



The Saxon Mill, Warwick

Planning and Heritage Statement

Boyer

Prepared on behalf of Mitchell & Butlers | March 24

REPORT CONTROL

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TABLE OF CONTENTS

1. Introduction	3
2. Site and Surrounding Context	5
3. Proposed Development	7
4. Planning History	9
5. Planning Policy Context	11
6. Key Considerations	13
7. Heritage Statement	17
8. Flood Risk Assessment	20
9. Conclusion	23

APPENDICES

Appendix 1. Site Location Plan

Introduction

1. INTRODUCTION

- 1.1 On behalf of our client, Mitchell & Butlers, Boyer is pleased to submit an application for Full Planning and Listed Building consent associated with works to the existing public house known as The Saxon Mill, Coventry Road, Warwick CV34 5YN.
- 1.2 The proposed works seek to ensure the public house will continue to be a vibrant destination, assisting in helping to retain and attract new patrons.
- 1.3 This Planning and Heritage Statement should be considered alongside the accompanying forms and drawings submitted with the application. This Supporting Statement covers planning, design and access as well as heritage matters.
- 1.4 This statement provides an evaluation of the planning considerations and comprises:
 - A description of the application Site and Surroundings (Section 2);
 - An explanation of the Proposed Development (Section 3);
 - An overview of the relevant planning history at the site (Section 4);
 - A review of relevant Local and National Planning Policy (Section 5);
 - An appraisal of the key consideration regarding the proposed development (Section 6);
 - Heritage Statement (Section 7);
 - Flood Risk Assessment (Section 8);
 - Conclusion (Section 9).

2. SITE AND SURROUNDING CONTEXT

Application site

- 2.1 According to Historic England's online records the existing pub has two Grade II listings (Ref. 1035177 and 1035176). The Site is located to the northern side of Warwick within the Grade II listed Guy's Cliffe Park and Garden (Ref. 1001602) and directly adjacent the Grade II listed (Ref. 1364952) and the River Avon. Given its position on Coventry Road and Warwick Bypass the area is naturally well served by a range of infrastructure including accessibility to local highway network, rail and bus network in Warwick.

Figure 1. The Saxon Mill.



- 2.2 The site is located outside the settlement boundary of Warwick and falls by definition in the countryside. Given its location the public house benefits from direct access into Warwick and neighbouring town/ cities such as Royal Leamington Spa, Coventry & Kenilworth. The primary entrance onto the site is from Coventry Road (A429) and whilst there is a dedicated point of vehicle entry situated adjacent to the site's western boundary this simply provides access to car park to the front of the pub. The access point is shared with a neighbouring essential property which is immediate entrance into the car park.
- 2.3 The existing car park provides 62 car park spaces, with 4 accessible spaces with 66 in total.
- 2.4 In terms of other relevant designation Warwick District Council Policy Map indicates the Site is located within the Birmingham Green Belt. Birmingham Airport area of Aerodrome safeguarding and is within a Mineral Safeguard Area (Sand and Gravel).
- 2.5 The site is also identified to fall within both Flood Zone 2/3, the area of highest probability of flooding from rivers and the sea.

2.6 A mixed hardwood and conifer tree TPO covers the whole site (TPO No. W8-W1 A1).

Surrounding Context

2.7 There are two Public Right of Way (PRoW) (Ref. W177/1 & W177/2) located along the Site's southern boundary and from the car park to the east. Part of the PRoW is located within the application site's redline boundary however for the avoidance of doubt both will not be affected in anyway by the proposed scope of works.

1.1 The Saxon Mill is surrounded by woodlands and is not immediately adjacent to any other properties that have been listed. The pub is therefore visually well separated from any other listed features.

2.8 For context the edge of the Birmingham Green Belt runs up to the settlement boundary of Warwick which is south of the site.

3. PROPOSED DEVELOPMENT

- 1.1 This application seeks Full and Listed Building Consent for a series of external and internal work to the main building at The Saxon Mill, Warwick. The proposed alterations have been designed to preserve and respect the historic fabric of the existing public house whilst providing much needed updates to provide patrons with a better customer experience to support the site's viability.
- 1.2 All works proposed have been subject to careful consideration and shall not have any adverse impact on any features of historic significance. The scheme has therefore been sensitively designed to sympathetically integrate with the existing arrangements and intends to enable the current operations to be carried out in a more effective manner.
- 1.3 Full details of the proposed works are illustrated within the accompanying drawing pack, which also provides more technical information overview of the main features. A summary of the proposed works are provided below.
- 1.4 All signage is subject for consideration within a separate advertisements application.

