

# Housing Monitoring Report 2005

Planning and Engineering Department



## HOUSING MONITORING



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## **1. INTRODUCTION**

- 1.1 This report is produced by Warwick District Council to monitor the development and availability of housing land within the district. The information covers the period from April 1st 2004 to March 31st 2005 in detail. It also provides summary tables of the progress of housing development over the last five years.
- 1.2 Government guidance in Planning Policy Guidance Note 3: Housing (PPG 3) requires local planning authorities to adopt a process of 'plan, monitor, manage'; to monitor the effectiveness of existing Local Plan policies and then to make any necessary policy adjustments needed during the plan period to keep the Plan on track to achieve its objectives.
- 1.3 The purpose of this report is to measure progress towards achieving the targets set out in the Warwickshire Structure Plan and the West Midlands Spatial Strategy and to indicate the effectiveness of policies in the current Local Plan.
- 1.4 Whilst as much care as possible has been taken to ensure the accuracy of the information contained in this document, it is not a definitive list of planning applications determined by the Council.

## **2. BACKGROUND**

### **West Midlands Spatial Strategy 2001-2021**

- 2.1 The West Midlands Regional Planning Guidance was adopted in June 2004. In September of that year it attained the status of a Regional Spatial Strategy (RSS) and as such is part of the development plan for Warwick District. Recent government advice states that the housing figures in the RSS should now take precedence over the Structure Plan figures and that the county-wide figures in the RSS should be apportioned to Districts according to the Structure Plan proportions at least up until 2011. The implications of this advice are that Warwick District's housing requirement for the period 2001-2011 should be equivalent to 25.7% of the Warwickshire requirement for that period. The RSS housing requirements are minima for the shire counties.

### **Warwickshire Structure Plan**

- 2.2 Warwickshire Structure Plan (WASP) was adopted by Warwickshire County Council on 20th August 2001 and covers the period 1996-2011. It identifies a need for 31,100 dwellings in Warwickshire of which 8,000 (25.7%) should be located in Warwick District. The Plan gives a target of 45% to be built on previously developed land (brownfield land) in urban areas. It emphasises the need to minimise the amount of greenfield land developed for new housing and states that where there is an adequate supply, greenfield land should only be released for housing development in exceptional circumstances such as meeting an outstanding need for affordable housing. District Councils should maximise the use of the existing building stock and opportunities for the use of previously developed land. The best use should be made of sites through increasing housing densities by good design and layout.
- 2.3 The Structure Plan suggests that 3,600 affordable dwellings may be required in Warwick District during the plan period, but states that district councils should assess local need, based on an up-to-date housing needs assessment (see Affordable Housing section).

## Warwick District Local Plan

- 2.4 The current local plan (Warwick District Local Plan, adopted in 1995) was written in conformity with the previous, now superseded, Structure Plan and covers the period 1989-2001. Since the adoption of the current Structure Plan (WASP), the County Council has written to the Council to inform us of those policies in the current Local Plan which are deemed to be 'not in conformity' with the WASP. Where this is the case, the policies of the WASP must be given greater weight. Where there is no issue of non-conformity, the policies of the Local Plan will continue to carry the same weight as before.
- 2.5 The review of the Local Plan commenced in 2001 and the First Deposit Version was published for consultation purposes in November 2003. In July 2005, the Revised Deposit Version was published for consultation purposes and the Local Plan Inquiry will commence in April 2006. It is anticipated that the plan will be formally adopted in early 2007.
- 2.6 The Plan identifies sufficient housing land to meet the strategic requirements without the need for new housing allocations. It allows for housing on urban windfall sites but, in the event that the strategic housing requirement is likely to be exceeded, the Plan allows for a Supplementary Planning Document to be introduced to regulate the further supply of windfall sites. In the rural area the Plan identifies 5 "limited growth villages" where small scale developments on brownfield infill sites may be appropriate if the need has been identified by the local community in an assessment or appraisal. Elsewhere in the rural area only affordable housing to meet local needs will be allowed.

