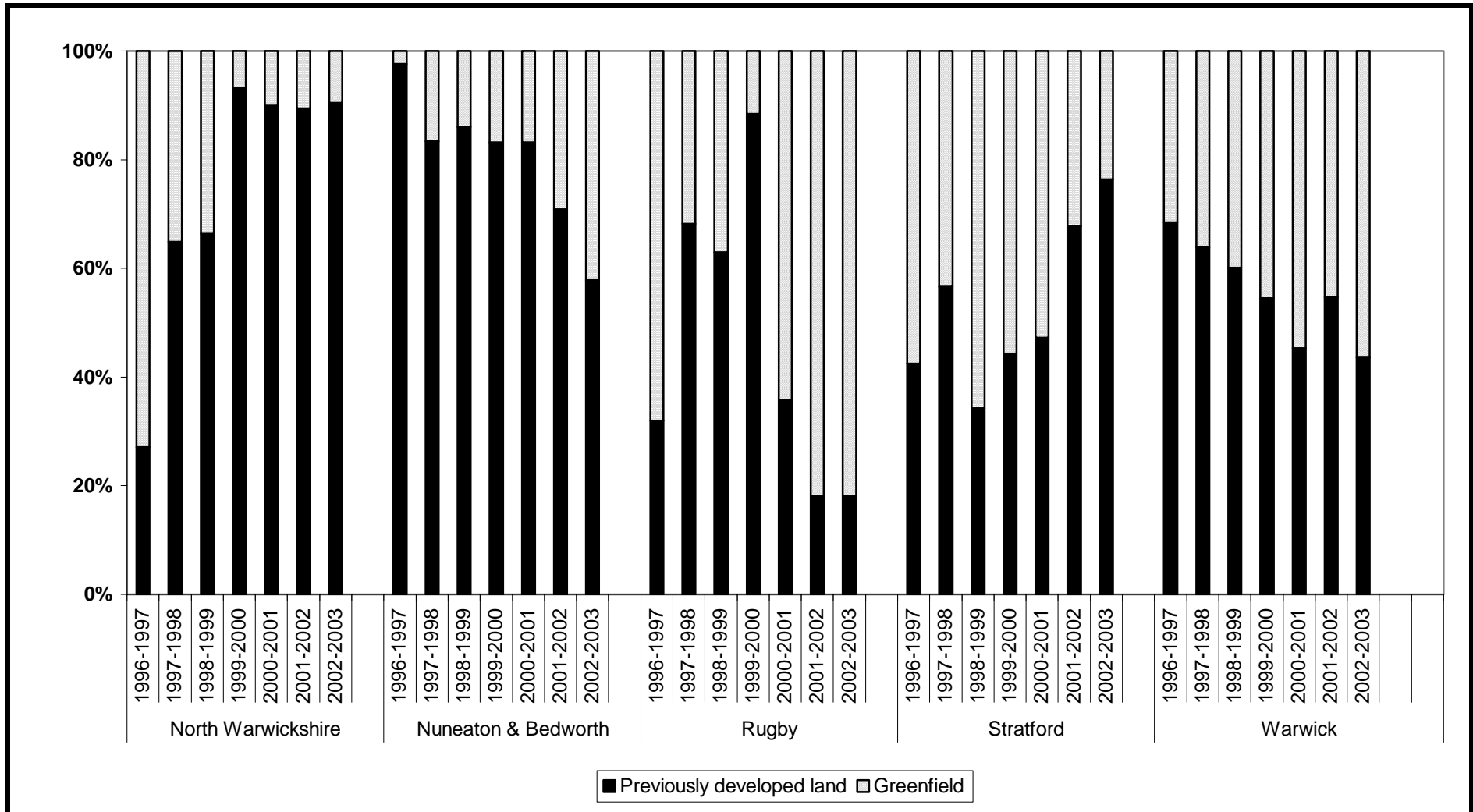
In PPG3 the government is encouraging development to take place on previously developed land, otherwise known as brownfield land. This is to increase the efficient use of existing available land and protect the countryside from unnecessary urban expansion. This can also contribute to urban regeneration by redeveloping derelict and vacant sites. The government has set a target of 60% of all new housing to be built on previously developed land by 2008. Warwickshire’s average completions on previously developed land between 1996 and 2002 stands at 58%, only slightly lower than last year’s performance of 59%.

Housing completions on previously developed land vary across the County (Figure 8). It is difficult to control and depends very much on the sites that come forward throughout the year.

There are considerable variations by District. Some 90% of development in North Warwickshire Borough occurred on previously developed land, compared with 18% in Rugby Borough.

- Over the past year Rugby Borough has seen a dramatic increase in greenfield completions and this is largely due to completions on two large housing sites at Coton and Cawston Grange. Both these sites are current allocations in the existing Local Plan, which pre-dates PPG3 guidance with its emphasis on directing development towards previously developed land.
- Nuneaton & Bedworth Borough's PDL completions have been declining since April 2001 from 82% in 2001 to 58% at April 2003. Numbers of dwellings completed on PDL sites have remained consistent year on year, but accompanied with increasing numbers of greenfield completions.
- Stratford District has significantly improved on last year's completions on previously developed land – a consistently upward trend since 1998. There have been a number of relatively large sites being completed within Stratford-upon-Avon parish for example along the Alcester Road, the Birmingham Road, Paddock Lane and Guild Street.
- The reason for the reduction in PDL completions in Warwick District is largely due to the South West Warwick development, accounting for a large number of greenfield completions (200 dwellings).

Figure 8: Housing Land: Completions on Previously Developed Land (1996-2003)



Source: Warwickshire Districts, 2003

Some districts are seeking to direct development away from greenfield sites as they allocate land in their Local Plan Reviews. PPG3 advises authorities to adopt a sequential approach to land release so that greenfield land is only considered when all other avenues have been explored. Nuneaton & Bedworth, for example, has put back one of its greenfield allocated sites to the third phase of the plan, giving preference to sites on previously developed land.

However, not all PDL development is necessarily the most sustainable option. PPG3 guidance on maximising the amount of development on previously developed land encourages Local Authorities to adopt a sequential approach in identifying suitable locations for development. This is to take into account various factors e.g. “the availability of previously developed sites...location and accessibility...capacity of existing and potential infrastructure...ability to build communities...constraints on development of land.” (PPG3, 2000) Greenfield land in an urban location close to a public transport network may be more sustainable in the long-term than a PDL site in rural locations. Examples of such developments include the Bridgetown allocation in Stratford District’s Local Plan Review (2nd Deposit Draft), where it is on the edge of the urban area, with good transport links to employment opportunities, shops and schools. Similarly, Shottery is a greenfield allocation adjacent to the urban area. Other examples include Tuttle Hill for 140 dwellings and Ryder’s Hill allotment site for 68 dwellings in Nuneaton & Bedworth Borough’s Local Plan Review (2nd Deposit Draft). In Rugby Borough there is a sizeable development taking place on land adjacent to Johnson Avenue, which is also a greenfield site, but within the urban area.

Development on Urban Previously Developed Land (PDL)

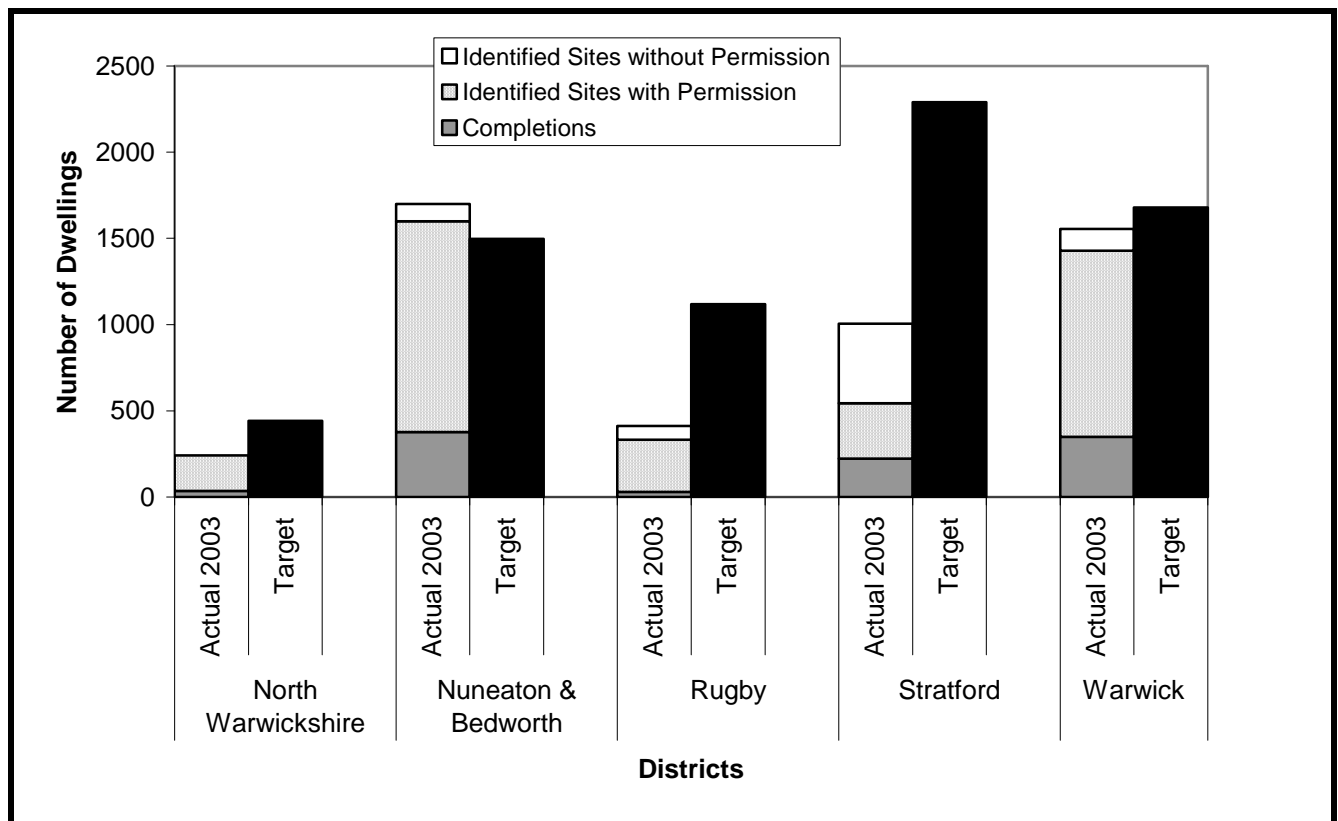
Policy H1 in the WASP attempts to address the issue of where previously developed land is located. It specifies that 50% of new housing development ought to take place on urban as opposed to rural previously developed land. Results show that when PDL development is considered in this light, there is little room for complacency (*Figure 9*). These results include both annual completions (i.e. for 2001, 2002 and 2003 – these are **not** cumulative figures) as well as identified sites (as at April 2001, April 2002 and April 2003). However, comparing 2002 with the previous year’s results is quite encouraging:

- 37% of completions and identified sites with planning permission have been located on urban previously developed land at April 2003, compared to 34% at April 2001.
- Stratford District has reversed its preference for rural greenfield sites in favour of urban development in its Local Plan allocations.

However:

- Rugby has the lowest amount of PDL development – its PDL completions fell from 26% (2001) to 9% (2002) but has risen slightly to 16% (2003). The reason for their low PDL completion figure has already been discussed earlier. It is encouraging, however, that permissions granted for urban PDL development at April 2002 is nearly 5 times greater than during 2000-2001. At April 2003 the figure is a little lower, but still 3 times greater than at April 2001.
- Stratford District is the only authority within Warwickshire that has significantly more PDL development in rural areas as compared to urban. This is entirely due to the fact that WASP defines urban in terms of its locational policies (GD3 and GD5); i.e. focusing growth in and around the main towns. However, Stratford District is very dispersed and contains several substantial villages and towns. Although the emphasis in WASP is to focus growth in the urban area i.e. Stratford town, this does not preclude development in other urban areas where existing service provision and transport networks makes this an entirely sustainable option – provided it meets local needs (see Policy COM1 in Stratford District’s Local Plan Review – 2nd Deposit Draft).

Figure 9: Housing Land: Development on Urban Previously Developed Land (April 2001 to April 2003) compared to WASP targets



Source: Warwickshire Districts, 2003

Results also suggest that there is a significant amount of development taking place on greenfield land in both rural and urban areas:

- Stratford District is taking steps to reduce its rural greenfield sites and there has been a consistent drop in this figure over the past 3 years.
- Stratford District's urban greenfield figure has increased significantly and this is largely due to the developments at Bridgetown and Bishopton. This figure is likely to continue rising with the allocation of Shottery in their Local Plan Review (2nd Deposit Draft).
- Rugby Borough's rural greenfield figure for dwellings with planning permission appears to have reduced dramatically between 2001 and 2002, but this was due to a monitoring error, which classified Cawston Grange as a rural housing site. This has now been corrected and brought into line with its allocation in the Local Plan as an urban greenfield site.
- Rugby Borough's urban greenfield figure for dwellings with planning permission more than doubled between April 2002 and April 2003 and this is due to the Coton development (800 dwellings).
- There is also a significant amount of urban greenfield development on identified sites in Nuneaton & Bedworth Borough at April 2003.

Previously Developed Land Completions and Identified Sites by District Council area are shown in *Appendices C, D & E*.

Housing Stock Losses

The figures analysed above are all gross figures - they do not include losses to the housing stock. This is in line with the 'gross approach' adopted in the WASP. The WASP estimated the number of dwellings lost between 1991 and 2011 at 2,100 dwellings. This translates into 735 dwellings per 7-year period i.e. 1996 to 2003. Actual losses during the same period are in fact much higher, currently standing at 993 dwellings – annual loss figures have fluctuated. However, losses through conversion have only been included in the figures since 2000-2001. Therefore total housing stock losses are likely to be higher than the 993 quoted above.

Losses to the Housing Stock by District Council area are shown in *Appendix F*.

Policy H 2

Local Plans will provide for affordable housing development to meet local needs.

Provision of Affordable Housing

The Regional Planning Body of the West Midlands produced a definition of affordable housing, which includes social (i.e. rented) housing as well as low-cost, shared-ownership housing and other government initiatives. (See Glossary for full definition).

New affordable housing is being provided through two main channels:

- funded directly through the Housing Corporation grant and
- as a result of Section 106 agreements, which are drawn up between Local Planning Authorities and applicants to provide a percentage of affordable housing as part of a larger housing development.

However, changes to the funding arrangements mean that authorities have to bid for Housing Corporation funding and increasingly this funding is being channelled into large urban areas with high levels of deprivation. Some of Warwickshire's districts have already failed to access funding from the Housing Corporation.

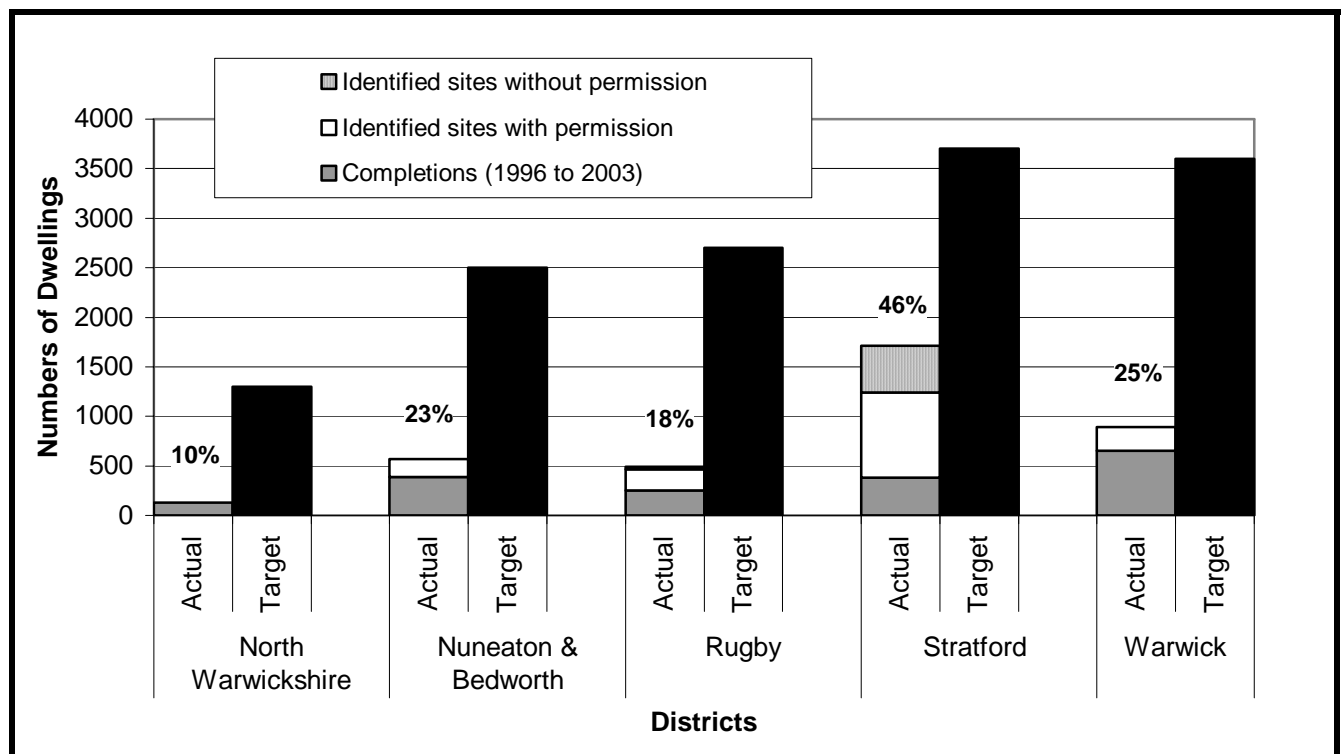
Central government is increasingly seeking to deliver its affordable housing through the planning system (i.e. through Section 106 agreements) and cutting back on its direct subsidies.

Within this context Warwickshire is aiming to provide a certain level of affordable housing as set out in the Warwickshire Structure Plan (WASP). The WASP has estimated a level of affordable housing need between 1996-2011 and there are policies in Warwickshire's Local Plans to help ensure that a certain percentage of affordable housing is included on sites over a certain threshold.

By comparing existing affordable housing provision against WASP indicative targets (*Figure 10*), there is clearly a serious shortfall of affordable housing. There have been significant increases in the provision of affordable housing levels in all districts apart from North Warwickshire Borough, but they have designated 100% affordable housing on all their allocations in their Local Plan Review (1st Deposit Draft). Stratford District on the other hand is nearly halfway towards achieving its indicative target, with a dramatic increase in affordable housing identified on sites with planning permission. However, there is a significant number of affordable housing without any planning permission as yet – these will

be subject to negotiation at the planning application stage and there is no guarantee that the proposed number of affordable dwellings will actually come forward. Rugby Borough has seen an increase in the number of affordable housing on sites with planning permission. Warwick District has the highest number of affordable completions between 2002 and 2003 – an increase of nearly 60%. Over 200 affordable dwellings have been completed on Warwick Gates alone – 55 of which were completed between 2002 and 2003.