External Works

General

Full external re-decoration using Dulux Weathershield Satin to all woodwork.

Allow for new ironmongery to all front of house and lobby doors.

Car Park

Allow for new white lining within the car park, and amendment to car-park layout, which will propose 60 car park spaces and 5 accessible spaces, in comparison to the existing 62 car park spaces and 4 accessible spaces.

Allow for rear carpark to be gravelled.

Front Garden Area

New feature entrance jasmine arch with planters and lighting.

Existing posts to be re-stained with new rope threaded through existing.

Allow for x2 freestanding canterlever jumbarellas to replace existing.

Internal Works

The Gallery

- Make good and redecoration of existing timber entrance door.
- New oversized feature ironmongery to entrance doors and lobby doors.
- Allow for screens to be restrained and add vinyl manifestations by artwork supplier.
- New logo entrance matting set within brass threshold with tile surround.

The Mill

Existing stone floor and glass floor to be deep cleaned.

Bar Servery

New feature over bar pendants, altro safety flooring

New bar front and back bar section to match existing which adapts the existing timber bar front, allow to make good where necessary.

Adapt existing bar top, allowing re-stain and and strip. Allow for new chunky timber bullnose detail adding to bar top, adding LED detail.

Add new over bar glass racking in brushed brass finish to bar area, with new cocktail station with drainage and speed rails.

Allow for new icewell.

Retain, strip and restain back bar top.

Add for new bottle coolers to new section of back bar.

Glass Wash Area

New altro safety flooring.

The Sanctuary

New carpet proposed, with additional modular seating throughout.

The existing doors and screens will be stained and new manifestations will be added by a signage contractor. Allow for new feature ironmongery.

The Mill – Gents and Ladies Toilets

Allow for re-decoration including new flooring, skirting, toilet lobby doors, tiling, urinals and hand dryers and associated works.

The Great Room

The existing timber floor will be striped and re-stained.

New carpet.

Allow for stairs and balustrade to be re-stained.

A new stud wall is proposed to close off open kitchen.

Allow for existing screen to be restained.

Kitchen

Overall re-decoration to ceilings, woodwork and pipework and associated works including new timber doors, new altro safety flooring, grease proof matting.

A new stud wall is proposed to improve the existing separation of the kitchen to the dining area.

4. PLANNING HISTORY

4.1 There are a number historic planning applications associated with the site and the most relevant of which are summarised below.

Reference	Description	Decision
W/23/1607	Proposed installation of one EV Charger and allocation of two EV bays to existing car park.	Registered 7 th Nov 2023
W/23/0972/LB	Repair and reconstruction of sandstone boundary wall	Granted 13 th Sept 2023
W/22/1760	Display of 2no. emergency rescue information signs to accompany a proposed reach and rescue pole	Granted 19 th May 2023
W/22/1758& W/22/1759/LB	Raising of barriers on the east footbridge to 1.1m; installation of a reach and rescue pole at the corner of the building, safety signage, installation of a raised walkway above existing cobbled footpath; and erection of fencing along the perimeter wall adjacent to the external seating area (part retrospective application).	Granted 19 th May 2023
W/22/0529/LB	The repair and reconstruction of a sandstone boundary wall	Granted 1 st Jun 2022
W/20/0053/TP	2 x Unknown species - Crown raise to 3.6m to edge of patio between public house and river creating clearance of view line over river - no cut wounds to be made over 50mm. Trim back all trees around main building to give 1.2m clearance - no cut wounds to be over 50mm	Granted 4 th Mar 2020
W/16/1922/LB & W/16/1921	Internal and external refurbishment and alterations including new floodlighting, repairs to balcony and veranda on southern elevation, timber post and rail fence around front seating area and repainting of exterior timber.	Granted 20 th Dec 2016
W/16/1620/LB	Replacement of internal and external signage: 1no. non-illuminated fascia sign, 1no. logo sign, 2no. panel signs, 2no. post mounted signs, 3no. projecting hanging signs and internal signage: 8no. frosted vinyl decals applied to glazing and 5no. toilet signs.	Granted 9 th Dec 2016
W/16/1618	Display of 1no. non-illuminated fascia sign, 1no. logo sign, 2no. panel signs, 2no. post mounted signs, 3no. projecting hanging signs and internal signage	Granted 9 th Dec 2016

W/11/0751 & W/11/0752/LB	Replacement of superstructure of bridge.	Granted 13 th Jun 2011
W/09/1392/LB	Internal alterations to function room	Refused 5 th Jan 2010
W/03/1761/LB	Internal and external alterations including removal of front canopy.	Granted 23 rd Dec 2003
W/03/1762	Alterations to elevations (including removal of front canopy, repositioning of fence and marking out of 10 additional parking spaces.	Granted 23 rd Dec 2003

5. PLANNING POLICY CONTEXT

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 For completeness, the proposal is considered within the context of the National Planning Policy Framework (NPPF) 2023 and any relevant National Planning Policy Guidance (NPPG).