## Urban Capacity Study

- 2.7 Warwick District Council completed an Urban Capacity Study in July 2002. The area of study included the three main urban areas of Leamington Spa (including Whitnash), Kenilworth and Warwick. The Study considered 8 sources of urban capacity some of which included specific sites with development potential and some of which included theoretical sources such as the subdivision of existing housing. The methodology used to assess development potential varied according to the nature of the source. For example existing research was used to inform the potential capacity from the subdivision of existing housing; conversions of commercial buildings; intensifications; and the redevelopment of existing housing. Comprehensive site surveys were carried out in respect of previously-developed vacant and derelict land and buildings; vacant land; and land and buildings in use with development potential. The study took into account the views of a number of statutory consultees, as well as the development industry, particularly in terms of identifying development constraints. The Capacity Study identified the potential for 2,545 dwellings between 2001 and 2011. A Summary Table is attached at Appendix 1.

## Contacts

- 2.8 If you would like more information about the Local Plan, please email us on [localplan@warwickdc.gov.uk](mailto:localplan@warwickdc.gov.uk), or talk directly to a member of the local plan team, below. Queries about this Monitoring Report, or housing land generally, should be directed to Sally Jones.

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### **3. METHODOLOGY**

- 3.1 Monitoring of housing development is carried out annually, covering the year from April to the following March. The following sites are monitored:
- housing sites that have received planning permission during the monitoring period
  - sites with extant planning permission where work had not started by the end of the previous monitoring period
  - sites that were started but not completed by the end of the previous monitoring period
- 3.2 Each site is visited by an officer from the Policy Section as soon as possible after the end of the monitoring period, to assess how many dwellings have been completed during the last twelve months.
- 3.3 For the purposes of monitoring identified capacity, information is also gathered on the following sites which have not yet been granted planning permission:
- sites where planning permission has been granted subject to a Section 106 agreement
  - sites covered by a development brief that has been adopted as supplementary planning guidance
  - sites allocated in the adopted Local Plan which have not yet been granted planning permission
- 3.4 Since Spring 2000, the information gathered, along with individual site details, has been stored on a Microsoft Access database which allows the data to be analysed.

## 4 COMPLETIONS 2004-2005

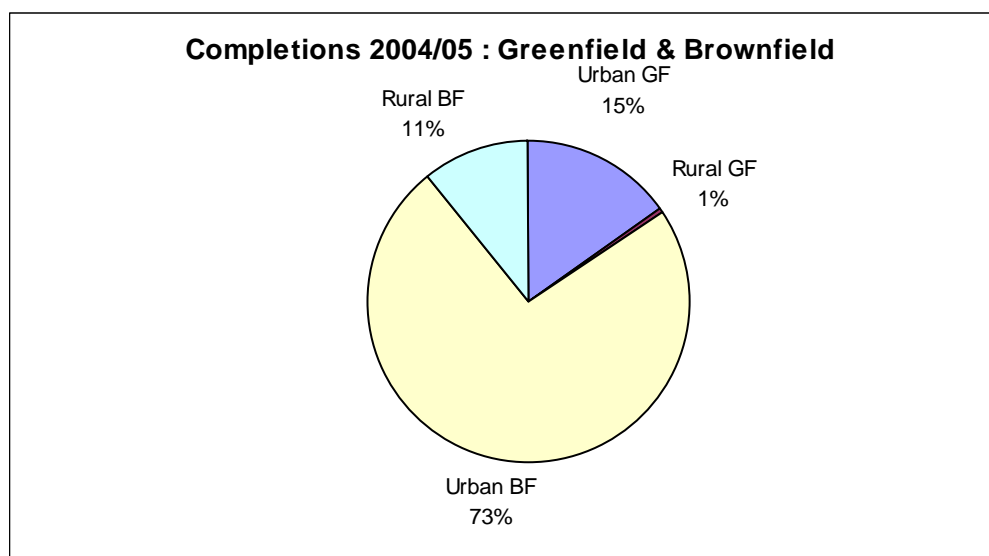
4.1 The pace of housing development has remained steady over the past year with 746 dwellings completed between April 2004 and March 2005. This compares with 733 dwellings in the year 2003/04.