Figure 10: Housing Land: Progress of Affordable Completions and Identified Sites towards Indicative Targets



Source: Warwickshire Districts, 2003

Affordable Housing Completions and Identified Sites by District Council area are shown in Appendices G & H.

The picture for the County as a whole (Figure 11) is in a similarly critical position at April 2003 as it has been in previous years, but indications are that the situation is showing signs of improvement. Figure 11 indicates that un-identified affordable housing has fallen from 80% at April 2002 to 73% at April 2003, which is very encouraging. However, housing development in Warwickshire has nearly reached its housing allocation as set out in Policy H1 in the WASP, with 92% of dwellings either completed or on identified sites. This leaves just over 3,000 dwellings to be found by 2011 of which around 10,000 dwellings need to be affordable according to indicative targets for affordable housing provision in Policy H2 of the WASP – a shortfall of nearly 7,000 dwellings. So although the percentage of un-identified affordable housing has fallen, the amount of affordable housing provision as a proportion of total housing provision is not increasing. Whereas at April 2001 there was a shortfall of 4,600 dwellings at April 2003 there is now a shortfall of nearly 7,000 dwellings, because there are fewer dwellings still to be identified from the WASP housing allocation. The WASP affordable housing indicative targets will not be met.

However, the indicative targets used in the WASP originate from figures in the Regional Planning Guidance (RPG) – districts were required to carry out Housing Need Studies in

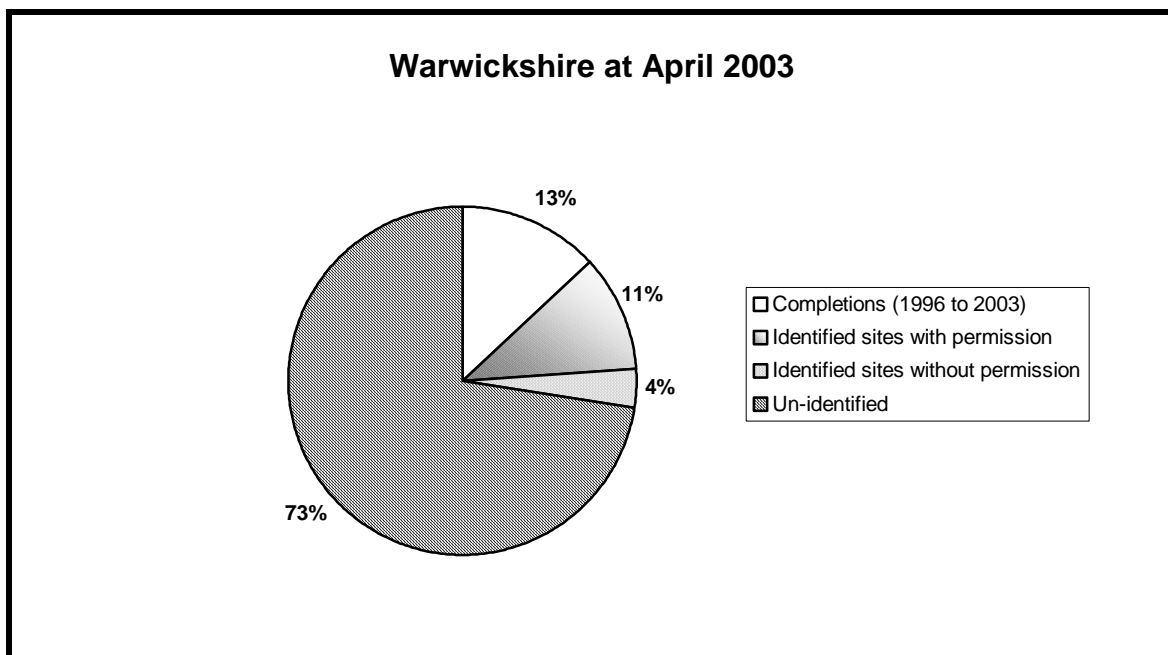
order to complement the regional figures. Based on recent studies the housing need appears to be even greater than that assumed in RPG (Table 3).

Table 3: Comparison between County and Districts' Housing Need estimates

	County housing need estimates (1996-2011)	Districts' housing need estimates
North Warwickshire Borough Council	1,300	2,853 between 1999 and 2011
Nuneaton & Bedworth Borough Council	2,500	2,048 between 2003 and 2011
Rugby Borough Council	2,700	7,103 between 2001 and 2011
Stratford District Council	3,700	4,079 between 2002 and 2006
Warwick District Council	3,600	7,072 between 2001 and 2011

Source: North Warwickshire Borough Council Housing Needs Study, 1999
 Nuneaton & Bedworth Borough Council Housing Needs Study, 2003
 Rugby Borough Council Housing Needs Study, 2001
 Stratford District Council Housing Needs Study, 2002
 Warwick District Council Housing Needs Study, 2001
 Warwickshire Structure Plan (1996-2011)

Figure 11: Un-identified Affordable Housing to be found by 2011



Source: Warwickshire Districts, 2003

The issue of affordable housing is further exacerbated by the fact that more and more people are unable to afford market prices. Figure 12 shows how the ratio of house prices to incomes has been steadily increasing between 1999 and 2002 (particularly for semi-detached dwellings). The average semi-detached house in Warwickshire costs more than 5½ times the average annual wage whilst the average terraced house costs around 4½ times the average annual salary.

Figure 12: Ratio of House Prices to Incomes in Warwickshire (1999-2002)



Source: Adapted from Quality of Life, 2003

Policy H 3

Minimising the use of greenfield land by

- ◆ reducing the number of vacant dwellings
- ◆ increasing housing densities

Vacant Dwellings

The WASP uses a 3% estimate of vacancies in new build. Vacant dwellings have remained fairly constant over the past 5 years, but with some variation across the districts (*Table 4*).

Table 4: Vacant Dwellings in Warwickshire (2003)

	% of Total Housing Stock					
	North Warwickshire	Nuneaton & Bedworth	Rugby	Stratford	Warwick	Warwickshire
1996-97	3.5	3.4	-	2.9	3.4	3.3
1997-98	2.6	3.4	-	2.7	3.2	3.0
1998-99	-	3.6	5.1	2.9	3.1	3.5
1999-2000	-	3.5	3.5	3.6	3.6	3.6
2000-2001	1.3	2.2	3.7	4.2	2.9	3.0
2001-2002	2.1	3.0	4.0	2.6	3.0	3.0
2002-2003	1.9	2.7	3.8	3.7	2.5	3.0

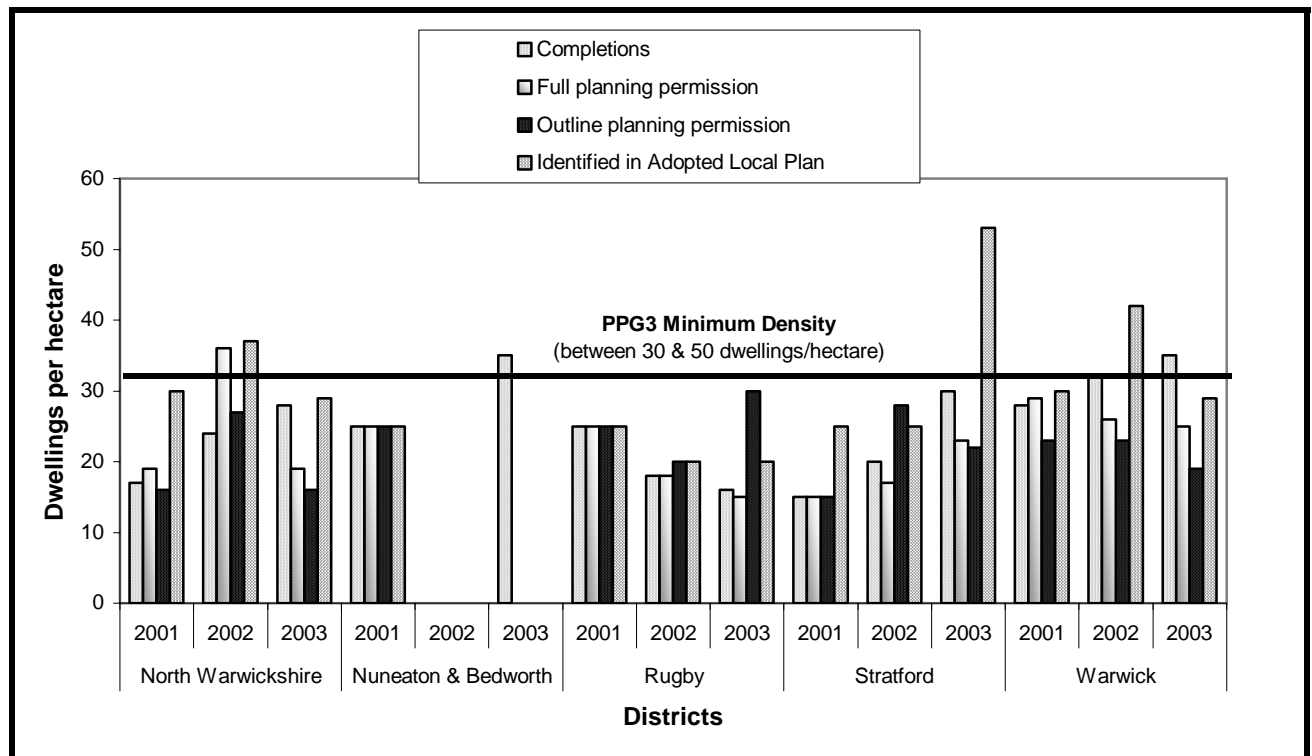
Source: Housing Investment Programme (ODPM), 2003

Housing Densities

National guidance in PPG3 encourages higher density development on PDL land to make more efficient use of land (between 30 and 50 dwellings per hectare). North Warwickshire Borough (*Figure 13*) displays most dramatic increases in housing densities. This is partly due to raising the threshold above which densities are monitored - we have only included sites with 3 or more dwellings.

It is anticipated that densities will increase in accordance with PPG 3 guidance e.g. Nuneaton & Bedworth Borough's Local Plan Review (2nd Deposit Draft) has specified that they seek densities of between 30 and 50 dwellings per hectare on all housing sites. North Warwickshire Borough's Local Plan Review (1st Deposit Draft) state that permission will not be granted for housing developments of less than 30 dwellings per hectare. Policy STR.2B in Stratford District's Local Plan Review (2nd Deposit Draft) requires densities of between 30 and 50 dwellings per hectare. Warwick District's Local Plan Review (1st Deposit Draft) is also encouraging higher density development of above 30 dwellings per hectare where it is accompanied by good layout and design.

Figure 13: Housing Densities (at April 2001, April 2002 and April 2003)



Source: *Regional Urban Capacity Studies, 2001*
Regional Housing Return, 2003
Warwickshire Districts, 2002

There is currently no approved data available for Nuneaton & Bedworth Borough for 2002 or 2003.

Policy H 5

A review of existing housing provision in Stratford District should be undertaken to reduce the rural housing provision in locations that do not meet the locational criteria of this plan.

In Stratford District's Local Plan Review (2nd Deposit Draft) it is clear that the authority is responding positively to guidance in the WASP to reduce housing on greenfield sites in rural areas, "Apart from commitments which were identified in the adopted Local Plan, all the sites identified in the Review utilise previously developed land in accordance with Government policy which seeks the re-use of such sites in preference to greenfield land." (Stratford-on-Avon District Local Plan Review 1996-2011, par. 7.15) Monitoring during 2002-2003 has reflected the integrity of their commitment as discussed previously.

Industrial Policies

Policy I 1

The following needs have to be addressed in Local Plans:

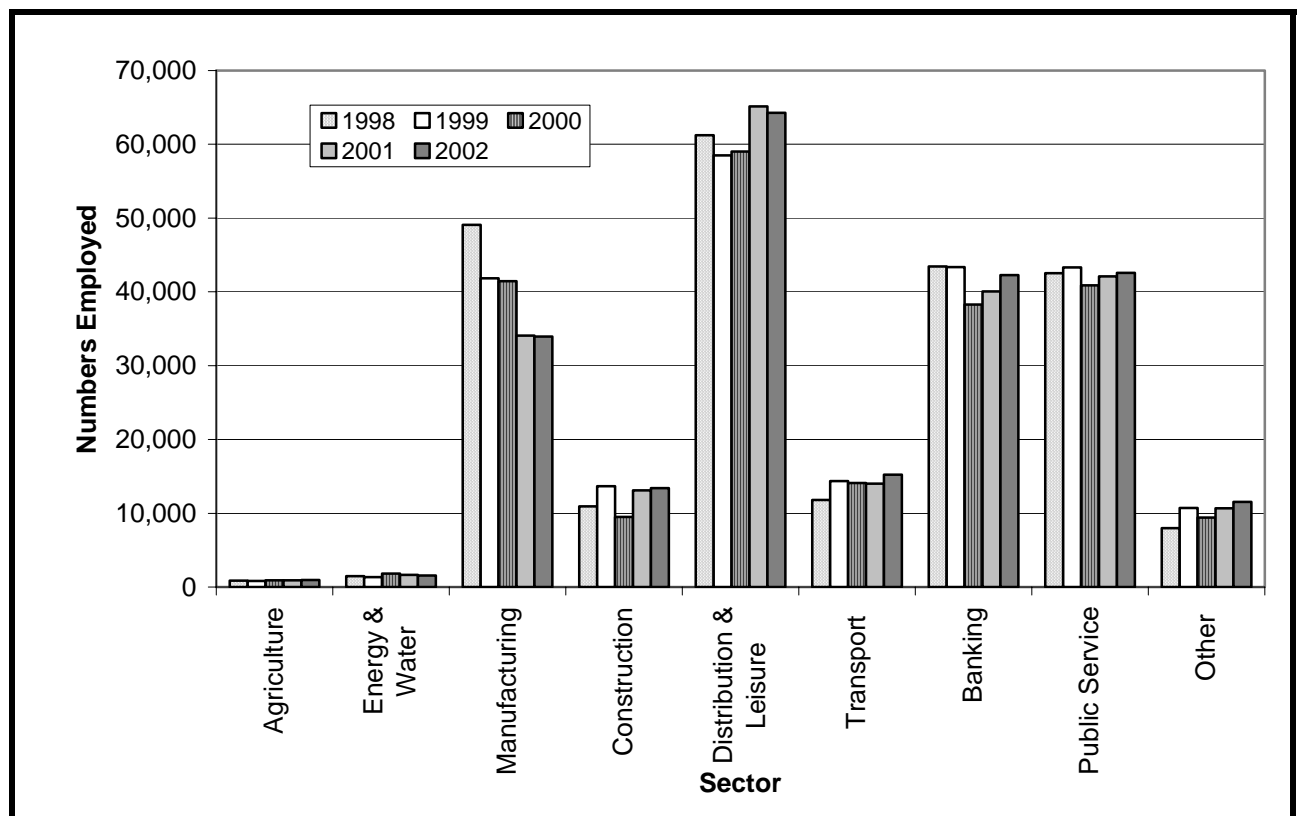
- ◆ Support for local industrial sectors in the face of a projected decrease in largely male employment in manufacturing and mining
- ◆ Accommodating the expansion of the service sector
- ◆ Intensification of the service sector in town centres
- ◆ Halving the 1996 level of unemployment

Employment Sectors

The WASP makes an assumption that male employment in manufacturing and mining will largely decrease and that the WASP will have to accommodate the expansion of the service sector (largely consisting of female and part-time employment).

The Office for National Statistics (ONS) has revised its method of monitoring employment sectors, which means that data from 1998 onwards is no longer comparable with pre-1998 data. *Figure 14* illustrates the continuing decline of the manufacturing sector and a significant growth in particularly the leisure industry. The classifications do not allow a straightforward split between manufacturing and service sectors. For the purpose of this report the service sector is made up of the following categories – Distribution & Leisure; Banking and Public Service.

Figure 14: Employment in Warwickshire by Sector (1998-2002)

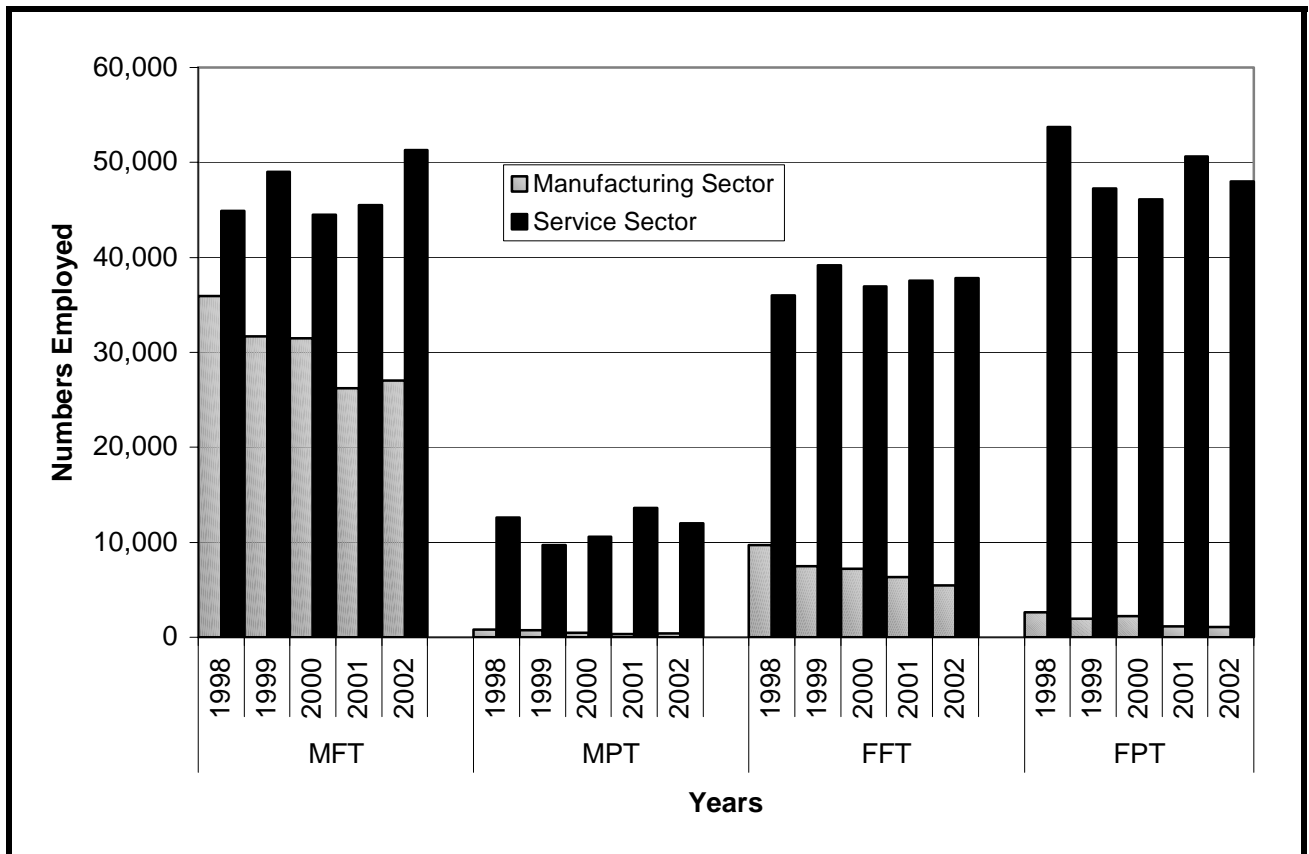


Source: ONS, 2002 (Annual Business Inquiry)

It is unfortunate that changes in ONS definitions do not allow for trend-based analysis from 1996. However, there is a clear downward trend in the manufacturing industry over this 5-year period (*Figure 15*). This differs from last year's monitoring report, where manufacturing appeared to be increasing between 1996 and 1998 - subsequently followed by a period of steady decline.