The Development Plan

Warwick District Local Plan 2011 – 2029

5.3 The Development Plan for the purpose of this application consists of the Warwick District Local Plan (adopted September 2017). The following policies are considered relevant to the scheme:

- BE1 - Layout and Design;
- BE3 – Amenity;
- HE1 – Designated Heritage Assets and their setting;
- HE4 – Archaeology; and
- FW1 – Reducing Flood Risk.

Other Material Policy Considerations

National Planning Policy Framework (NPPF) (December 2023)

5.4 Paragraph 85 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

5.5 Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places.

5.6 Section 13: Protecting Green Belt Land details the exceptions for appropriate proposals that would affect the green belt. These exceptions for development include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building at paragraph 154.

5.7 Section 15: Conserving and enhancing the natural environment states that planning policies and decisions should contribute to and enhance the natural and local environment. In particular, paragraph 176 confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.

- 5.8 Section 16: Conserving and Enhancing the Historic Environment details conserving and enhancing the historic environment, in particular confirming that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6. KEY CONSIDERATIONS

6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.

6.2 The following matters are relevant to the determination of the application:

- The principle of development;
- Design;
- Impact on amenity;
- Green Belt; and
- Impact on the character and integrity of the Listed Building (Section 7).

The Principle of Development

6.3 The proposal does not deviate from the continued use of the public house, which is established in principle.

6.4 Furthermore, the planning history of the site establishes the acceptability of development for the purposes of improving the existing building's functionality and enhancing the overall quality of facilities available to patrons whilst visiting the pub.

6.5 In terms of the principle of development on site, the proposal will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a refresh of the exterior of the building and grounds. The proposal has been designed to improve the current offer provided and represent a significant investment in the building, seeking high-quality design that contributes to the overall appearance of the local area. In doing so these works will support the site's long-term vitality and viability in accordance with paragraph 89 of the NPPF.

6.6 The proposal would not undermine the building's identity as a pub or harm its character within the Grade II Listed Park. The proposed alterations will clearly retain the character of the pub, as there is no change in use or development that would detract from this.

6.7 Whilst the site is located within a Green Belt Designation, for the avoidance of doubt the proposal does not include any extension to the existing building or increase in floor space it simply seeks to enable the site to operate in a more efficient manner in order to continue meeting the needs of customers both now and into the future.

Design

6.8 The proposals do not involve any deviation from the existing use as a pub, rather they seek to improve the building's operation through a series of sensitively designed alterations to the building's exterior. The proposed works shall facilitate much needed improvements in order to preserve the Site and in doing so support the sustainability of local communities.

- 6.9 Overall, it is considered that the proposed development would improve the appearance of the public house and grounds for the benefit of the local area. The updated scheme proposes only necessary additions to modernise and repair where necessary and have been designed to remain keeping with the character of the building.
- 6.10 The implementation of attractive alterations and additions would be of an appropriate scale of development that provides a high-quality design that sensitively responds to the local historic context and enhances the existing character and local distinctiveness of the public house in compliance with Section 16 of the NPPF and policies BE1 and HE1 of the Warwick District Local Plan.

Impact on Amenity

- 6.11 The proposed works comprising of two jumbrellas and jasmine arch have the potential to impact upon amenity of surrounding conditions. However, there is no reason to believe that the proposed works would negatively impact upon amenity as there are no changes proposed to the opening hours of the existing public house with only the external areas being enhanced.
- 6.12 The proposal would not adversely affect the amenity of any nearby residents in terms of noise or smell due to the minor scale and proposed location of the Site away from neighbouring boundaries.
- 6.13 In light of the above, the proposal is not considered to increase the overall levels of harm to neighbour's amenity or surrounding areas by way of noise or light pollution and general disturbance in accordance with paragraph 123 of the NPPF, and policy BE3 of the Warwick District Local Plan.