### Greenfield and Brownfield Completions

4.2 The year 2004/05 saw the highest proportion of development on brownfield sites since 1996 - 82.9% of dwellings all of which were located on windfall sites. Development on the allocated greenfield sites continued with completions at South West Warwick (65), South Sydenham (18), and Whitnash Allotments (27). Housing development in the rural area included 16 completions at the brownfield allocated site at Central Hospital, Hatton, which is now completed, and the 44 completions at the large brownfield windfall site at the neighbouring King Edward VII Hospital. Rural greenfield completions are all due to barn conversions. It should be noted that these are based on gross figures and do not take account of any losses that may have occurred. Information on lost dwellings is given at the end of this section.

TABLE 1 COMPLETIONS 2004-2005 Greenfield and Brownfield						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
<b>Greenfield</b>	113	15.2	6	0.8	119	16.0
<b>Brownfield</b>	547	73.3	80	10.7	627	84.0
<b>TOTAL</b>	<b>660</b>	<b>88.5</b>	<b>86</b>	<b>11.5</b>	<b>746</b>	<b>100.0</b>

Figure 1

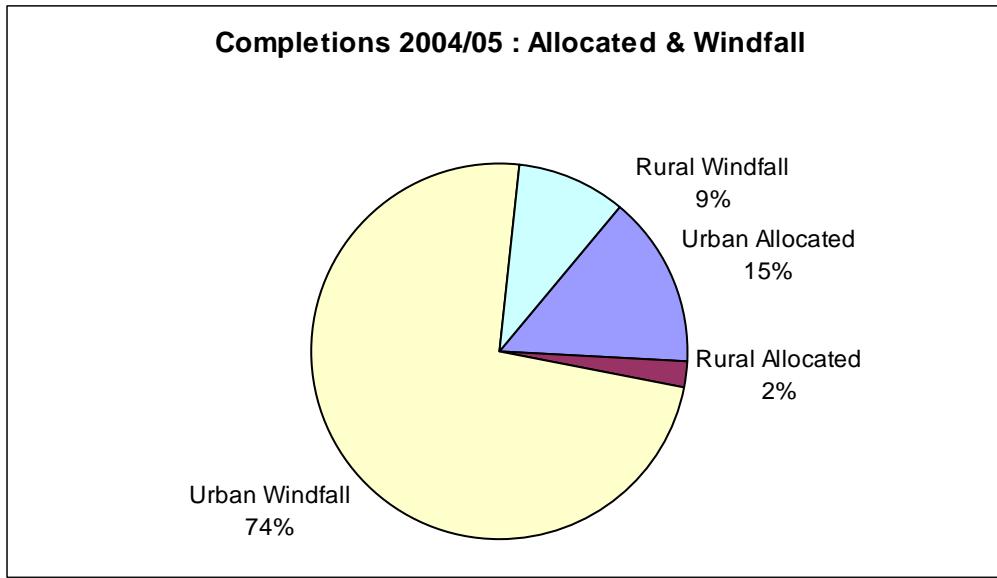


### Allocated and Windfall Sites

4.3 Table 2 and Figure 2 show completions by allocated Local Plan sites and windfall sites. Completions on allocated sites made up 17% of the annual figure compared with 52% in 2003/04. The level of windfall completions, a total of 620 dwellings, represented a large increase on the previous year (354) and a much greater proportion of total sites – 83% compared with 48.3% in 2003/04.

TABLE 2 COMPLETIONS 2004-2005 Allocated and Windfall Sites						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
Allocated Sites	110	14.8	16	2.1	126	16.9
Windfall Sites	550	73.7	70	9.4	620	83.1
<b>TOTAL</b>	<b>660</b>	<b>88.5</b>	<b>86</b>	<b>11.5</b>	<b>746</b>	<b>100.0</b>