Employment Change by Sector figures for Warwickshire are shown in *Appendix I*.

Figure 15: Manufacturing & Service Sectors in Warwickshire (1998-2002)



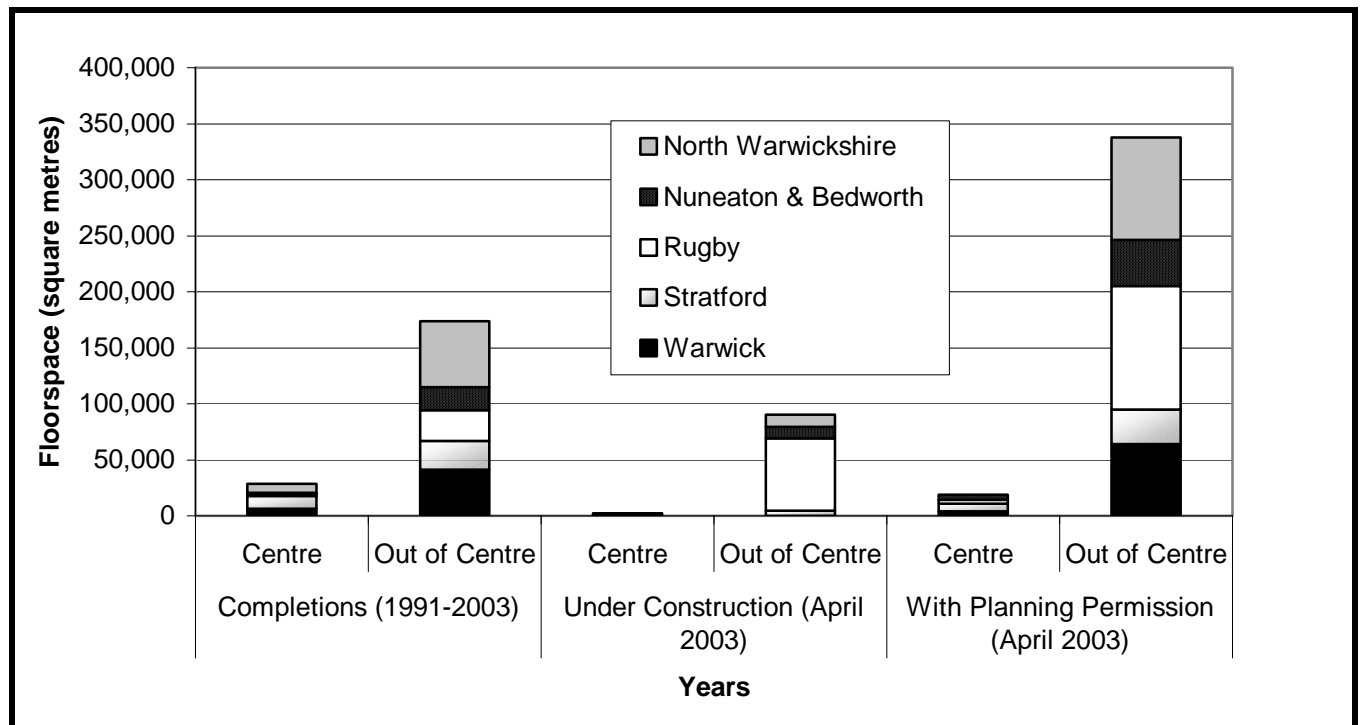
Source: ONS, 2002 (*Annual Business Inquiry*).

Location of Office Development

Policy I1 makes an assumption that an increase in the service sector (e.g. office development) will result in the intensification of development in town centres. The location of office development is also crucial to the effective implementation of Policy TC 1, which promotes town centres as the focus for a balanced mixture of office, retail, entertainment, leisure and residential development.

The monitoring of office developments (*Figure 16*) shows the imbalance between town centre and out of town developments (business parks are included under the out of centre developments), although the small developments that are coming forward within town centres is a very welcome step in the right direction. This information is based on annual monitoring of all new office developments of 500 square metres and above.

Figure 16: Location of Completed and Identified Office Developments in Warwickshire (1991-2003)

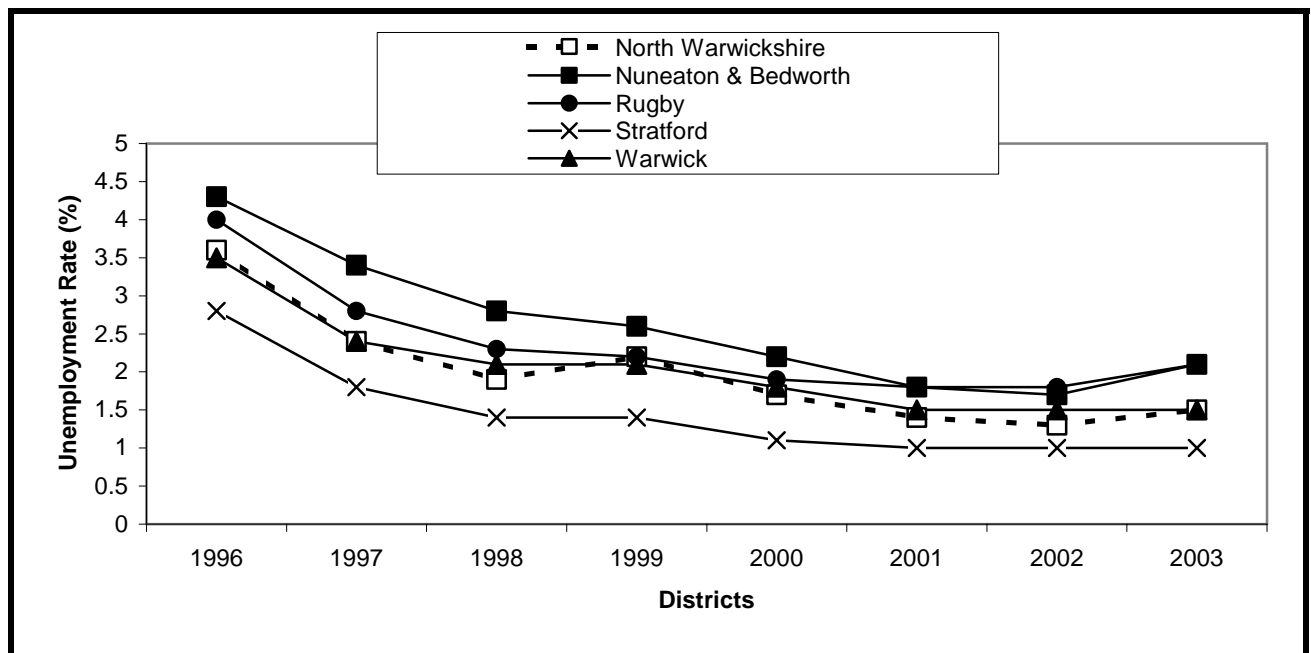


Source: Joint Data Team, 2003

Rugby Borough accounts for a large amount of out of centre office development – this is largely due to the development at Coton Park, which is currently under construction. The other large site is Ansty site, which amounts to 100,000 square metres of available office space with planning permission. However, the constraints surrounding this site are discussed under Policy I6 below.

Unemployment Rate

The unemployment rate in Warwickshire has decreased between 1996 and 2003 from 3.6% to 1.6% (Figure 17). Changes in methodologies used by the Office of National Statistics (ONS) have meant that although there is an overall decrease in the unemployment rate in Warwickshire, the actual rates do not correlate to previous years' monitoring. ONS has replaced its workplace-based estimates (i.e. number of unemployed in proportion to number of jobs) with resident-based estimates. This accounts for a slightly lower rate than in previous years, with a more marked decrease in Nuneaton & Bedworth Borough, because their ratio of numbers of unemployed to numbers of jobs was particularly high. Despite these differences the overall picture is still very similar, with a generally downward trend between 1996 and 2001, but with slight increases over the last couple of years, particularly in the north of the County.

Figure 17: Unemployment Rate (1996-2003)

Source: ONS, 2003

Policy I 2

Provision should be made for the phased release of up to 768 hectares of land for industrial development, to be distributed across a range of site sizes.

Provision should maximise the use of urban previously developed land.

Land has been allocated in the WASP specifically for employment purposes. The figure of 768 hectares of land for employment land development to 2011 was derived from a set of assumptions about the future workforce, projected changes in the economy and density per worker ratios. A figure of 48 jobs per hectare has been adopted for determining the floorspace to be provided in the plan period. This is an average figure, covering all types of employment land (e.g. distribution, manufacturing, offices etc.).

Employment Land Availability

At April 2003, seven years into the current Structure Plan period, 300 hectares of land has been completed - a further 133 hectares is currently under construction. Most of this current activity at April 2003 is based in North Warwickshire Borough - at Birch Coppice, Coleshill Hall Hospital, Highway Point and Hams Hall. Other large areas of activity include Coton Park in Rugby Borough, Gaydon Proving Ground in Stratford District and Tachbrook Park in Warwick District. Two large sites currently with outline planning permission are both situated in Warwick District:

- South West Warwick (24 hectares)
- Stoneleigh Deer Park (20 hectares)

Over the past year (2002-2003) the rate of completions has increased nearly 4-fold, compared to an unusually sluggish completion rate of just 12 hectares between 2000 and 2001. The largest single completion occurred in Rugby Borough at Coton Park (15

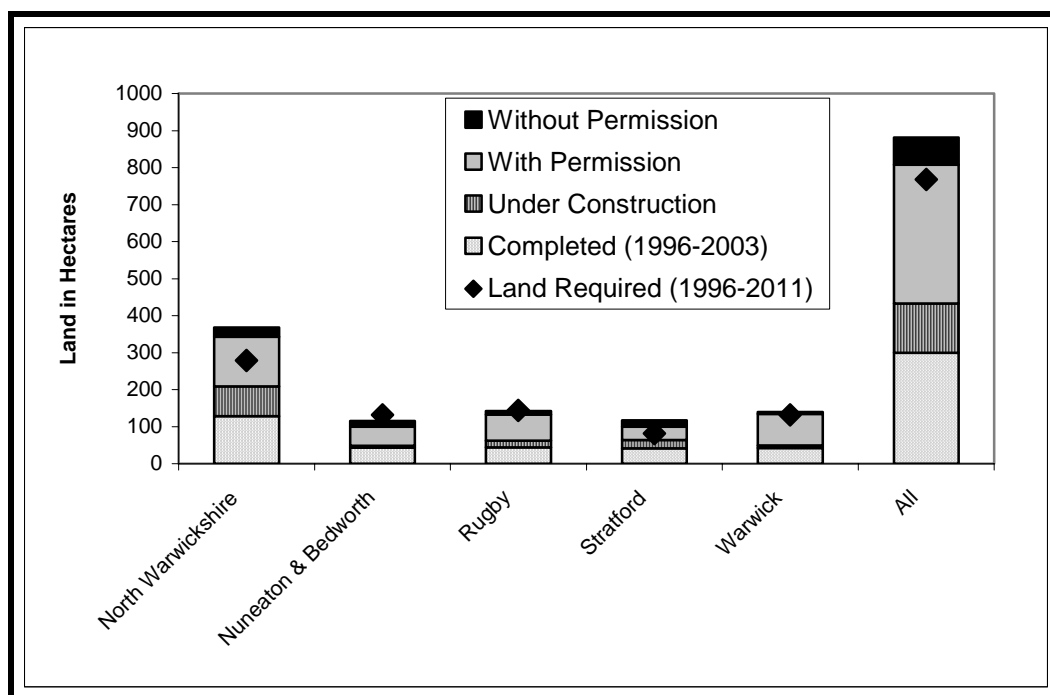
hectares), but Nuneaton & Bedworth also contributed nearly 14 hectares to the county's employment land completions.

Total completions for Warwickshire during 2002-2003 came to 43 hectares. Based on total commitments and completions, Warwickshire currently exceeds the allocated amount of industrial land required for the period 1996-2011 by 114 hectares (*Figure 18*).

North Warwickshire Borough continues to grant permission for more employment land than is allocated through the WASP. However, Stratford District is also exceeding its employment land allocation.

Employment Land Availability by District Council area is shown in *Appendix J*.

Figure 18: Employment Land Availability: Progress towards WASP Allocations (April 2003)



Source: Warwickshire Districts, 2003

Figure 18 shows that the excess supply occurs mainly in North Warwickshire Borough:

- Birch Coppice (99 hectares)
- Hams Hall (143 hectares)
- Baddesley Colliery (41 hectares)
- Highway Point (24 hectares)
- Coleshill Hall Hospital (20 hectares)

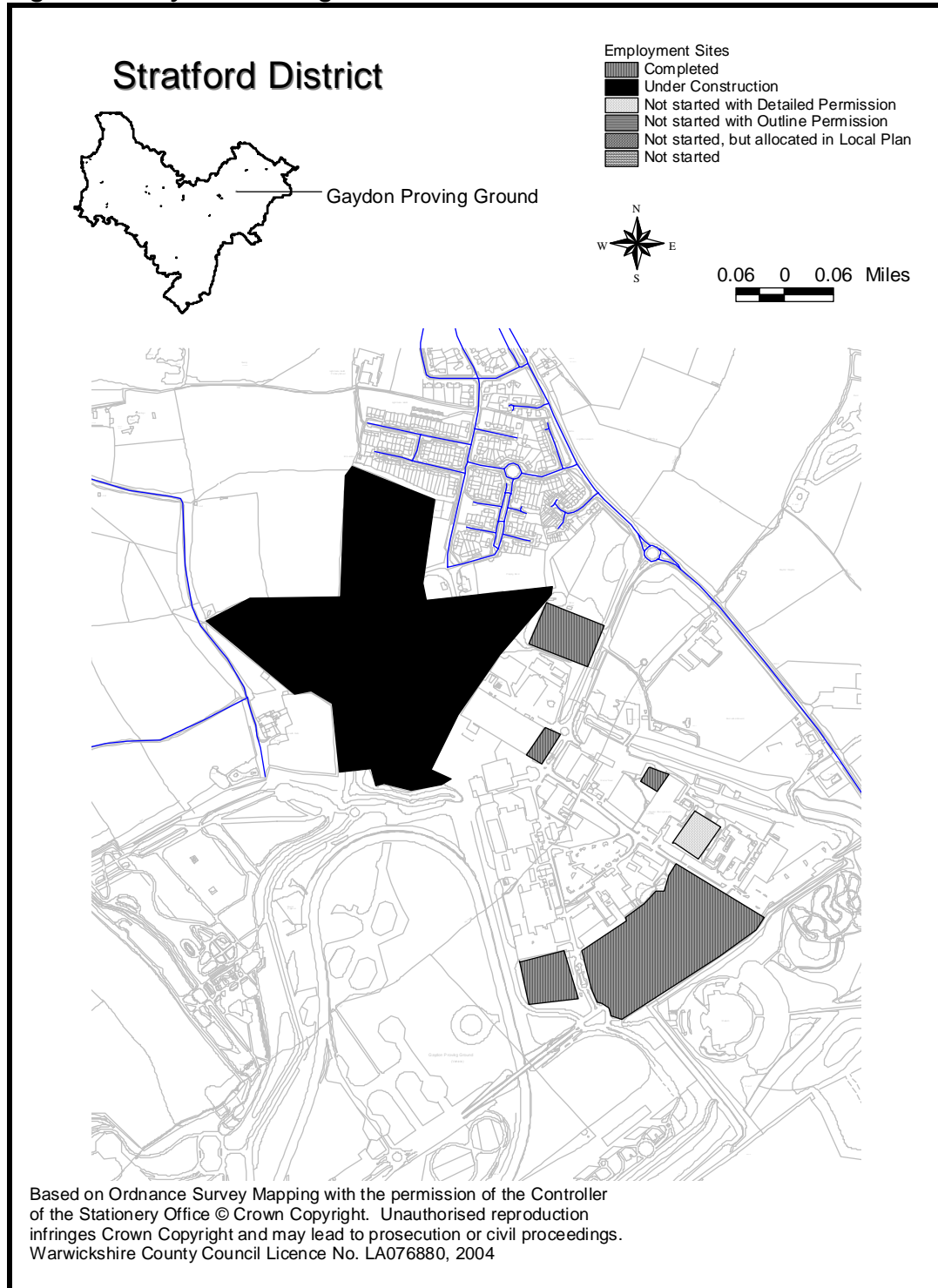
However, over-provision of employment land is also occurring in Stratford District. Although its over-provision is less than North Warwickshire in terms of hectares it is actually a more significant over-provision in terms of WASP indicative targets. It exceeds the amount specified in the WASP by 45%, whereas North Warwickshire's only amounts to 32% of its target. Of course, the sites themselves are smaller, but more numerous – some of the larger sites include:

- Gaydon Proving Ground (29 hectares)
- Ryon Hill (8 hectares)
- Napton Brickworks (7 hectares)

- Dene Park (8 hectares)
- Springfield Nurseries (4 hectares)
- Timothy's Bridge Road Extension (4 hectares)
- M40 Distribution Park (4 hectares)

The most significant amount of development outside the urban area in Stratford District is currently taking place on Gaydon Proving Ground (*Figure 19*).