Green Belt

- 6.14 The interactive Policies Map indicates the Site is located within the Green Belt. However, given its nature, the Site already contains existing development and is relatively well screened by vegetation in all directions.
- 6.15 The NPPF sets out a presumption in favour of sustainable development whereby Local Planning Authorities should approve development proposals which accord with relevant development plan policies unless where that protect areas or assets of particular importance provides a clear reason for refusing the development proposed'. As per Footnote 7 of paragraph 11, protected areas include land designated as Green Belt.
- 6.16 Paragraph 137 of the NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.17 Paragraph 138 of the NPPF (2023) confirms the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.18 Development is already present surrounding the site with Heron House located to the north and Guy's Cliffe House located to the south. As a result, it is considered that the proposed development is considered acceptable and the improved use of external space would improve the pubs productivity and will add to the attractiveness of the site whilst remaining sensitive to the environment.

6.19 Paragraph 149 in the NPPF states that:

'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'

6.20 Overall, the external alterations including the installation of two jumbrellas would involve modest and complementary alterations to the building which would both improve the appearance and help maintain the existing character of the property, without compromising its visual significance.

6.21 The jumbrellas would not result in a disproportionate addition over and above the size of the original building and has been carefully designed to be of an open nature which will not impact the surrounding openness of the space.

6.22 The Saxon Mill has been historically altered as highlighted within the planning history with relatively minor alterations, therefore slightly altering the appearance of the building, however not increasing the floorspace significantly nor increasing the bulk and scale of the site.

6.23 Whilst the proposed development would increase the overall volume and floorspace of built development on site, the location of the jumbrellas would occupy land that is already developed within the garden of the public house. Additionally, when considering the size and scale of the proposed jumbrellas and the existing context of the site, the proposal would be an acceptable addition that is not disproportionate and seek to infill previously developed land.

6.24 Accordingly, it is considered that the proposal would be acceptable as there is a limited impact upon the openness of the Green Belt and is compliant with paragraphs 138 and 149 of the NPPF.

Summary

6.25 As per paragraph 89 of the NPPF significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Moreover, section 8 of the NPPF supports planning decisions

that encourage the use of community facilities, including public houses, to enhance the sustainability of communities and residential environments.

- 6.26 This proposal is reflective of the high quality nature of the Mitchell and Butler approach to their estate, and the proposals will form an attractive, bespoke and inviting environment. The scheme will therefore reflect the existing high-quality design of the site, ensuring there is a sympathetic approach to both preserve and enhance the character and appearance of the host building.

7. HERITAGE STATEMENT

- 7.1 This section of the report considers the proposal from a heritage perspective. It examines the impact that the proposal will have on the listed garden and park, sets out the rationale for the proposed works, then concludes with an assessment of the likely impacts of the proposed works on the heritage designations.

Heritage Significance

- 7.2 The Site is Grade II Listed under the following references:

The Saxon Mill (part of the Saxon Mill Restaurant) Ref.1035176 : *“A mill-house of late medieval origin, embellished in the C18 and subsequently. Sandstone ashlar, stone eaves cornice. Steeply pitched plain tile roof with gabled ends. Two storeys. Two archways, one blocked and in the other the water-wheel in position. An arcaded balcony supported on iron posts across part of facade. Also small balcony to east supported on brackets with canopy over. Elliptical arches to openings, modern two-light casements with leaded panes and modern plank doors.”*

The Saxon Mill Restaurant Ref. 1035177: *“Circa early C18 former miller’s house and warehouse of late C17 origin at rear (north). Sandstone ashlar house, roughcast rendered on south and east elevations. Moulded stone eaves cornice. Steeply pitched plain tile roof hipped but with gable at east. Two storeys and attic. On west elevation (to road) two ground floor sash windows with glazing bars and at first floor two two-light casements with glazing bars, all in moulded architraves. On south elevation at ground and first floors three modern three-light casements with leaded panes. Two six-panel doors with pedimented hoods. Three gabled dormers with two-light casements. Warehouse refaced in early C18 in sandstone ashlar. Timber framing with red brick infill panels exposed on east gable. Steeply pitched plain tile roof with gabled ends. Two storeys plus three storeys of attics. Two large buttresses to west gable with modern arcaded lean-to porch across west elevation and balcony at second floor. Modern two-light casements with leaded panes.”*

- 7.3 The Site is also located within the Grade II listed Guy’s Cliffe Park & Gardens Ref. 1001602 *“Early C19 gardens and pleasure grounds in part designed by Uvedale Price, which were developed from C17 riverside walks and mid C18 rococo gardens”.*
- 7.4 Directly adjacent to the Sites lies the listing for the punishment Stocks 3 yards to south of The Saxon Mill (Ref. 1364952): Circa C17 wooden punishment stocks and plank bench with inscription which reads *“These original public punishment stocks were removed and restored from outside the gates of Warwick Castle July 1st 1957”.*

Impact on the character and integrity of the Listed Building

- 7.5 In line with Section 16 of the NPPF, designated heritage assets are irreplaceable resources and sets out the need for their conservation for the enjoyment of existing and future generations. The building requires investment and revitalisation to both the interior and exterior in order to remain competitive and meet modern customer expectations.