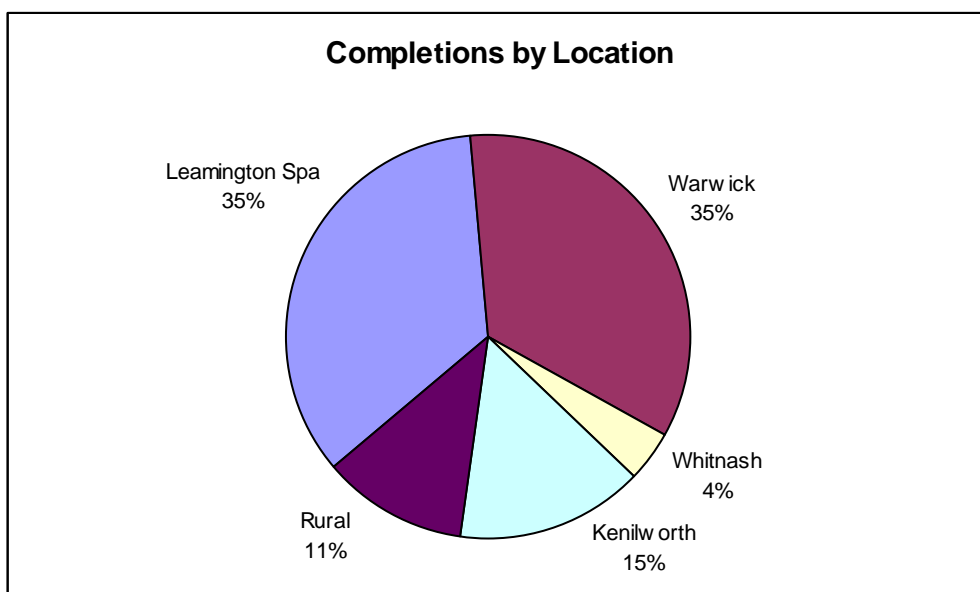
Figure 2



### Completed Sites by Location

4.4 There were an equal number of completions (258) in both Leamington and Warwick (35% of the total for each time). The following graph illustrates the location of completions across the district.

Figure 3



### Completed Sites by Size

- 4.5 Analysis of the size of housing sites which were totally completed over the last year shows that of the total number of *development sites* which were (totally) completed during the year, 58% were sites of less than 5 dwellings. However, of the total number of *dwellings* on these sites, only 10% were located on sites of less than 5 dwellings. The following Table shows the results of an analysis of the size of development sites where development was finally completed in the year 2004/05 (but not necessarily all dwellings in that year). The large sites (25+) include St Joseph's School, Central Hospital, Hatton and sub-sites at South West Warwick and Whitnash Allotments.

<b>TABLE 3 SITE SIZE ANALYSIS</b>		
<b>Development Sites Completed 2004/05</b>		
<b>Site Size (Dwellings)</b>	<b>% Total Development Sites</b>	<b>% Total Dwellings</b>
Less than 5	58.2	10.3
5 to 14	25.3	20.5
15 to 24	11.4	24.2
25+	5.1	45.0
Total no of totally completed sites		79
Total no of dwellings on these sites		740

### Completed Sites by Density

- 4.6 Of the total number of dwelling sites completed in the year 2004/05, 77% were located on developments with a density of over 30 dwellings per hectare. Approximately half of the sites developed at less than 30 dwellings per hectare are located in the rural area. In the urban area, low density developments include parts of South West Warwick and generally small sites of 1 or 2 dwellings.

<b>TABLE 4 DENSITY OF COMPLETED SITES</b>		
<b>Dwelling Sites Completed 2004/05</b>		
<b>Density (Dwells/Hectare)</b>	<b>No of Dwelling Sites</b>	<b>% Total</b>
Less than 30	174	23.3
30 to 50	105	14.1
Over 50	467	62.6
<b>All</b>	<b>746</b>	<b>100.0</b>