Figure 19: Gaydon Proving Ground in Stratford District

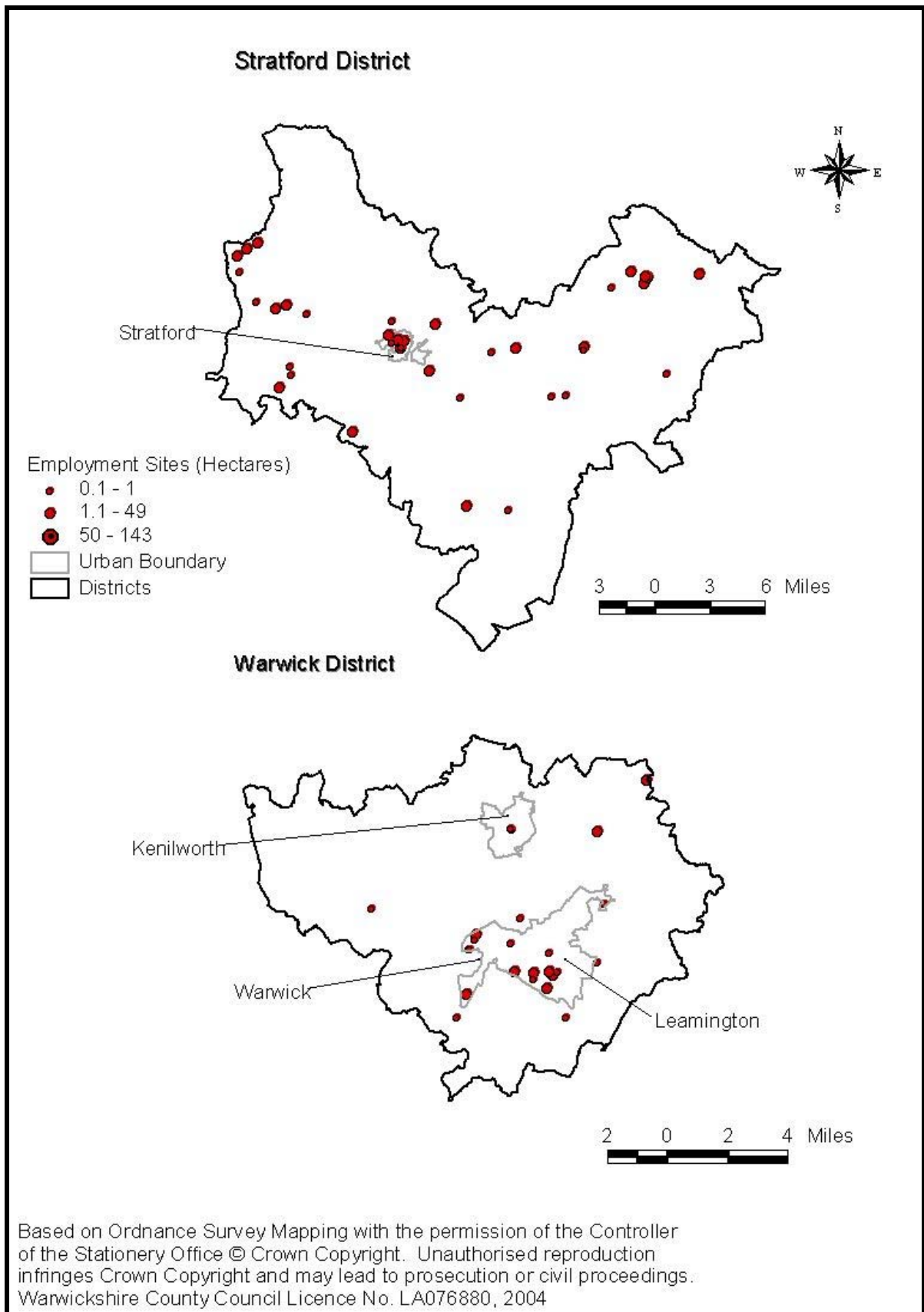


Source: Warwickshire Districts, 2003

As would be expected in a rural district, development is far more dispersed than in more urban environments such as Nuneaton or Warwick and Leamington Spa. *Figure 20* highlights the contrast between employment land development in Warwick District (which is largely concentrated within the urban area of Warwick and Leamington Spa) and Stratford District. The only significant employment land development in Stratford-upon-Avon town is located at the following sites:

- Birmingham Road
- Timothy's Bridge Road
- Arden Street
- Cattle Market
- Regal Road

Figure 20: Compact versus Dispersed Development in Stratford and Warwick Districts



Source: Warwickshire Districts, 2003

Size of Employment Sites

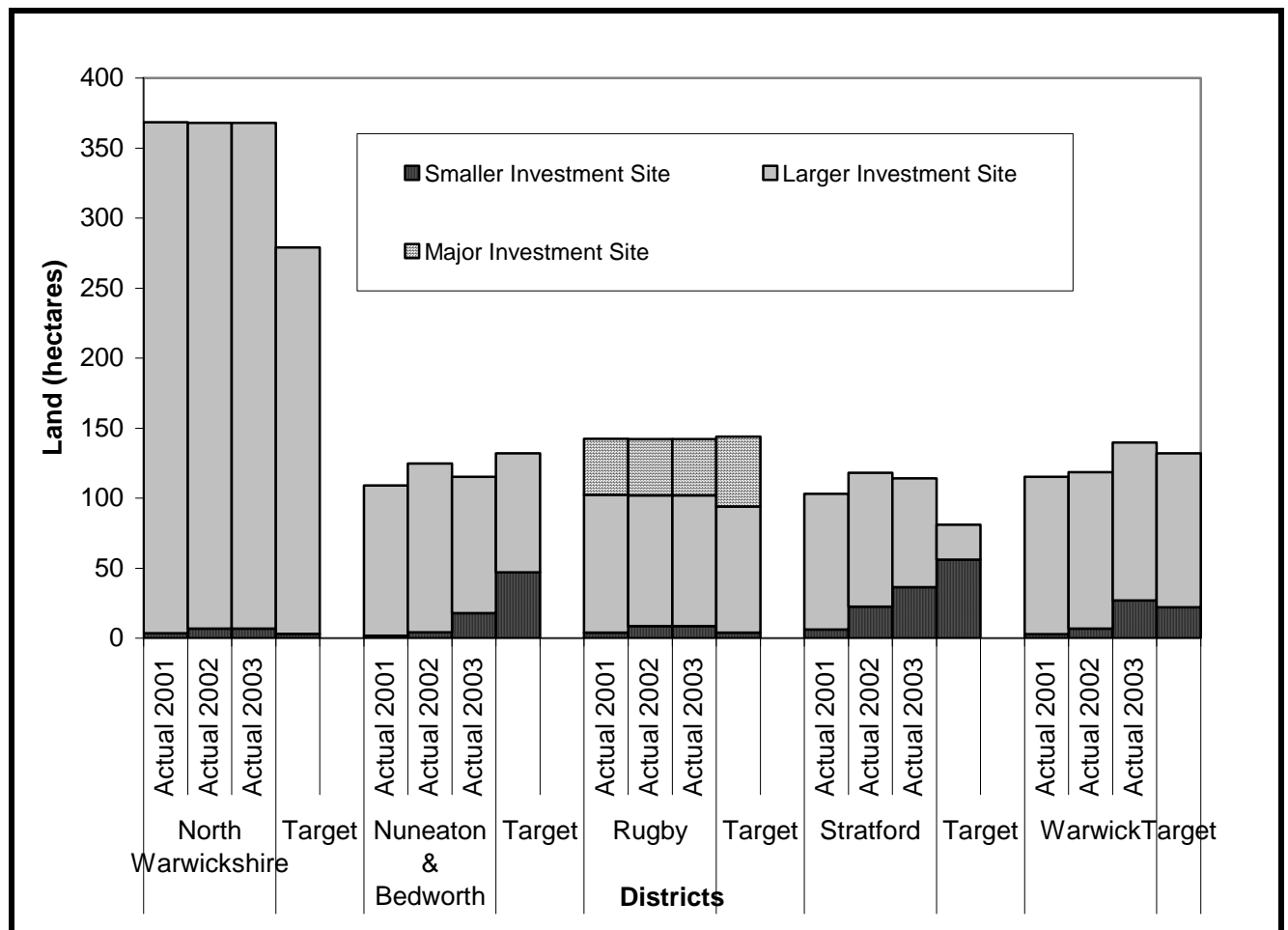
The WASP policies encourage districts to provide sites covering a range of sizes, for example Smaller Investment Sites (SIS) and Larger Investment Sites (LIS). Warwickshire also has one Major Investment Site (MIS) – this is a regional designation, which allows the allocation of a large site to be reserved for a single user. This site is located at Ansty in Rugby Borough. SIS are sites under 1 hectare (they also include larger sites that are capable of being sub-divided) – the remaining sites are all LIS.

North Warwickshire Borough, Nuneaton & Bedworth Borough and Stratford District are all releasing LIS in excess of the amount sought by the WASP (*Figure 21*). All districts appear to have improved in their provision of smaller sites. Monitoring improvements have allowed us to refine our data to include larger sites that are capable of sub-division into our classification of SIS. This provides us with a more accurate picture of current SIS provision at April 2003.

WASP apportioned a range of site sizes according to past trends. It appears that these trends have changed within Stratford District according to demand data received from Warwickshire Investment Partnership. Over a 2-year period (2001-2003) only 25% of enquiries for unit types were for SIS in Stratford District, whereas the WASP recommends that 69% of employment land released ought to be for small investors. Demand in the rest of the County roughly equates to levels desired in the WASP.

The target figure for Major Investment Sites in Rugby is slightly higher than the actual, because Ansty was originally identified in the WASP as a 50 hectare site, whereas the planning application only covered 40 hectares.

Figure 21: Employment Land: Land Released by Size of Site (April 2003)



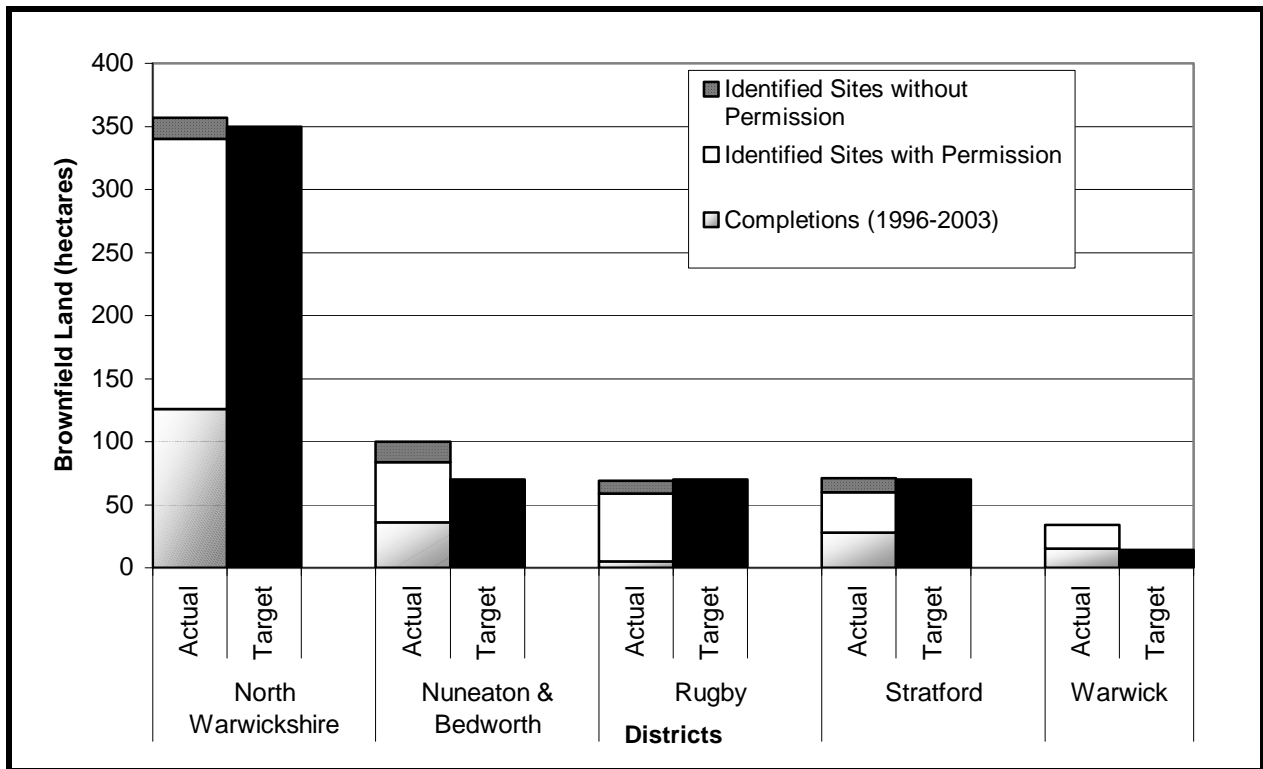
Source: Warwickshire Districts, 2003

Development on Previously Developed Land (PDL)

The WASP encourages employment land to be located on previously developed land for reasons similar to those mentioned under the Housing Policies. It makes provision for 62% of employment land to take place on previously developed land in Warwickshire.

Of the 300 hectares completed between 1996 and 2003, 70% was on previously developed land. This is quite consistent with previous years' figure. *Figure 22* shows how the amount of PDL development (on completed and identified sites) compares against these indicative targets for previously developed land. The targets are expressed in terms of the percentage of development to be concentrated on previously developed land (PDL). For example, the WASP recommends that 95% of North Warwickshire's development is concentrated on PDL. The target is therefore based on current development activity. Within Rugby Borough nearly 20 hectares of completions took place at Valley Park – a greenfield site – with a further 30 hectares being identified on another greenfield site at Coton Park. The reason for the large amount of PDL development in the pipeline is dependent on 40 hectares coming forward on the Ansty site. Policy I6 sets out the problems with developing this site. Generally, though the percentage of development on PDL is very encouraging.

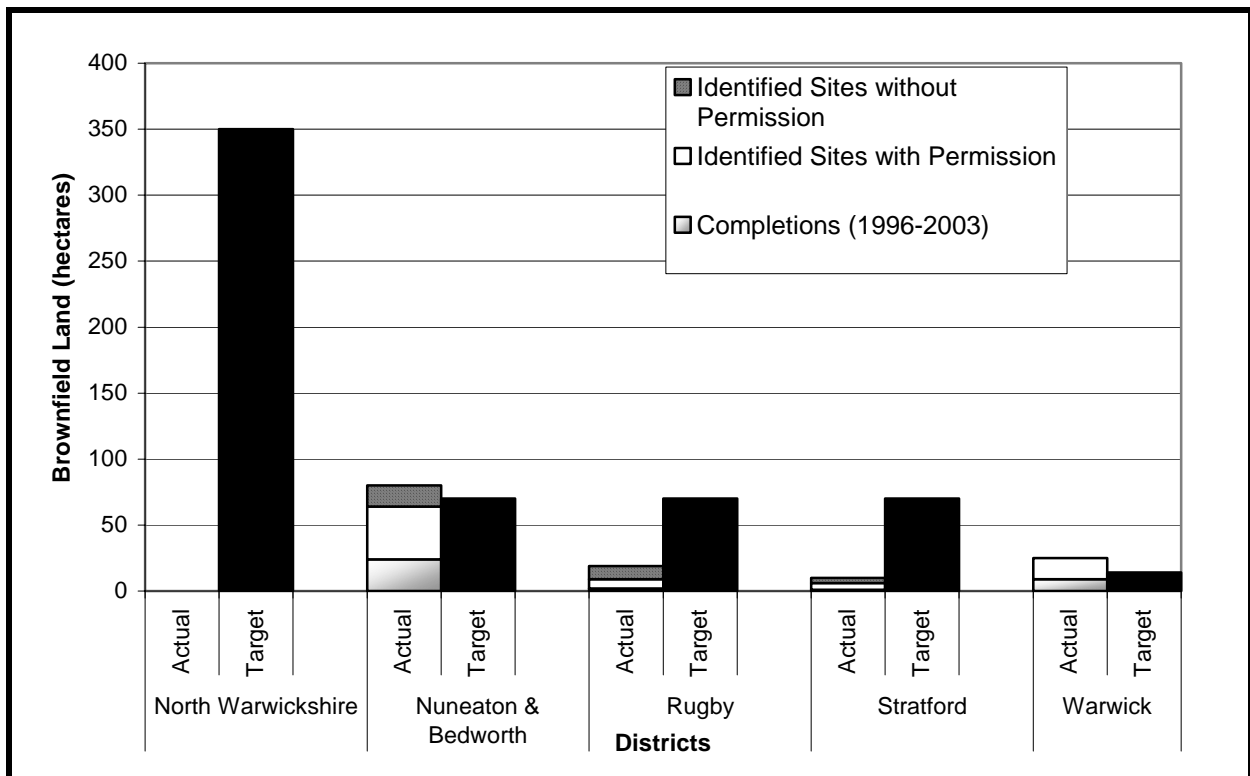
Figure 22: Employment Land: Development on Previously Developed Land (April 2003)



Source: Warwickshire Districts, 2003

However, the picture is very different when we start comparing the amount of PDL development taking place on urban previously developed land as specified in Policy I2 (Figure 23). Although the vast majority of North Warwickshire Borough's employment land activity is based on PDL, it is not located within the urban area as defined in the WASP i.e. Atherstone or Polesworth/Dordon. Other districts such as Rugby Borough and Stratford District also provide relatively little PDL within the urban area. For Rugby Borough this is largely due to Ansty (which made up a large proportion of their sites identified with planning permission) is situated well beyond the urban area.

Figure 23: Employment Land: Development on Urban Previously Developed Land (April 2003)



Source: Warwickshire Districts, 2003

Policy I 6

A site should be reserved for the possible development of a large industrial project known as a Major Investment Site (MIS), which would be of major benefit to the Regional economy. A site of 50 hectares can be identified at Ansty in Rugby Borough.

The site at Ansty in Rugby Borough has been identified as a Major Investment Site (MIS), which ensures that it will be developed by a single user. The site is owned by Advantage West Midlands (AWM) and was earmarked as a relocation site for Marconi. Matters have come to a standstill amidst turmoil in the telecommunications industry. At this stage, it is uncertain how matters are going to progress. Outline permission for 40 hectares has been granted for a Premium Employment Site (PES).

Transport Policies

Policy T 1

Where transport is necessary, through the Local Transport Plan, the County Council will:

- ◆ **Promote affordable transport**
- ◆ **Increase accessibility for those with mobility problems**
- ◆ **Provide alternatives to the car**
- ◆ **Promote economic vitality of town centres**
- ◆ **Improve public transport; offer integrated transport and improve walking and cycling facilities**
- ◆ **Encourage distribution arrangements which minimise environmental damage**
- ◆ **Balance environmental needs in residential and rural areas with travel needs**

The County Council has continued to work with partners in other organisations to deliver the transport strategy outlined in the WASP and Local Transport Plan (LTP). In particular, it has followed the investment programme outlined in the LTP in formulating and implementing its capital programme of transport improvements.