7.6 Paragraph 197 of the NPPF states;

'In determining applications, local planning authorities should take account of:

a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c. The desirability of new development making a positive contribution to local character and distinctiveness.'

7.7 Therefore, the rationale for development is to upgrade the building to meet present day needs and commercial expectations, allowing the continued success and viable operation of the pub and heritage asset. Ongoing investment and maintenance are essential for the long-term protection and use of the building. The proposed works are sensitive to the host building and are considered to have a negligible impact on the wider surrounding area, thus conserving the Listed Building and its setting.

7.8 The proposal would not remove traditional local features of the host dwelling nor materially alter the prevailing character and architectural interest of the Listed Building in accordance with Paragraph 200 of the NPPF. The proposals will not result in the loss or negatively impact upon the functioning of property, rather it will provide a needed refresh of the exterior and of its grounds. The proposal seeks permission to provide high quality, sensitive alterations, that retain and enhance the property's historic fabric and character.

7.9 The proposal would not undermine the buildings identity as a Grade II Listed Building, and the proposed alterations will clearly retain the character and features of the property, as there is no change in use or development that would detract from this. The scale and design of the development would be suitable to the host building and would not have a negative impact on its' setting.

7.10 No substantial harm or loss would result from the proposed external and internal works to the Listed Building. The proposed works would revitalise and refresh the listed building for the benefit of members of the public and residents of the local area, as well as patrons of the pub.

7.11 Moreover, the proposed works are not anticipated to result in substantial harm or loss to the Guy's Cliffe Park and Garden and is therefore in accordance with policy HE4 of the Local Plan.

7.12 The exterior and interior works have been designed to bring the building to a state of good repair and provide upgrades where necessary. The Grade II listed status of the structure is considered by not changing the structural integrity of the building but renewing where required and improving the general works on site for continued use as a restaurant. The work is largely cosmetic and should therefore not impact on the historic significance of the building.