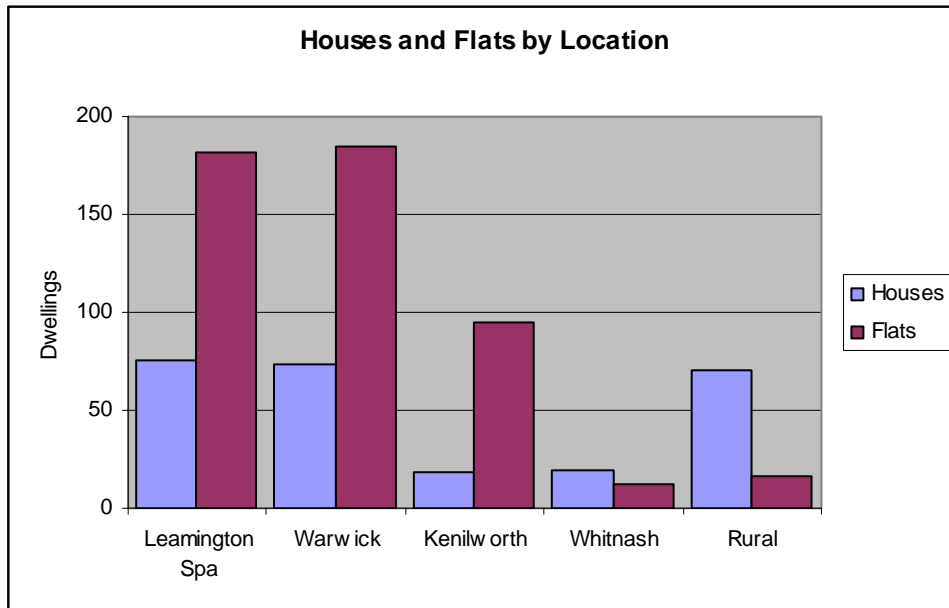
### Completed Sites by Dwelling Type and Size

- 4.7 Of the dwellings built in the District in 2004/05, 66% were flats and the majority of these flats (70%) were 2-beds. Of the 256 houses built in the District, there were a similar number of 2-, 3-, and 4- beds.

<b>TABLE 5 DWELLING TYPES &amp; SIZES</b>			
<b>Dwelling Sites Completed 2004/05</b>			
<b>Bedrooms</b>	<b>Houses</b>	<b>Flats</b>	<b>Total</b>
1	2	119	121
2	88	345	433
3	80	19	99
4 or more	86	7	93
<b>Total</b>	<b>256</b>	<b>490</b>	<b>746</b>
<b>% Total</b>	<b>34.3</b>	<b>65.7</b>	<b>100.0</b>

4.8 The following graph shows the distribution of new houses and flats throughout the District.

**Figure 4**



### Dwelling Losses

4.9 Dwellings are lost as a result of demolitions, changes to non-residential uses and through conversion of residential properties. During the year 2004/05, 14 dwellings were demolished and 30 dwellings were lost through conversion schemes. The net increase to the dwelling stock was 702 dwellings.

## 5. DWELLING SITES WITH PERMISSION OR UNDER CONSTRUCTION

### Dwelling Sites under Construction at 01/04/05

- 5.1 At the end of the monitoring period, 1<sup>st</sup> April 2005, 622 dwellings were under construction, a decrease of 123 over the previous year. The decrease is partly due to the “lull” in development on the allocated sites as individual phases are completed. The majority of these sites (92%) were located on brownfield sites and 82% were located on urban brownfield sites.

<b>TABLE 6 DWELLINGS UNDER CONSTRUCTION AT 01/04/05</b>			
<b>Urban Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	0	511	<b>511</b>
Allocated	42	0	<b>42</b>
<b>Total</b>	<b>42</b>	<b>511</b>	<b>553</b>
<b>Rural Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	62	<b>69</b>
Allocated	0	0	<b>0</b>
<b>Total</b>	<b>7</b>	<b>62</b>	<b>69</b>
<b>District</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	573	<b>580</b>
Allocated	42	0	<b>42</b>
<b>Total</b>	<b>49</b>	<b>573</b>	<b>622</b>
<b>% Total (GF/BF)</b>	<b>7.9</b>	<b>92.1</b>	<b>100.0</b>