The following activities are examples of the projects implemented as part of that work during the monitoring year 2002-2003 (*Transport Planning Group, 2004*):

Affordable and Accessible Transport

Policy T1 promotes transport that is both affordable and accessible. The LTP links the two aspects of transport provision in one of its strategic objectives: "To improve accessibility for those people who are relatively disadvantaged by the existing transport system, either because they find the transport difficult to use or they do not have access to transport." (Local Transport Plan, 2000)

- A countywide concessionary fares scheme was introduced in June 2002 and enables elderly people to use their concession on routes between districts and outside of the County.
- There is also increasing emphasis on developing and expanding non-conventional forms of transport, for example:
 - Wheels to Work operates on a Countywide basis. By November 2002, the scheme had provided 162 young people aged 16-25 with the loan of a moped to assist them gaining access to employment, training and educational opportunities
 - 'The Buzz' dial-a-ride service has been expanded to operate in Stratford District as well as North Warwickshire. The number of registered users rose from 161 in 2001 to 244 in 2002 – an increase of 52%
- Bus Quality Corridors have been introduced between Warwick and Leamington (Route 66) and in Rugby, linking Brownsover and Bilton with Rugby (Route 4). This is in addition to routes introduced in Nuneaton and Bedworth. The final route in the Nuneaton area network, Bedworth – ProLogis Park – Keresley, will be delivered in 2003/04.
- Funding from the Urban and Rural Bus Challenge has enabled the introduction of improved services, including:
 - the Southam Shuttle, a new demand responsive, easy access bus service, launched in January 2003. The service links a number of smaller rural

communities in the Southam area to the town centre and medical centre. The service also connects with a key inter-urban route service to Leamington Spa and Rugby.

- the Camp Hill Accessible Transport (CHAT) scheme was launched in November 2002. CHAT is a package of bespoke services designed to solve transport shortfalls in the Camp Hill area of Nuneaton.
- Leamington Spa station interchange – a partnership between the County Council, Chiltern Railways and Central Trains has delivered significant improvements to interchange facilities at Leamington station. Benefits of the scheme include improved access and circulation for buses and shelter facilities for taxi users. Pedestrians and cyclists are provided for with improved station access for pedestrians, disabled access, and access through the station for the National Cycle Network, Route 52.

Vitality of Town Centres

- Rugby Town Centre Enhancement scheme – a package of environmental improvements in Church Street / North Street / Clifton Road have been delivered in partnership with Rugby Borough Council in order to reduce the impact of traffic, enhance the town centre and to reduce the number of accidents involving pedestrians.
- Further progress towards fully implementing the Stratford-on-Avon Urban Traffic Management and Control (UTMC) has included the completion of the strategic variable message signs, located some miles from the town centre, and the installation of a control centre. Advice on alternative routes or parking destinations can now be sent from the control centre and displayed on the variable message signs, to motorists heading towards the town.

Walking & Cycling Facilities

- A significant amount of available funding continues to be directed at providing improvements for pedestrians across the county through the Safer Routes to Schools programme of work, improvements to the Quality Pedestrian networks, small-scale improvements and the on-going development of the extensive rights of way network in Warwickshire
- a number of schemes were delivered as part of the programme of providing improved facilities for cyclists on the Quality Cycling Corridor networks:-
 - Bilton Road, Rugby – a new cycle route was completed along the Bilton Road, one of the main radial routes into the town centre
 - Mill Walk, Nuneaton - a new combined foot/cycleway through Riversley Park and the George Elliot Memorial Gardens has been completed. The route provides improved access to the town centre and provides a link to the Wem Brook trail

Balancing Needs of Transport and the Environment

- The Freight Quality Partnership has been set up in order to balance the need for the transport of freight with the environmental effects of freight movements. Progress with the FQP includes the development of a defined 24-hour route network and map for distribution within the road haulage industry.
- Safer Routes to School schemes aim to encourage children to walk or cycle to school by improving the safety of pedestrian and cycle routes. In 2002/03, 22 Safer Routes to School schemes were implemented, benefiting 26 schools across the county
- a number of initiatives are aimed at creating villages that are both safer and whose environments are improved. This includes:-
 - a trial of 20mph speed limits in 5 villages to establish whether low speeds, achieved through signage alone, are sustainable over a period of time

- a review of village speed limits on rural roads to establish where 30mph limits would be suitable in the vicinity of residential properties.

Policy T 2

In order to minimise private car usage the following measures will be implemented:

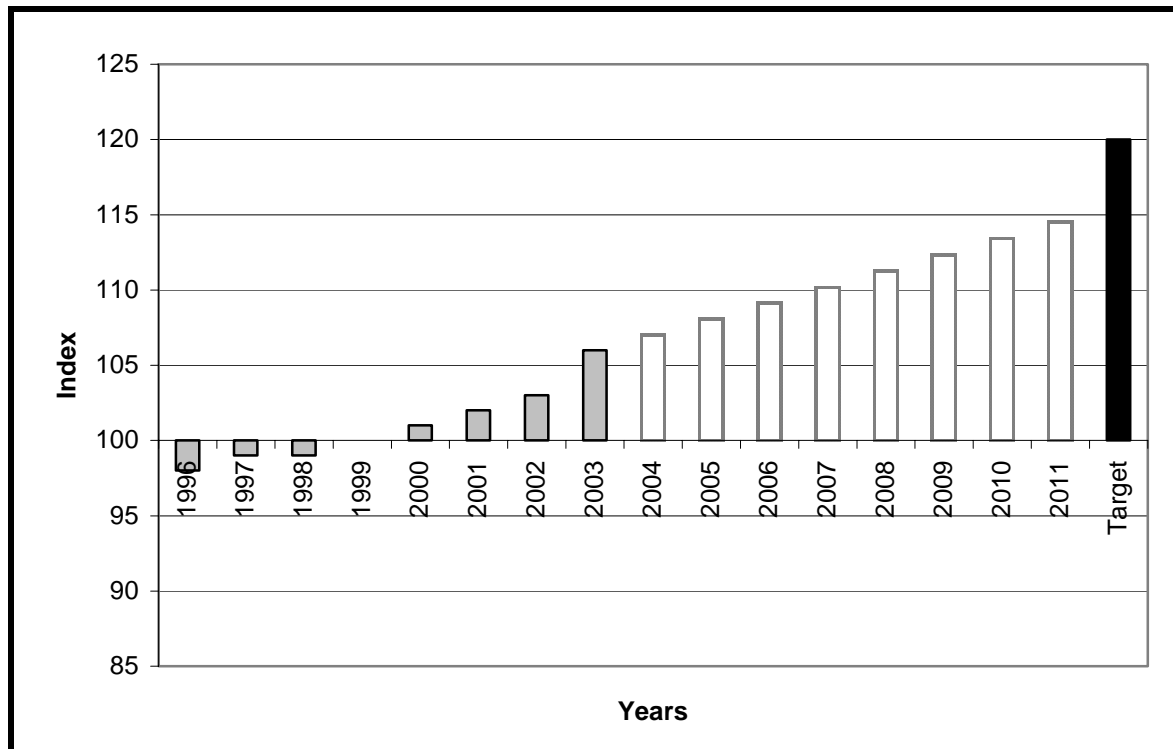
- ◆ **Restrict the predicted growth in peak period vehicular traffic to a maximum 20% of 1999 levels by 2011 in the major urban areas of Warwick, Leamington, Nuneaton, Bedworth, Rugby and Stratford-upon-Avon**
- ◆ **Halve the proportion of journeys by car to schools in the major urban areas (1999-2011)**
- ◆ **Double the proportion of cycle trips in the major urban areas (1999-2011)**
- ◆ **Achieve a reduction in private car traffic in the main town centres (1999-2011)**

The overall aim of transport policies in the WASP is to reduce the amount of private car usage and encourage the use of alternative modes of travel. Evidence shows that policies are having a limited effect on travel habits.

Traffic Growth

The intention in the WASP is to restrict the predicted growth of traffic to 20% of 1999 levels by 2011. Current levels of growth are still well below this threshold (*Figure 24*), but the survey is only based on 12-hour traffic movements. Some peak period traffic data is available, but is not comprehensive and therefore not used in this report.

Figure 24: Traffic Growth in Warwickshire



Source: Warwickshire County Council, (Traffic Survey Team) 2004

None of the main towns are in danger of exceeding the 20% target, but there is considerable variation between the levels of traffic growth in each of the main towns. Not surprisingly, the highest growth figures are recorded in the south of the County. Rugby town displays the highest level of growth during the period 1996-2003 as well as during the year 2002-2003 (Table 5). Warwick town experienced similarly high levels of traffic growth between 1996 and 2003, but considerably less growth between 2002-2003. Warwickshire's traffic growth figures average around 1% annual increase (based on the increases between 1996-2003) but during the last monitoring period (2002-2003) traffic increased by 2%.

Just for clarification it needs to be emphasised that the growth of traffic includes a variety of modes of transport. The survey is based on an automatic counter that makes no distinction between private vehicles, buses, motorbikes etc.

Table 5: Percentage Growth of Traffic in Towns

Towns	% Growth 2002-2003	% Growth 1996-2003
Nuneaton	3	9
Bedworth	2	4
Rugby	7	11
Stratford	0	8
Kenilworth	-1	6
Leamington Spa	1	4
Warwick	3	10

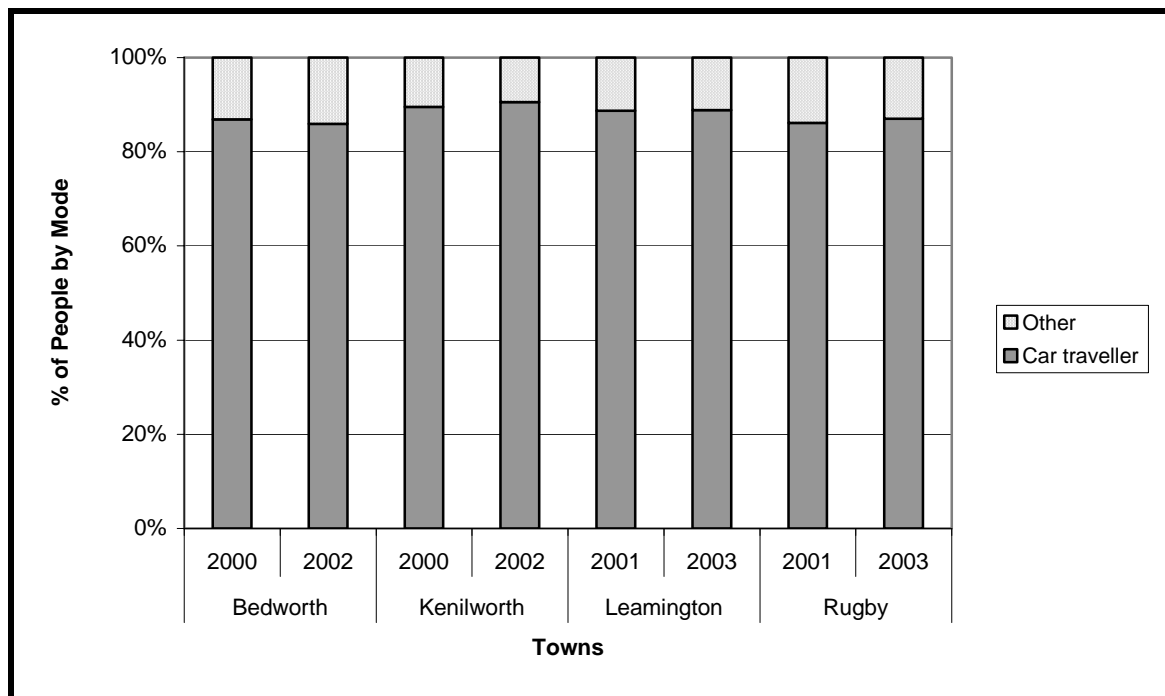
Source: Warwickshire County Council, (Traffic Survey Team) 2004

Car Traffic in Towns

Private car traffic entering towns as a percentage of all traffic is currently being monitored for 4 of Warwickshire's main towns. Surveys of traffic in Leamington Spa, Nuneaton and Rugby have been carried out in 2003 (with comparable data for Leamington Spa and Rugby for 2001) with data for Warwick and Kenilworth from a survey carried out in 2000. This survey identifies different modes of travel e.g. car drivers, car passengers, buses, pedestrians, cyclists etc (Figure 25).

Comparison between the survey in 2003 and 2001 in Leamington Spa and Rugby indicate a marginal increase in car travel (this includes sole car driver as well as car passengers) over this period. This is despite large housing developments in both Rugby and Warwick, which would have greatly increased the amount of traffic in these towns during this period. It is encouraging therefore, that despite increases in car traffic, there has been no equivalent increase in the percentage of car traffic as a proportion of all transport modes.

Figure 25: Percentage of Private Car Traffic in Towns

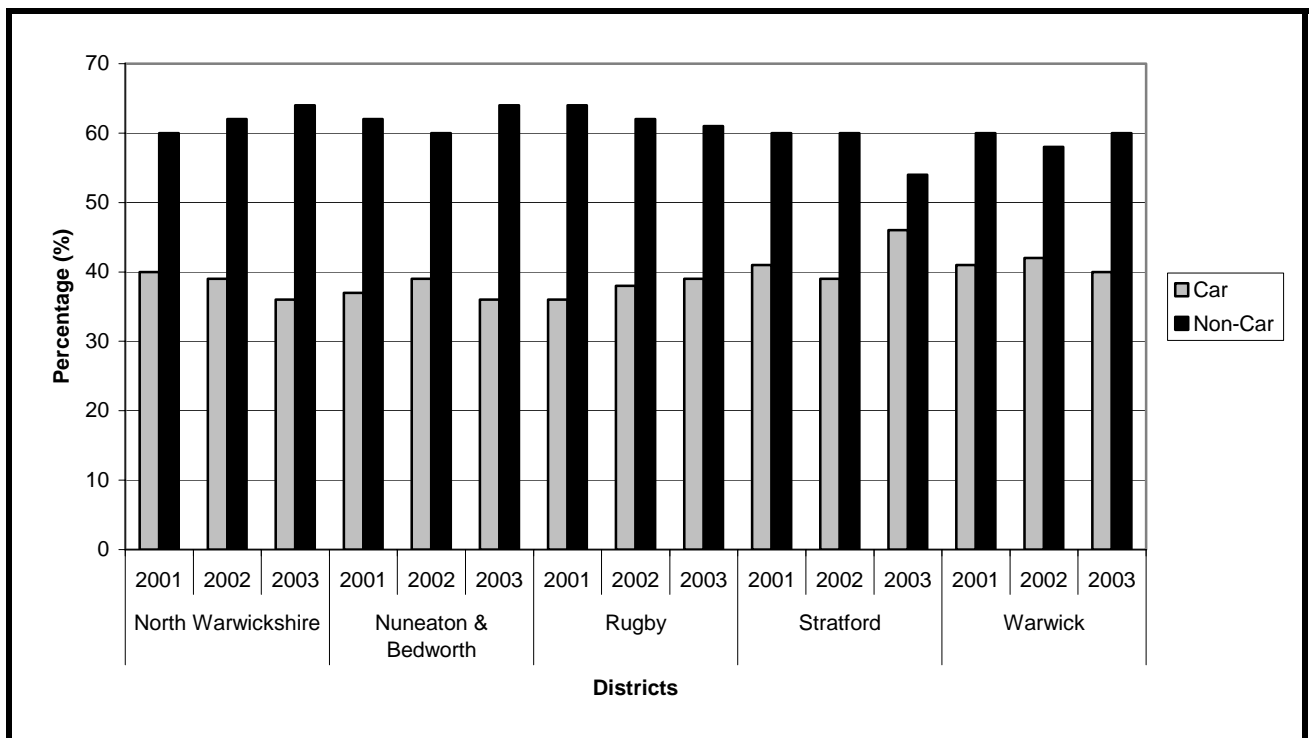


Source: Warwickshire County Council, (Traffic Survey Team) 2004

Travel to School

The journeys to school data is based on surveys using travel to school questionnaires, which are conducted annually. Unfortunately, the quality of the data has been reduced by restrictions imposed externally on the questionnaires. Instead of surveying all modes of travel to school the data can only show the percentage of car users and non-car users (Figure 26). Nevertheless the results are encouraging, showing a slight reduction in car use in North Warwickshire Borough, Nuneaton & Bedworth Borough and Warwick District between 2001 and 2003. Results for Stratford District are most disappointing, indicating a 7% increase in car use between 2002 and 2003 compared to a slight reduction between 2001 and 2002.

Figure 26: Travel to School by Mode



Source: Warwickshire County Council, (Road Safety Unit) 2004

Results from the Travel to School survey by District Council area are shown in *Appendix K*.

Town Centre Policies

Policy TC 1

Local Plans should ensure that town centres are the focus of a balanced mixture of retail, office, entertainment, leisure and residential developments.

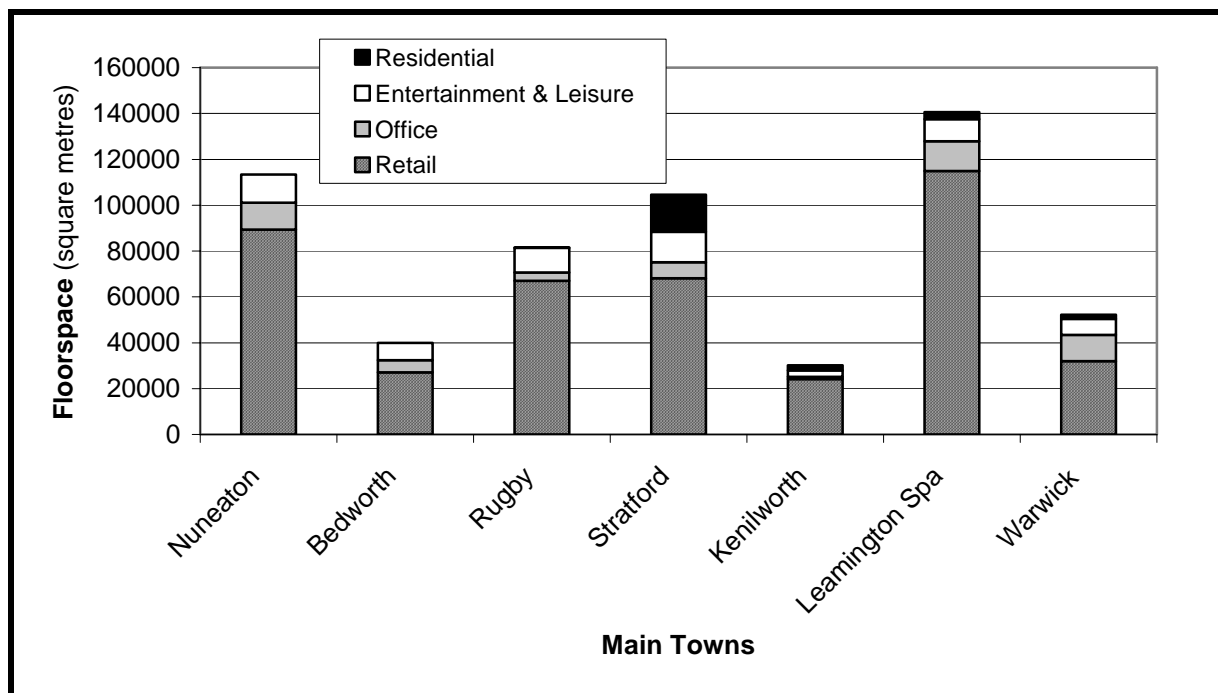
Policy TC 1 is part of the WASP’s overall strategy of directing development towards the towns in order to promote sustainable forms of transport, employment and housing development and protect the economic vitality of town centres.