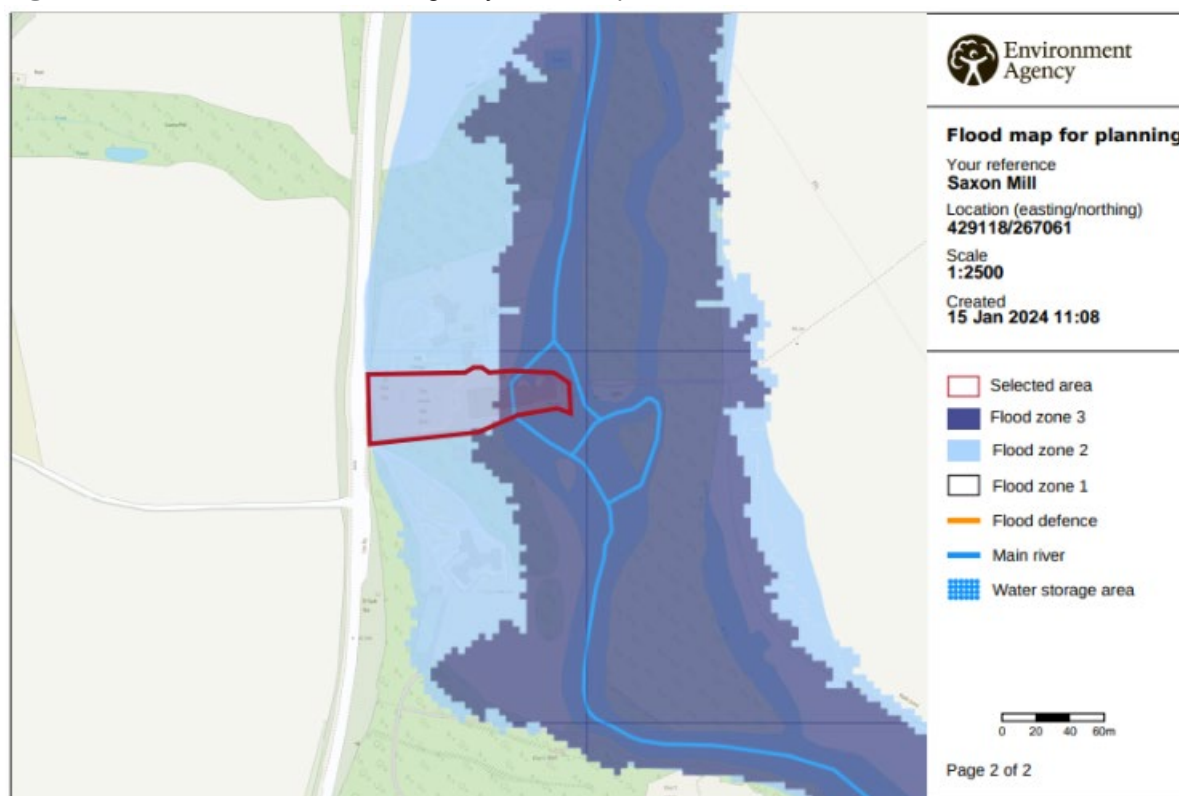
Summary

- 7.13 The proposed scheme would preserve, sustain and enhance the special character, significance, appearance and historic interest of the site where possible. The scale, form, proportion, design and materials proposed would ensure the retention of heritage features in accordance with Section 16 of the NPPF and Local Plan policies BE1 and HE1.
- 7.14 The scheme seeks to minimise its impact with sensitive materials that complement the local context. Therefore, the works would seek to preserve the setting of the asset, ensure the character and appearance of the Listed Building is respected, and any harmful impacts are avoided and would have a less than significant harm on the listed building. As such, the proposed development is considered to respect and maintain its positive contribution to the local area as well as its heritage asset status.

8. FLOOD RISK ASSESSMENT

- 8.1 The application site comprises a mix of Flood Zone 2 and Flood Zone 3, and this section of the planning statement sets out a flood risk assessment in accordance with Policy FW1 of the Local Plan.
- 8.2 Whilst the western portion of the site is identified within Flood Zone 2, the western portion of the site falls within Flood Zone 3 (as shown below in figure 2). The latter predominantly follows the River Avon which connects to the site on the western boundary. As the proposed works relate to an area within Flood Zone 2, it is on this basis that the Flood Risk Assessment will assess the proposals.

Figure 2. Extract of Environment Agency Flood Map.



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- 8.3 The Site itself is considered to be a ‘more vulnerable’ use, as defined by the Environment Agency, in that it contains a Public House. As such, the Environment Agency advises that an Exception Test should be submitted to support proposed developments in these areas.
- 8.4 However, given that the only works within Flood Zone 2 relate to the proposed external jumbrellas and jasmine arch, it is considered to be a less vulnerable use.
- 8.5 Furthermore, as the proposal would consist of a minor extension in floorspace area through the proposed jumbrellas which is less than 250sqm, government guidance advises that such development applications does not require an Exception Test or Sequential Test and will only need to follow the Environment Agency’s standing advice.

8.6 As such, our Flood Statement provides assessment of the flood risk posed by the proposed development in line with this Standing Advice.

8.7 In this regard, the proposed external development to the Site would constitute a very small scale development. This development would therefore be limited in size, and would result in a minor addition to the large wider Site associated with the pub.

8.8 Accordingly, it is considered that the proposed development would result in a very low additional flood risk to the Site, due to its small scale and level standing.

8.9 The following measures are also provided:

Flood Mitigation Measures

8.10 During extreme flood events, the area surrounding the Site will be affected by flooding. The flood water will rise at a relatively slow rate, and it is considered that the predicted flood scenario and peak flood conditions can be appropriately managed by the implementation of many mitigation measures which are identified as follows:

- Met office warning;
- Raise electronic control units and sockets to a high level;
- Use stainless fixtures and fittings; and
- With the time afforded by advance warning, evacuation of external area to safe egress and removal from the structure can be implemented.

Flood Resilience Measures

8.11 The proposed external dining area is not fully enclosed and will allow for the access and egress of any floodwater into the jumbrellas and jasmine arch structures.

8.12 Whilst the external structures would accommodate any potential flooding, to limit any potential damage and danger, all electrical outlets, heaters, lighting and isolators would be sited at a high level, substantially above the projected flood levels for the Site.

Flood Evacuation Plan

8.13 The objective of a Flood Evacuation Plan is to raise awareness of the risk of flooding in the location under consideration, to detail the flood warnings and estimate the lead time available, and to detail how the plan is triggered by who and when, and what actions are required by those people in the area. The plan also describes the evacuation procedure and the need for safe refuge.

Safe Access

8.14 Evacuation from the Site will consist of moving to the east of the Site, to an area outside of Flood Zone 2, and within Flood Zone 1 which is considered to be at low risk of flooding according to the Environment Agency's Flood Maps. Given that the eastern side of the existing public house is within Zone 1, a safe access is immediately available.