### Dwelling Sites with Outstanding Permission (Not Started) at 01/04/05

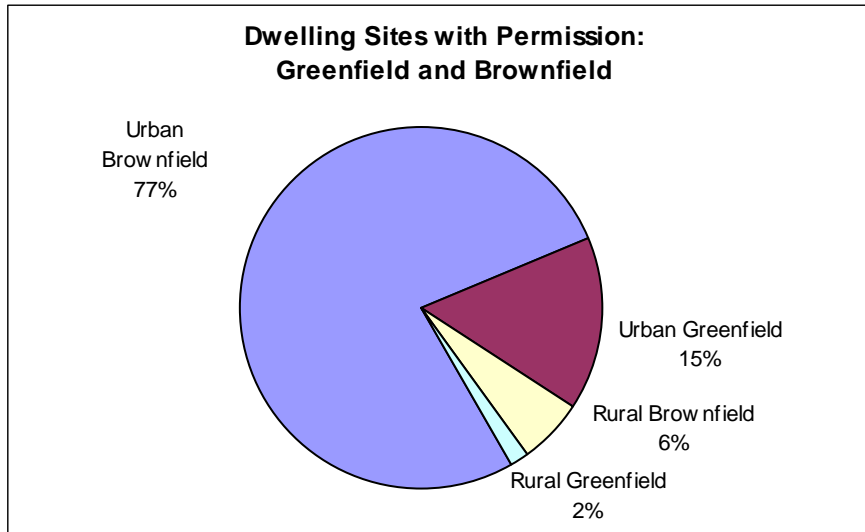
- 5.2 At 1<sup>st</sup> April 2005 a total of 1,436 dwellings were the subject of planning permission but had yet to be started. This compares with 1,107 dwellings at the same time in 2004.

<b>TABLE 7 DWELLINGS WITH OUTSTANDING PERMISSION (Not Started) AT 01/04/05</b>			
<b>Urban Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	1110	<b>1117</b>
Allocated	212	0	<b>212</b>
<b>Total</b>	<b>219</b>	<b>1110</b>	<b>1329</b>
<b>Rural Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	22	85	<b>107</b>
Allocated	0	0	<b>0</b>
<b>Total</b>	<b>22</b>	<b>85</b>	<b>107</b>
<b>District</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	29	1195	<b>1224</b>
Allocated	212	0	<b>212</b>
<b>Total</b>	<b>241</b>	<b>1195</b>	<b>1436</b>
<b>% Total (GF/BF)</b>	<b>16.8</b>	<b>83.2</b>	<b>100.0</b>

**Dwelling Sites with Permission (Not Started) : Greenfield and Brownfield**

5.3 Sites on urban brownfield land account for 77% of all sites with planning permission. Only 17% are located on greenfield sites and these are largely the allocated sites at South West Warwick, Sydenham and Whitnash Allotments.

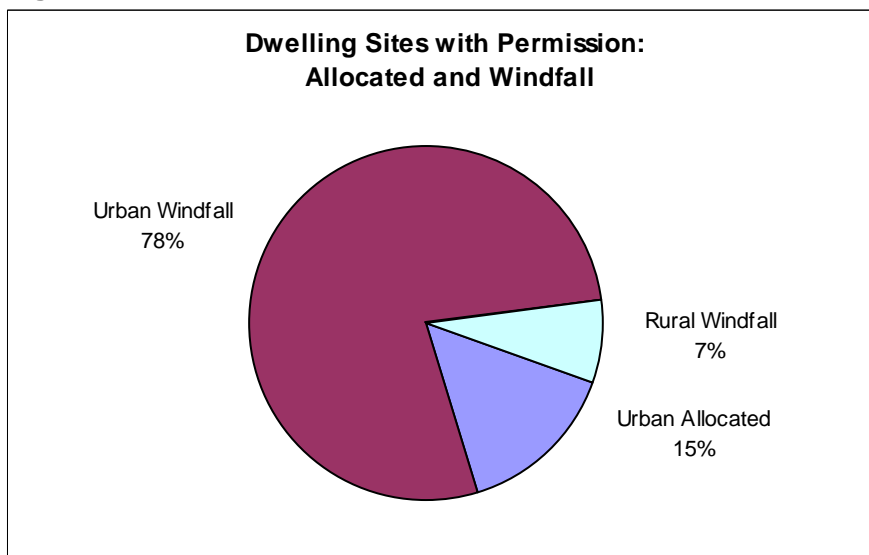
**Figure 5**



**Dwelling Sites with Permission (Not Started): Allocated and Windfall**

5.4 The largest category of sites with permission is urban windfall which accounts for 78% of the total. In the rural area a large proportion of sites with permission are located at King Edward VII Hospital, Hatton.

**Figure 6**



5.5 During the period 2004/05, planning permission was granted for a total of 1225 dwellings. This was an increase of 44% over the previous year. Of these new permissions, 977 dwelling sites were newly emerging sites which had not previously been the subject of a planning permission or an allocation in a local plan.