Experian Goad Ltd is a company that carries out town centre surveys. The results of these surveys reveal to what extent there is a balanced mixture of development in Warwickshire’s main towns (*Figure 27*). Unfortunately, Goad monitoring does not cover the main town of Atherstone in North Warwickshire Borough.

- Stratford town records the highest amount of residential land (16%);
- Leamington Spa and Rugby have the highest percentage of retail land (82%);
- Nearly a fifth of Bedworth’s town centre is made up of entertainment and leisure.

It is important to note that Experian Goad Ltd does not use the same definition of town centres as those identified in Local Plans and they only record groundfloor floorspace figures. Any residential development, for example, above shops would not be recorded in their survey.

Figure 27: Town Centres: Balanced Mix of Development (2002)



Source: Goad Data; Experian Goad Ltd, 2002

Policy TC 4

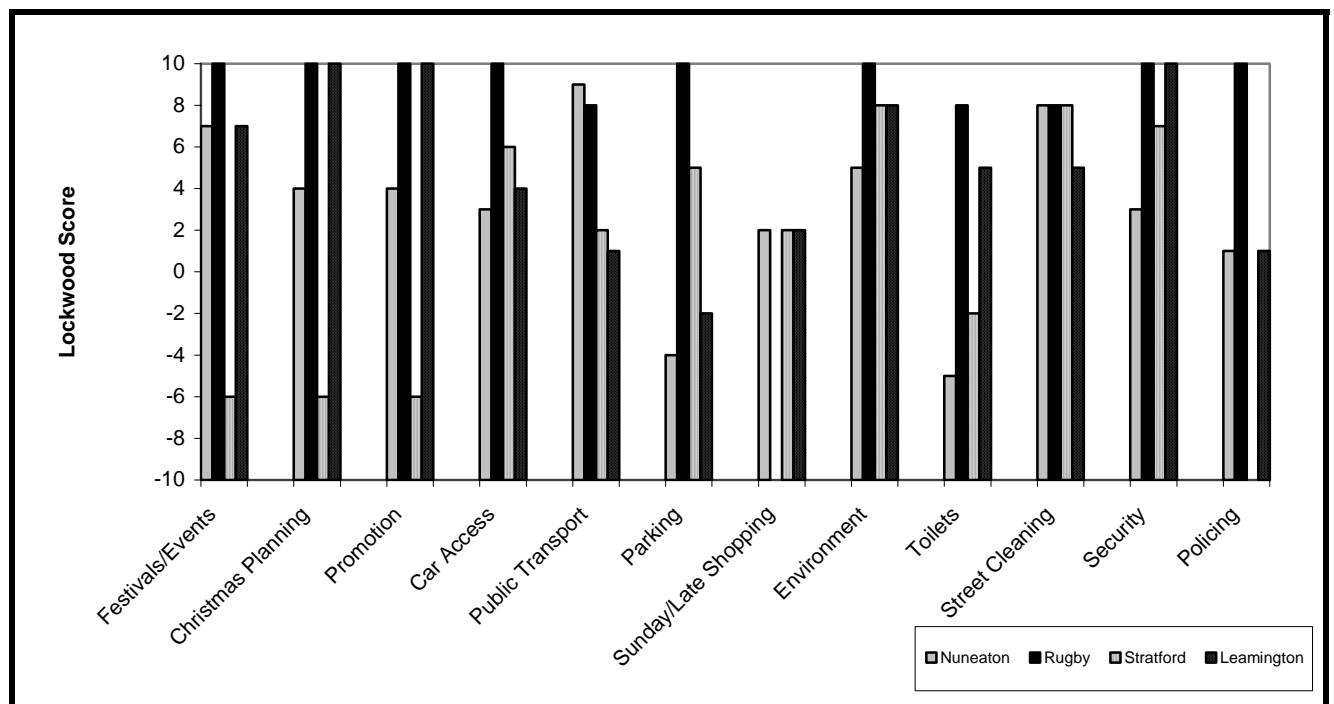
Strategic management of the town centres should be established to ensure that there is progress towards both greater use of public transport and economic viability of all town centres in Warwickshire and adjoining areas.

The County Council has had a Town Centre Liaison Officer since 1997. Part of this role is to ensure the development of a more strategic approach to town centre management, particularly through liaising with the District Councils and other bodies to promote joint-working.

The Lockwood Survey 2002 highlights Leamington Spa as one town that has particularly benefited from town centre management as reflected in steady improvements in their store performance. The survey revealed that between 2001 and 2002 more than 55% of stores enjoyed takings above inflation. Stratford town by contrast has lacked effective town centre management and a number of businesses have been affected by a downturn in trading conditions – in fact, more than 50% of stores experienced a decline in takings.

The Lockwood survey (Figure 28) assesses a number of towns against a range of criteria such as events, parking, cleanliness, public transport, security etc. These criteria are slightly more subjective than criteria such as retail yields or size of units. Rugby performs exceptionally well against these criteria as does Leamington Spa. Stratford town performs quite poorly against these criteria, which possibly reflects the absence of any coherent town centre management strategy for the town. The report makes an interesting comparison between the pricing of car parking in Stratford and Solihull – both relatively expensive, but Solihull has more retail choice on offer. It questions whether Stratford can sustain its pricing levels, whilst still attracting trade.

Figure 28: Assessment of Town Performance



Source: The Lockwood Survey, 2002

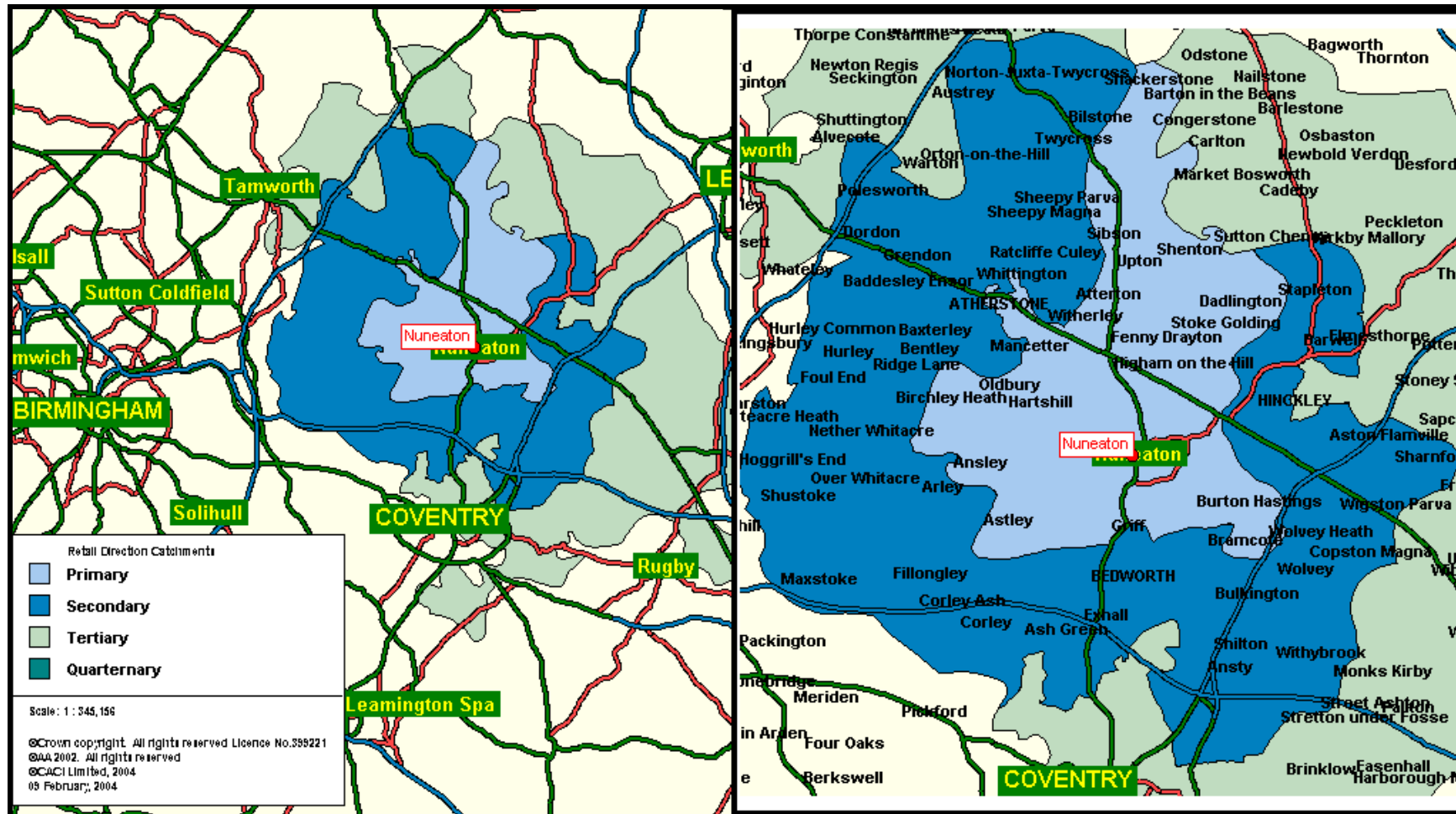
The Touchwood shopping centre in Solihull has already had a significantly negative impact on trading in Warwickshire's towns. Indications are that the forthcoming Bull Ring development in Birmingham will have a similarly damaging impact on local retail stores.

Warwickshire County Council has purchased some retail footprint data from CACI Limited in order to illustrate the retail catchment areas for our main towns as identified in the WASP i.e. Nuneaton, Rugby, Stratford and Leamington. They are based on 4 catchment areas – primary, secondary, tertiary and quarternary. The quarternary catchment area has been excluded on the following maps as it deals with such a small number of flows.

The catchment areas are created by calculating the percentage of shoppers going to a catchment area in each postcode sector as a percentage of all shoppers in the postcode sector. These sectors are ordered according to their weight and accumulated until they account for 50% of flows to a given centre. This is how the primary catchment is defined – the secondary catchment area accounts for 75% of flows; the tertiary catchment for 90% of flows and the quarternary accounts for the remaining flows. The primary catchment area does **not** therefore reflect 50% of all shoppers going to into the centre, but **does** define the area where at least 50% of a centre's flows come from.

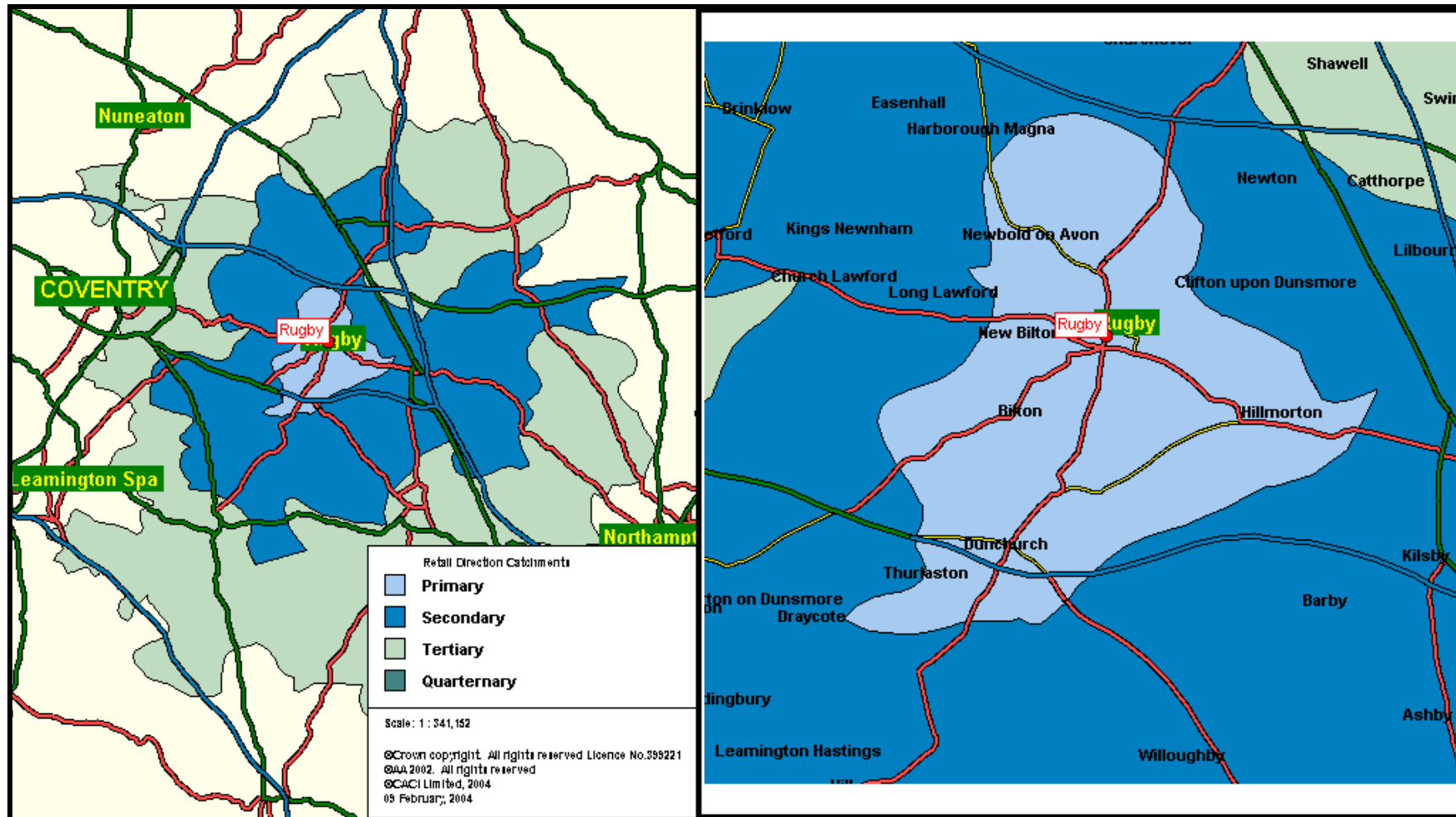
Each map consists of a general overview of the three catchment areas as well as a slightly more detailed look at the primary and part of the secondary catchment areas.