Safe Refuge Area

- 8.15 The primary area of refuge will be to the western boundary of the site outside of Flood Zone 2 and Flood Zone 3.

Flood Warnings

- 8.16 The Environment Agency provides and operates a comprehensive flood forecasting and warning service. Areas at risk of flooding from rivers (fluvial) and the sea (tidal), which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall data and information from the Met Office. This service operates 24 hours /day 365 days a year. If flooding is forecast, warnings are issued using a set of easily recognisable codes.

Flood Procedure

- 8.17 In the event of a serious flood event in the area the competent warning authority is the Environment Agency and a lead time of several hours in advance of flooding is provided, excluding potential breaches of defences. When a flood is expected Warwick District Council and the local emergency services will be responsible for public care and safety. It may be useful that the pub keep a flood kit with items such as a flashlights, bottled water, useful telephone numbers and location and how to isolate the gas, electric and water services.

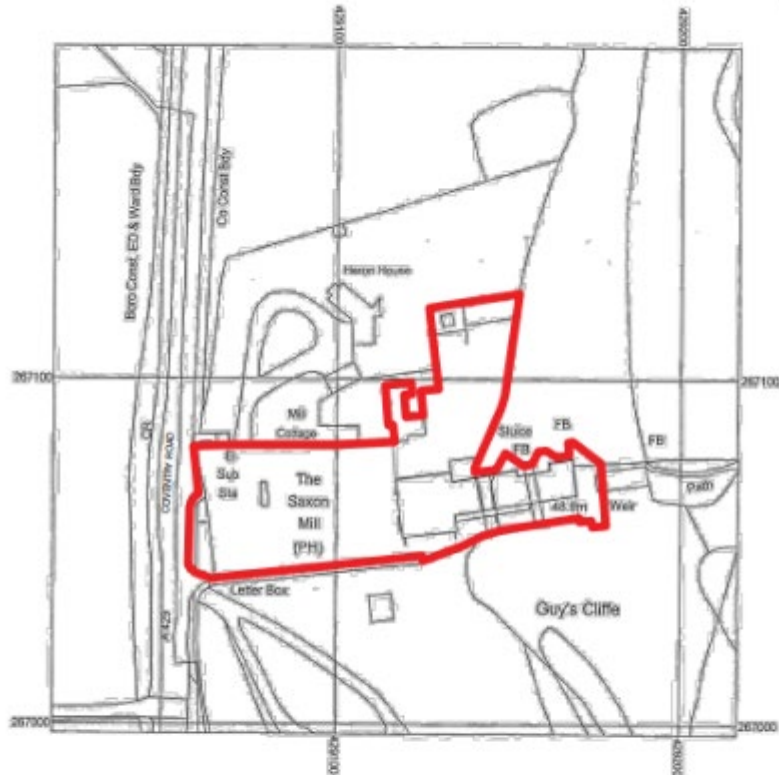
Conclusion

- 8.18 The western portion of the Site is located in Flood Zone 2 and relates to the proposed external structures comprising two jumbrellas and one jasmine arch. As the proposed development consists of less than 250sq.m, government guidance states that such proposals will only need to follow the Government Environment Agency’s standing advice. This is the guidance we have therefore followed in preparing the Flood Risk Assessment for the proposal.
- 8.19 In these terms, overall, it is considered that the proposed development would pose a very small additional flood risk.
- 8.20 The open nature of the structure will allow for the ingress and egress of any potential flood water and will provide appropriate Flood Resilience Measures.
- 8.21 Accordingly, it is considered that the proposal is acceptable in terms of the potential flood risk of the proposed development to the wider Site in accordance with policy FW1 of the Local Plan.

9. CONCLUSION

- 9.1 This statement has been prepared to support a Full Planning and Listed Building consent application associated with works to the existing public house known as The Saxon Mill, Coventry Road, Warwick, CV34 5YN.
- 9.2 The proposal will enable the public house and associated grounds to be updated in a sympathetic manner which contributes to the preservation and enhancement North Somerset's heritage assets.
- 9.3 The justification in planning terms for the proposed development is summarised as follows:
- Enabling significant investment into the continued use of the facility as a pub and restaurant, ensuring its retention and enhancement as a local community facility and its long term sustainability;
 - The proposed external alterations will not compromise the aesthetic, architectural or historic interest of the public house and will maintain the operation and trade through the provision of a high-quality scheme that is sensitive to its surrounding context; and
 - Due to the minimal nature of the proposals, the proposed development accords with national planning policy, maintains the overall function on the Green Belt and does not conflict with the purposes of the Green Belt.
- 9.4 On balance, the proposed development represents improvement to the future operation of the pub and does not give rise to any adverse design or amenity impacts. Therefore, the proposal is considered to be in accordance with the Development Plan, NPPF and other relevant material considerations.
- 9.5 By virtue of the above we respectfully request planning permission be granted subject to any necessary conditions.