Figure 29: Catchment areas for Nuneaton town



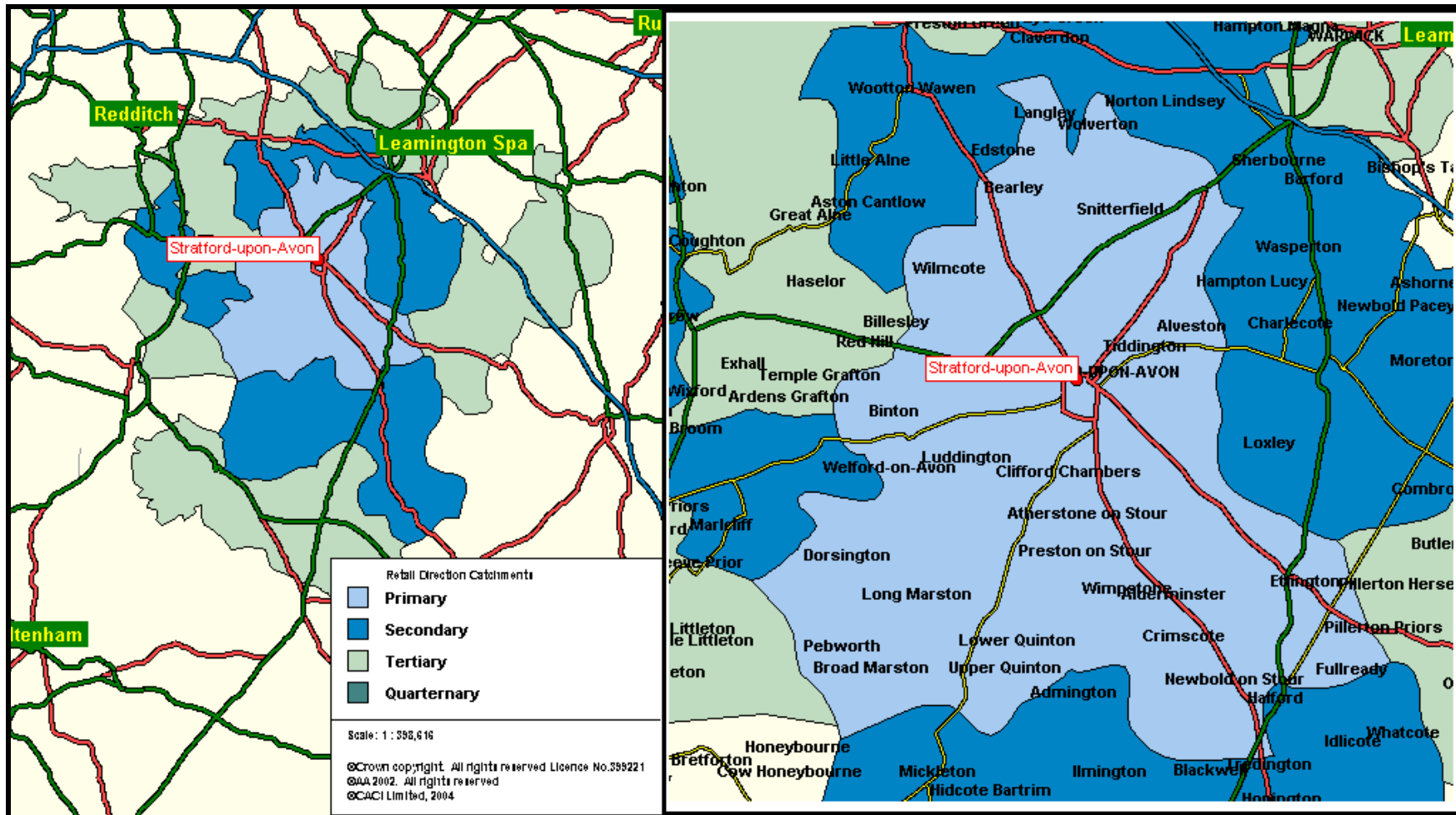
Source: CACI Limited, 2003

Figure 30: Catchment areas for Rugby town



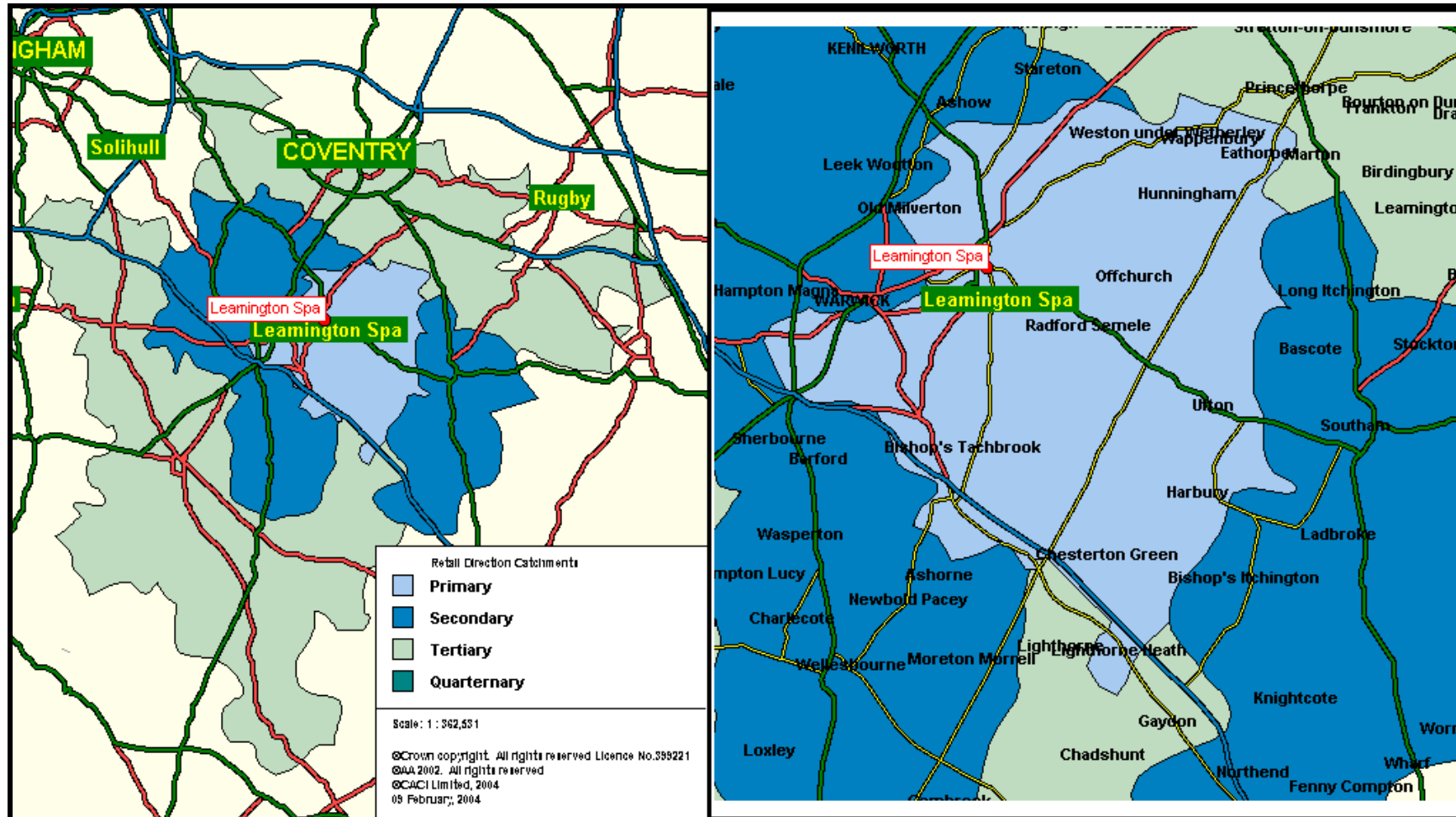
Source: CACI Limited, 2003

Figure 31: Catchment areas for Stratford town



Source: CACI Limited, 2003

Figure 32: Catchment areas for Leamington town



Source: CACI Limited, 2003

Environmental Resource Policies

Policy ER 1 to 6

Protection of the environmental assets of the County.

The WASP identifies a number of environmental assets in the County that it seeks to protect from excessive or damaging development, such as Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest (SSSIs), Ancient Monuments, Special Areas of Conservation etc. Some information has been collected from English Nature on SSSIs and Local Nature Reserves, but there is an urgent need to develop a co-ordinated approach to environmental monitoring. This will require both resources and the development of closer working with key partners such as the Countryside Agency, the Environment Agency, English Heritage and English Nature in order to collate and interpret data into a robust and usable format. It will also require additional investment in existing bodies of expertise such as the Habitat Bio-diversity Audit to allow for the updating of data, rather than simply providing a static baseline of information.

There are 61 Sites of Special Scientific Interest (SSSIs) within Warwickshire. According to English Nature's assessment, 92% of Warwickshire's SSSIs are either in a favourable or recovering condition at 2003 – particularly encouraging compared to only 57% for England as a whole. Indications are that the number of sites in a favourable condition in Warwickshire has increased over the last 5 years (*Quality of Life, 2003*).

Local Nature Reserves (LNRs) play a large part in peoples' enjoyment and understanding of nature. English Nature recommends that there should be at least 1 hectare of LNRs per thousand population. Although Warwickshire compares quite well with other neighbouring counties we still fall short of the recommended ratio. Provision of LNRs is also highly concentrated in the south of the County, with none in North Warwickshire (*Table 6*).

Table 6: Local Nature Reserves (LNRs) in Warwickshire by District, 2003

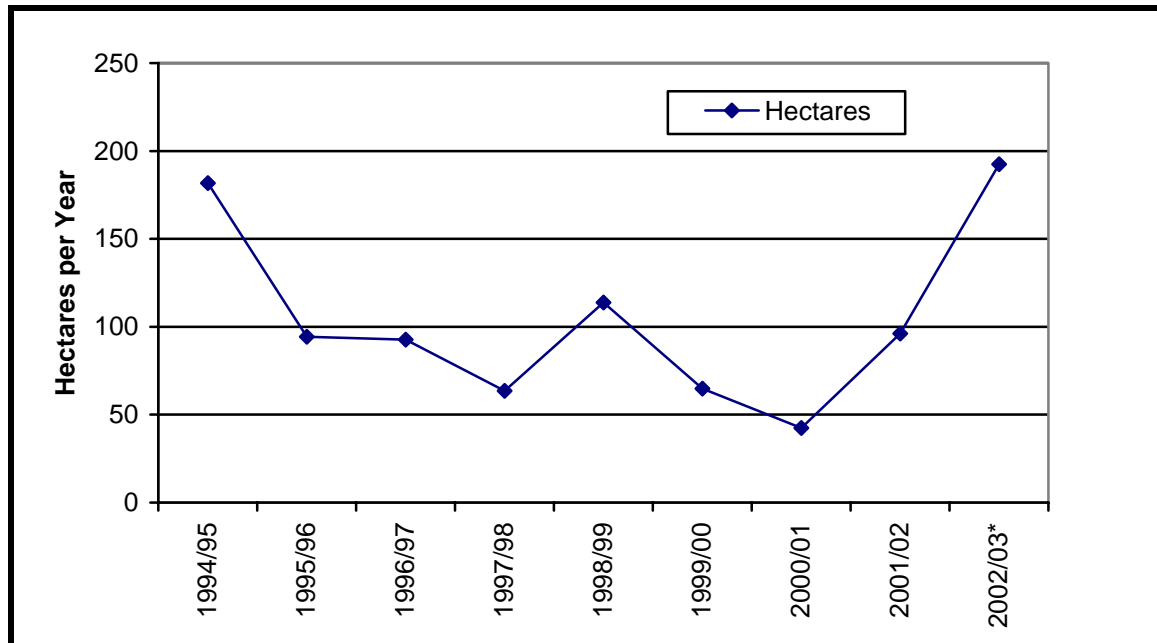
District/Borough Area	Number of LNRs	Hectares	Hectares per 1000 population
North Warwickshire	0	0.0	0.00
Nuneaton & Bedworth	3	23.2	0.19
Rugby	2	50.2	0.57
Stratford	5	96.9	0.87
Warwick	9	133.7	1.06
Warwickshire	19	304.0	0.60

Source: English Nature, 2003

The WASP seeks to protect the environmental assets of the County and woodland is a valued asset as it provides habitats for a range of species. Ancient woodlands can be found around Princethorpe (Rugby), in North Warwickshire and areas of Stratford District such as the former Forest of Arden.

Woodland can also improve the air quality in urban areas by absorbing excess carbon dioxide and is therefore not only protected, but also promoted through the planting and continued management of woodland (*Quality of Life, 2003*).

Figure 33: Woodland Grant Scheme, new planting approved by year in Warwickshire



Source: Forestry Commission, *Regional Planning Guidance Monitoring Report*
 *correct as at 31st December 2002

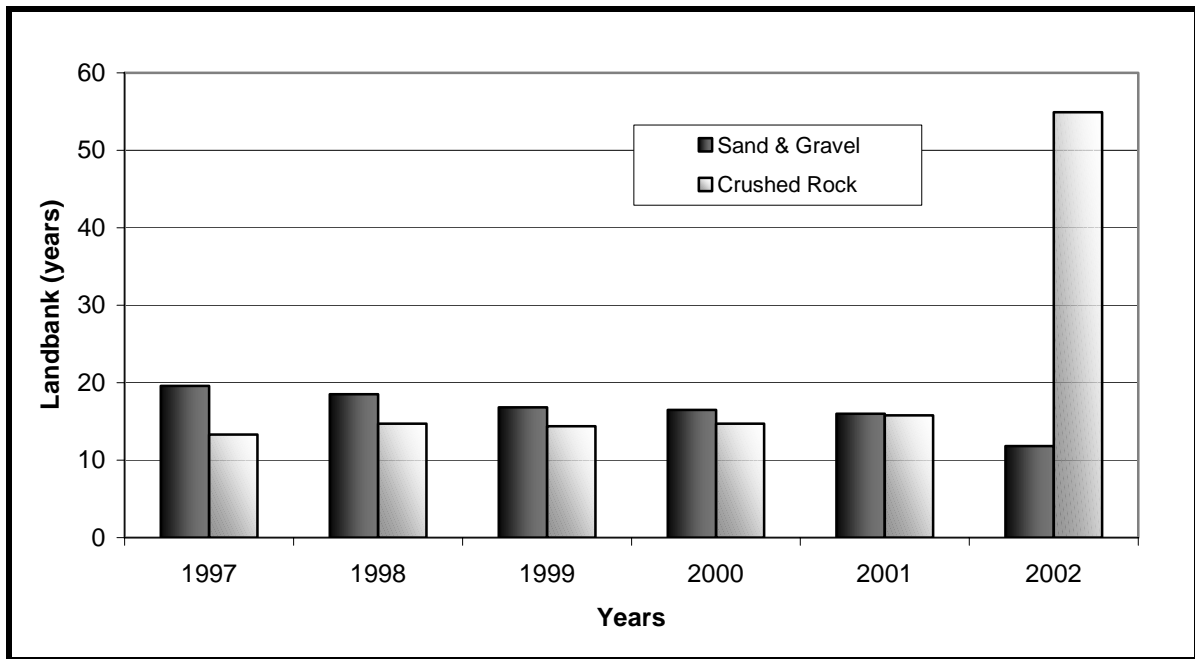
Policy ER 8

The Minerals Local Plan for Warwickshire should provide a landbank of permitted reserves of aggregates in accordance with national and regional guidelines.

The government's review of MPG6: Guidelines for Aggregates Provision in England reduces the total amount of aggregates required across the West Midlands. The West Midlands' Regional Aggregates Working Party has revised the contribution made by individual West Midlands' authorities through a process of sub-regional apportionment. Generally, this has meant that reduced requirements for aggregates has increased the landbank (i.e. the number of years supply). This is particularly evident in Warwickshire's supply of crushed rock (*Figure 34*). However, Warwickshire has seen an increase in its requirement for sand and gravel, thereby reducing its landbank at 2002.

Due to changes in the sub-regional apportionment, Warwickshire now needs to produce more sand and gravel (an increase from 0.816 million tonnes to 1.043 million tonnes per annum), but less crushed rock (a decrease from 2.09 million tonnes to 0.593 million tonnes per annum).

Figure 34: Minerals Landbank (1997-2002)



Sources: West Midlands Regional Aggregates Working Party Annual Report, 1999,2000, 2001 and 2002

Policy ER 9

The Waste Local Plan for Warwickshire should provide for a reduction in waste going to landfill, in line with the government’s national policy.

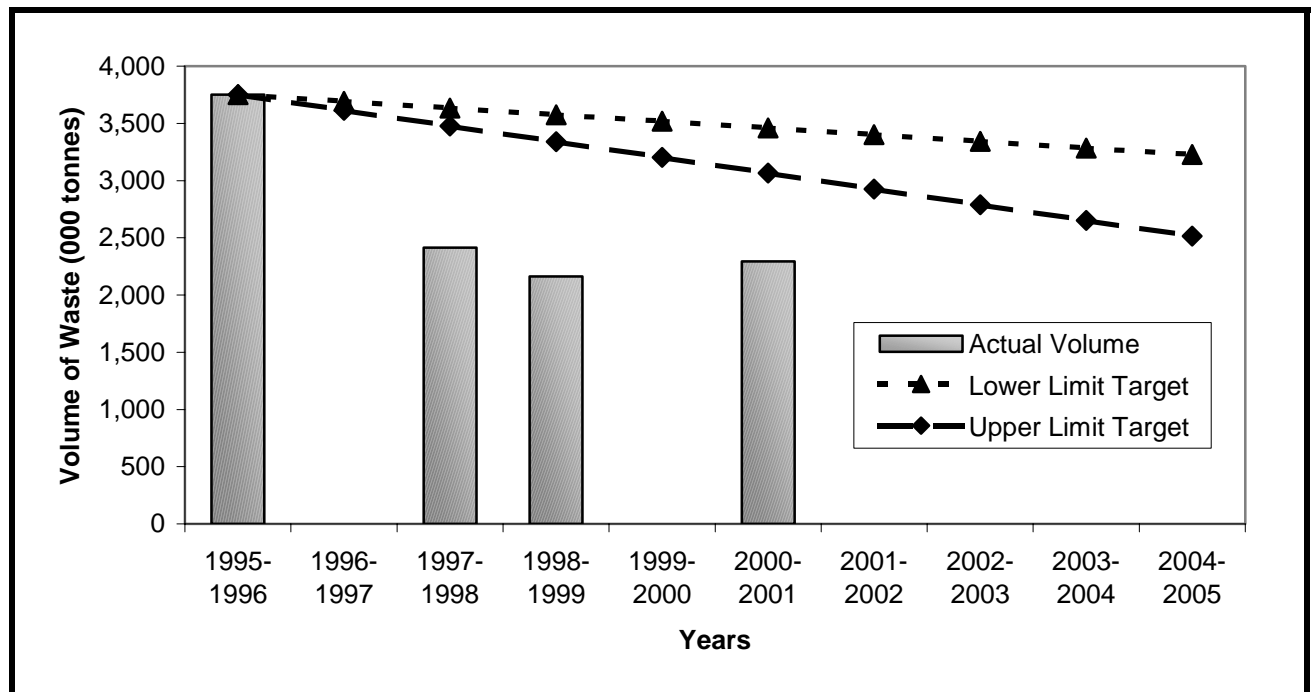
Policy ER 9 proposes the reduction in total waste (i.e. industrial, commercial and municipal waste) going to landfill, from within and outside the County. Municipal waste is only a fraction of total waste – in 1995 it only accounted for 4% of all waste in Warwickshire. It is, however, the only part over which the County Council has direct control. Monitoring municipal waste shows how County Council actions can influence the means of waste disposal. The Waste Local Plan also seeks a more balanced distribution of waste disposal facilities across the region.

Total Waste in Warwickshire

The position of monitoring total waste in Warwickshire is unchanged from the previous monitoring report as no new data is available yet. Responsibility for monitoring total waste nationwide lies with the Environment Agency. The agency took over the counties’ role in 1995. Unfortunately, no data is available for 1996-1997 and 1999-2000.

Targets in the Waste Local Plan seek to reduce the amount of waste going to landfill by either a ‘upper limit’ of 33% or a ‘lower limit’ of 14% by 2005 (Figure 35).

Figure 35: Volume of Waste sent to Landfill against Waste Local Plan Targets (1995-2005)



Sources: *The Waste Local Plan for Warwickshire (1995-2005)*
 Environment Agency, 1995, 1997, 2000, 2001

The actual quantity of waste being sent to landfill in Warwickshire is already below the targets set out in the Waste Local Plan. Change in government policy largely accounts for this dramatic reduction. In October 1996 the government introduced a tax of £7 per tonne

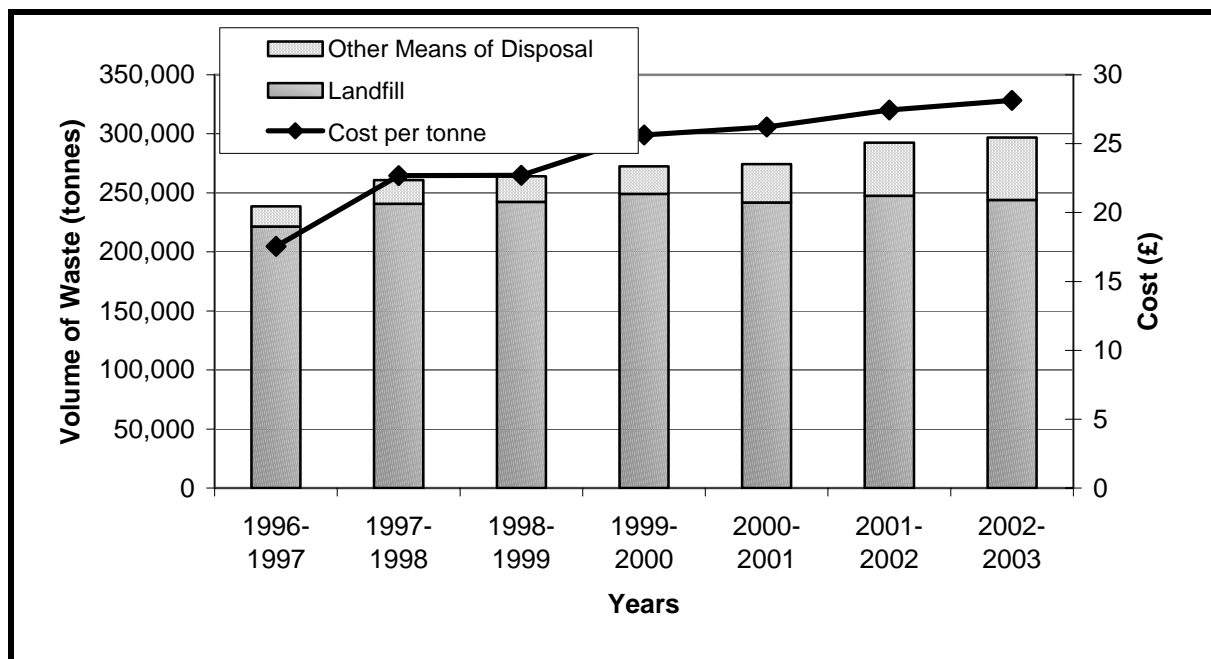
on all waste sent to landfill. This figure has been steadily increasing – currently standing at £13 per tonne.

Municipal Waste

Warwickshire County Council (as waste disposal authority) only has direct control over the disposal of municipal waste, which forms around 4% of the County’s total waste.

Warwickshire has historically provided a low-cost waste disposal service, but its levels of recycling and composting have been below average. Steps have been taken to reduce the amount of waste sent to landfill, such as, introducing recycling and composting facilities at the County Council’s Household Waste Sites. Warwickshire County Council is committed to achieving government targets for increasing the amount of recycling and composting through the Public Service Agreement (PSA).

Figure 36: Volume and Cost of Waste Disposal in Warwickshire (1996-2003)



Source: Warwickshire County Council, 2002

Evidence (Figure 36) shows that between 1996-1997 and 2002-2003:

- the total volume of non-landfill waste has more than tripled;
- the total volume of landfill waste disposal has increased by 10% over the same period, but seen a decrease of 1.5% between 2001-2002 and 2002-2003;
- The actual proportion of waste sent to landfill has fallen from 93% (1996-1997) to 82% (2002-2003).
- Conversely, the proportion of waste recycled and composted has risen from 8% (1998-1999) to 15% (2002-2003)
- the cost of waste disposal is steadily increasing, largely due to increased in landfill tax.

Between 1996 and 2003 the total volume of household waste has increased by 2.5%.

Waste Imported into Warwickshire

In 1998, 73% of industrial and commercial waste deposited at Warwickshire landfill sites was actually imported from outside the County. The West Midlands conurbation accounted for 94% of this imported waste. This is an increase on 1995 levels when the conurbation accounted for 86% of this waste¹, but the proportion of imported waste into Warwickshire has remained consistent. The emerging Regional Planning Guidance (RPG) and the Waste Local Plan seek to encourage Waste Planning Authorities to manage their waste disposal as close as possible to its point of origin.

¹ Changes in monitoring practices mean that 1995 figures cover all waste (i.e. industrial, commercial, municipal and special waste) whereas 1998 figures only consider industrial and commercial waste.

District Summaries – North Warwickshire

Key

-  Good performance
-  Moderate performance
-  Poor performance
- No available data

Indicator	Trend over time	Compared with Warwickshire average	Page
Development of Housing within Urban Areas			7
Development of Employment Land within Urban Areas			9
Housing Provision			14
Housing on Previously Developed Land			15
Housing on Urban Previously Developed Land			18
Housing Completion Rates			15
Affordable Housing Provision			20
Vacant Dwellings			23
Housing Densities			24
Town Centre Office Development			28
Unemployment Rate			29
Employment Land Provision			29
Employment Land Development on Previously Developed Land			35
Employment Land Development on Urban Previously Developed Land			37
Assessment of Town Performance	45
Travel to School			42

District Summaries – Nuneaton & Bedworth

Key

-  Good performance
-  Moderate performance
-  Poor performance
- No available data

Indicator	Trend over time	Compared with Warwickshire average	Page
Development of Housing within Urban Areas			7
Development of Employment Land within Urban Areas			9
Housing Provision			14
Housing on Previously Developed Land			15
Housing on Urban Previously Developed Land			18
Housing Completion Rates			15
Affordable Housing Provision			20
Vacant Dwellings			23
Housing Densities	24
Town Centre Office Development			28
Unemployment Rate			29
Employment Land Provision			29
Employment Land Development on Previously Developed Land			35
Employment Land Development on Urban Previously Developed Land			37
Assessment of Town Performance		45
Travel to School			42

District Summaries – Rugby

Key

- ▲ Good performance
- Moderate performance
- ▼ Poor performance
- No available data

Indicator	Trend over time	Compared with Warwickshire average	Page
Development of Housing within Urban Areas	●	▲	7
Development of Employment Land within Urban Areas	●	●	9
Housing Provision	●	●	14
Housing on Previously Developed Land	●	▼	15
Housing on Urban Previously Developed Land	▼	▼	18
Housing Completion Rates	●	▼	15
Affordable Housing Provision	●	●	20
Vacant Dwellings	●	▼	23
Housing Densities	●	●	24
Town Centre Office Development	▼	▼	28
Unemployment Rate	●	●	29
Employment Land Provision	●	●	29
Employment Land Development on Previously Developed Land	●	▼	35
Employment Land Development on Urban Previously Developed Land	▼	▼	37
Assessment of Town Performance	▲	45
Travel to School	●	●	42

Please note that Rugby Borough Council has not reached the First Deposit stage of their Local Plan Review yet. Therefore few of these policies have had an opportunity to be implemented yet.

District Summaries – Stratford

Key



























-  Good performance
-  Moderate performance
-  Poor performance
- No available data

Indicator	Trend over time	Compared with Warwickshire average	Page
Development of Housing within Urban Areas			7
Development of Employment Land within Urban Areas			9
Housing Provision			14
Housing on Previously Developed Land			15
Housing on Urban Previously Developed Land			18
Housing Completion Rates			15
Affordable Housing Provision			20
Vacant Dwellings			23
Housing Densities			24
Town Centre Office Development			28
Unemployment Rate			29
Employment Land Provision			29
Employment Land Development on Previously Developed Land			35
Employment Land Development on Urban Previously Developed Land			37
Assessment of Town Performance		45
Travel to School			42

District Summaries – Warwick

Key

-  Good performance
-  Moderate performance
-  Poor performance
- No available data

Indicator	Trend over time	Compared with Warwickshire average	Page
Development of Housing within Urban Areas			7
Development of Employment Land within Urban Areas			9
Housing Provision			14
Housing on Previously Developed Land			15
Housing on Urban Previously Developed Land			18
Housing Completion Rates			15
Affordable Housing Provision			20
Vacant Dwellings			23
Housing Densities			24
Town Centre Office Development			28
Unemployment Rate			29
Employment Land Provision			29
Employment Land Development on Previously Developed Land			35
Employment Land Development on Urban Previously Developed Land			37
Assessment of Town Performance		45
Travel to School			42

Appendix A: Housing Land Availability (April 2003)

	North Warwickshire	Nuneaton & Bedworth	Rugby	Stratford	Warwick	Warwickshire
Completions 1996 to 2003	1,084	3,356	2,414	4,114	5,449	16,417
Identified sites with permission	440	1,784	2,256	2,169	2,021	8,670
Identified sites in local plans (without permission)	156	285	345	1,371	675	2,832
Total completed and identified sites	1,680	5,425	5,015	7,654	8,145	27,919
Housing Provision (1996-2011)	3,200	5,600	6,100	8,200	8,000	31,100
% progress toward Housing Provision	53%	97%	82%	93%	102%	92%

Source: Warwickshire Districts, 2003

Appendix B: Housing Completions (1996-2003)

	North Warwickshire	Nuneaton & Bedworth	Rugby	Stratford	Warwick	Warwickshire
1996-97	144	297	381	640	489	1,951
1997-98	262	378	314	456	511	1,921
1998-99	214	444	181	683	575	2,097
1999-2000	88	620	423	713	962	2,806
2000-01	91	446	393	544	1,006	2,480
2001-02	180	519	529	527	872	2,627
2002-03	105	652	193	551	1,034	2,535
TOTAL	1,084	3,356	2,414	4,114	5,449	16,417

Source: Warwickshire Districts, 2003

**Appendix C: Housing Completions by Location
(April 2001, April 2002, April 2003)**

	North Warwickshire			Nuneaton & Bedworth			Rugby			Stratford			Warwick			Warwickshire		
	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003
Urban Previously Developed Land	12	79	36	365	368	377	104	47	30	102	143	222	336	392	350	919	1,029	1,015
Rural Previously Developed Land	70	82	59	0	0	0	55	49	5	155	214	199	120	85	100	400	430	363
Urban Greenfield	0	0	0	81	151	275	98	321	154	0	0	29	537	374	572	716	846	1,030
Rural Greenfield	9	19	10	0	0	0	136	112	4	287	170	101	13	21	12	445	322	127
TOTAL	91	180	105	446	519	652	393	529	193	544	527	551	1,006	872	1,034	2,480	2,627	2,535

Source: Warwickshire Districts, 2003

**Appendix D: Identified Housing Sites with Planning Permission by Location
(April 2001, April 2002, April 2003)**

	North Warwickshire			Nuneaton & Bedworth			Rugby			Stratford			Warwick			Warwickshire		
	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003
Urban Previously Developed Land	249	396	206	1,529	1,326	1,222	77	370	302	414	383	322	1,064	847	1,079	3,333	3,322	3,131
Rural Previously Developed Land	229	22	195	0	0	0	104	105	407	643	760	638	313	270	235	1,289	1,157	1,475
Urban Greenfield	5	8	0	795	785	560	23	618	1,496	688	630	1,001	1,446	1,127	657	2,957	3,168	2,744
Rural Greenfield	46	40	39	0	0	2	1,739	761	51	490	300	208	69	56	50	2,344	1,157	1,320
TOTAL	529	466	440	2,324	2,111	1,784	1,943	1,854	2,256	2,235	2,073	2,169	2,892	2,300	2,021	9,923	8,804	8,670

Source: Warwickshire Districts, 2003

**Appendix E: Identified Housing Sites without Planning Permission by Location
(April 2001, April 2002, April 2003)**

	North Warwickshire			Nuneaton & Bedworth			Rugby			Stratford			Warwick			Warwickshire		
	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003
Urban Previously Developed Land	1	99	0	101	100	100	0	0	80	0	578	460	95	126	126	197	903	766
Rural Previously Developed Land	99	0	87	0	0	0	60	60	14	50	361	243	0	0	7	209	421	351
Urban Greenfield	57	57	9	235	85	185	190	0	21	0	300	660	542	542	542	1,024	984	1,397
Rural Greenfield	0	0	60	0	0	0	80	230	230	777	8	8	0	0	0	857	238	298
TOTAL	157	156	156	336	185	285	330	290	345	827	1,247	1,371	637	668	675	2,287	2,546	2,812

Source: Warwickshire Districts, 2003

Appendix F: Losses to the Housing Stock (1996-2003)

		North Warwickshire	Nuneaton & Bedworth	Rugby	Stratford	Warwick	Actual Total Losses	Estimated Total Losses
1996- 1997	Demolished	20	6	24	34	22	106	
	Converted							105
1997- 1998	Demolished	2	13	19	51	12	97	
	Converted							105
1998- 1999	Demolished	2	5	33	84	26	150	
	Converted							105
1999- 2000	Demolished	4	10	28	56	16	114	
	Converted							105
2000- 2001	Demolished	41	5	6	46	12	110	
	Converted	15	1	6	17	76	115	105
2001- 2002	Demolished	3	1	3	78	4	89	
	Converted	6	4	0	19	3	32	105
2002- 2003	Demolished	1	4	0	100	4	109	
	Converted	16	3	5	22	25	71	105

Source: *Warwickshire Districts, 2003*

Appendix G: Affordable Housing Completions (1996-2003)

	North Warwickshire	Nuneaton & Bedworth	Rugby	Stratford	Warwick	Warwickshire
1996-97	5	37	63	16	74	195
1997-98	77	48	26	0	12	163
1998-99	37	2	24	19	46	128
1999-2000	8	65	51	198	60	382
2000-01	0	59	44	27	181	311
2001-02	0	125	44	63	48	280
2002-03	0	50	0	57	234	341
TOTAL	127	386	252	380	655	1,800

Source: Warwickshire Districts, 2003

Appendix H: Affordable Housing Identified Sites (April 2001, April 2002, April 2003)

	North Warwickshire			Nuneaton & Bedworth			Rugby			Stratford			Warwick			Warwickshire		
	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003	2001	2002	2003
With Planning Permission	54	0	3	80	183	184	9	50	216	177	293	858	264	231	235	584	757	1,496
Without Planning Permission	135	0	0	0	0	0	0	0	20	299	365	477	0	0	0	434	365	497
TOTAL	189	0	3	80	183	184	9	50	236	476	658	1,335	264	231	235	1,018	1,122	1,993

Source: Warwickshire Districts, 2003

Appendix I: Employment in Warwickshire by Sector (1998-2002)

1998	MFT*	MPT*	FFT*	FPT*	TOTAL
Agriculture and fishing	396	15	370	72	854
Energy and water	1,058	136	156	135	1,485
Manufacturing	35,961	832	9,690	2,614	49,097
Construction	8,887	313	1,065	662	10,928
Distribution, hotels and restaurants	21,918	6,759	11,854	20,717	61,248
Transport and communications	8,116	727	1,919	1,026	11,788
Banking, finance and insurance	15,984	3,665	9,880	13,898	43,427
Public administration, education & health	7,029	2,168	14,261	19,085	42,543
Other services	2,802	1,304	1,817	2,082	8,005
Total	102,151	15,920	51,012	60,291	229,375
1999	MFT*	MPT*	FFT*	FPT*	TOTAL
Agriculture and fishing	389	15	366	72	842
Energy and water	1,179	17	100	37	1,333
Manufacturing	31,694	714	7,474	1,965	41,848
Construction	11,283	231	1,332	827	13,673
Distribution, hotels and restaurants	20,641	4,958	12,784	20,122	58,504
Transport and communications	9,724	1,012	2,713	895	14,345
Banking, finance and insurance	19,459	2,867	11,904	9,122	43,352
Public administration, education & health	8,901	1,914	14,452	18,023	43,290
Other services	3,225	1,693	2,472	3,326	10,716
Total	106,495	13,420	53,598	54,389	227,903
2000	MFT*	MPT*	FFT*	FPT*	TOTAL
Agriculture and fishing	426	17	396	79	918
Energy and water	1,347	6	432	32	1,816
Manufacturing	31,506	491	7,213	2,256	41,466
Construction	7,689	55	932	828	9,504
Distribution, hotels and restaurants	20,469	6,130	1,3167	19,239	59,005
Transport and communications	9,748	990	2,384	1,000	14,122
Banking, finance and insurance, etc	16,447	2,380	10,521	8,928	38,276
Public administration, education & health	7,576	2,096	13,258	17,944	40,873
Other services	3,253	1,112	2,424	2,641	9,430
Total	98,461	13,278	50,726	52,946	215,411
2001	MFT*	MPT*	FFT*	FPT*	TOTAL
Agriculture and fishing	423	16	395	78	912
Energy and water	1,312	13	260	58	1,642
Manufacturing	26,257	318	6,370	1,123	34,068
Construction	11,089	304	992	710	13,095
Distribution, hotels and restaurants	20,670	8,204	12,859	23,390	65,123
Transport and communications	9,531	1,037	2,313	1,120	14,001
Banking, finance and insurance, etc	16,933	3,081	10,504	9,554	40,071
Public administration, education & health	7,930	2,332	14,185	17,660	42,108
Other services	4,120	1,280	2,599	2,663	10,662
Total	98,264	16,586	50,476	56,356	221,682

2002	MFT*	MPT*	FFT*	FPT*	TOTAL
Agriculture and fishing	434	22	399	85	940
Energy and water	1,276	13	221	56	1,566
Manufacturing	27,008	426	5,457	1,066	33,957
Construction	11,338	37	1,123	914	13,412
Distribution, hotels and restaurants	23,713	7,230	12,533	20,812	64,288
Transport and communications	10,354	910	2,925	1,061	15,250
Banking, finance and insurance, etc	19,482	2,498	10,566	9,709	42,255
Public administration, education & health	8,103	2,299	14,718	17,461	42,581
Other services	3,685	1,576	2,185	4,095	11,541
Total	105,393	15,011	50,128	55,258	225,790

* Male Full-Time (MFT); Male Part-Time (MPT); Female Full-Time (FFT); Female Part-Time (FPT)

Source: ONS, 2002

Appendix J: Employment Land: Progress towards WASP Allocations (April 2003)

Progress against Structure Plan Provision, April 2003							Hectares
	North Warwickshire	Nuneaton & Bedworth Rugby	Stratford	Warwick	Warwickshire		
Completed (1996-2003)	128.3	42.9	44.5	41.8	42.5	300.0	
Under Construction	80.5	5.3	17.5	22.2	7.1	132.6	
Total Land Available	159.3	67.2	80.1	53.1	90.1	449.2	
- with permission	133.8	51.2	70.1	35.4	85.0	375.5	
- without permission	25.5	16.0	10.0	17.2	5.0	73.7	
Total completed/under construction/available	368.1	115.4	142.1	117.1	139.7	881.8	
Land Required (1996- 2011)	279.0	132.0	144.0	81.0	132.0	768.0	
Balance of Land to be Identified (+)							
Excess Supply of Land (-)	-89.1	+16.6	+1.9	-36.1	-7.7	-113.8	

Source: Warwickshire Districts, 2003

Appendix K: Travel to School by Mode

North Warwickshire	2001	2002	2003
Non-Car	60%	62%	64%
Car	40%	39%	36%
Nuneaton	2001	2002	
Non-Car	62%	60%	64%
Car	37%	39%	36%
Rugby	2001	2002	
Non-Car	64%	62%	61%
Car	36%	38%	39%
Stratford	2001	2002	
Non-Car	60%	60%	54%
Car	41%	39%	46%
Warwick	2001	2002	
Non-Car	60%	58%	60%
Car	41%	42%	40%
Warwickshire	2001	2002	
Non-Car	61%	60%	61%
Car	39%	40%	39%

Source: Warwickshire County Council, (Road Safety Unit) 2004

Glossary

Term	Definition
Affordable Housing	<p>As defined by the West Midlands Local Government Association – divided into 2 types:</p> <ul style="list-style-type: none"> ▪ Housing provided by an organisation – such as a registered social landlord or local authority – allocating on the basis of need. While such dwellings will normally be made available for rent, they may also include subsidised home ownership, such as shared ownership, where a registered social landlord or local authority retains a continuing interest. ▪ Low-cost market housing, helping to meet the needs of first time buyers, single people, the elderly and other low income households, who cannot afford to rent or buy houses generally available on the open market. The provision of affordable low-cost market housing should be based on the local authority Housing Strategy Statement, which will include assessments of housing need and the ability of local people in housing need to pay for housing. The view is taken that low-cost market housing can have a role, albeit limited, in meeting the need for affordable housing. Low-cost market housing may not have a role in a particular area and if so, this must be clearly demonstrated in the Housing Strategy Statement. Where low-cost market housing is to be provided developers must prove that such housing will meet the needs of those who cannot afford market rents or prices prevailing in the locality.
LTP	Local Transport Plan
PDL	<p>Previously Developed Land as defined in Appendix C of PPG3:</p> <p>Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.</p> <p>The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.</p>
PPG	Planning Policy Guidance notes produced by the Office of the Deputy Prime Minister.
PSA	Public Service Agreement
SPG	Supplementary Planning Guidance
WASP	Warwickshire Structure Plan