APPENDIX 1. SITE LOCATION PLAN

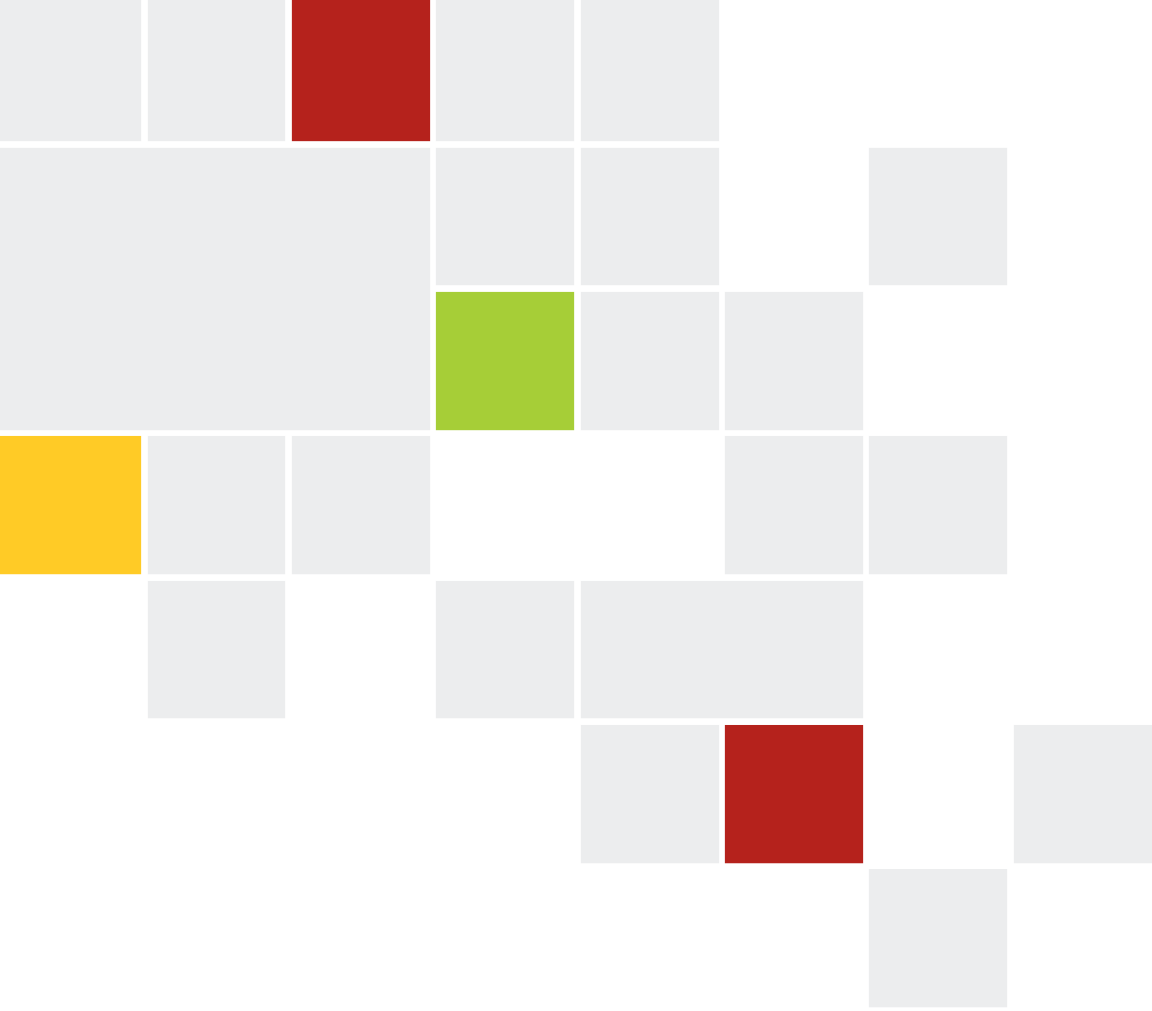


LOCATION PLAN
Scale: 1:1250 @ A1



1:1250 SCALE BAR (METERS)





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