## 6. IDENTIFIED CAPACITY AT 01/04/05

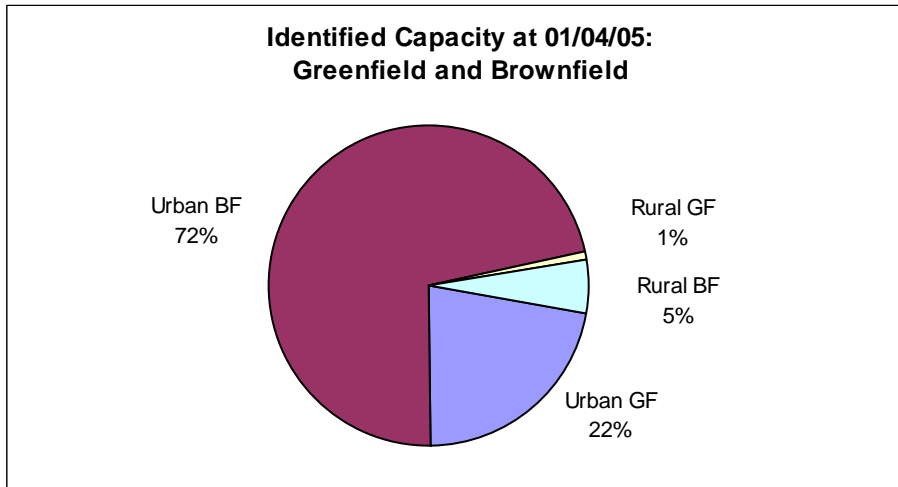
- 6.1 The identified capacity for new housing at 1<sup>st</sup> April 2005 includes:
- sites where planning permission has been granted but work has not yet started. (In the case of outline permissions where the number of dwellings has not been specified, an estimate of potential dwellings has been provided, based on site area and other available information)
  - sites under construction
  - sites where permission has been granted subject to the satisfactory completion of a Section 106 agreement;
  - sites, or parts of sites, allocated for housing development in the current Local Plan which have not yet been granted planning permission;
  - sites identified in development briefs where no planning permission has yet been granted. (Potential numbers of dwellings have been estimated using the information in the brief.)
- 6.2 The details of individual sites are given in Appendices 2 & 3 at the end of this document. It should be noted that not every site that is granted planning permission will be developed. Expired permissions accounted for 18 dwellings in the past year.
- 6.3 Table 8 shows that the majority of commitments (63%) comprise windfall sites with planning permission. Allocated sites (with and without permission) amount to 29% of the total capacity.

<b>TABLE 8 IDENTIFIED CAPACITY AT 01/04/05</b>						
	<b>Urban</b>		<b>Rural</b>		<b>Total</b>	
	<b>GF</b>	<b>BF</b>	<b>GF</b>	<b>BF</b>	<b>No</b>	<b>%</b>
<b>Sites with Planning Permission (including those under construction)</b>						
Windfall	7	1621	29	147	1804	63.4
Allocated	254	0	0	0	254	9.0
<b>Total</b>	<b>261</b>	<b>1621</b>	<b>29</b>	<b>147</b>	<b>2058</b>	<b>72.4</b>
<b>Sites without Planning Permission</b>						
Allocated (No pp)	0	0	0	0	0	0.0
Allocated (pp subject to S106)	367	200	0	0	567	19.9
Windfall (pp subject to S106)	0	135	0	0	135	4.7
Windfall (subject of Devt. Brief)	0	84	0	0	84	3.0
<b>Total</b>	<b>367</b>	<b>419</b>	<b>0</b>	<b>0</b>	<b>786</b>	<b>27.6</b>
<b>All Sites</b>						
Total	628	2043	29	147	<b>2844</b>	100.0
% Total	22.1	71.8	1.0	5.2	100.0	

### Identified Capacity : Greenfield and Brownfield

- 6.4 The figure below shows that, of the sites coming forward for development in the future, a slightly lower proportion will be located on brownfield sites – 77% compared with completions this year of 84% on brownfield land.

**Figure 7**

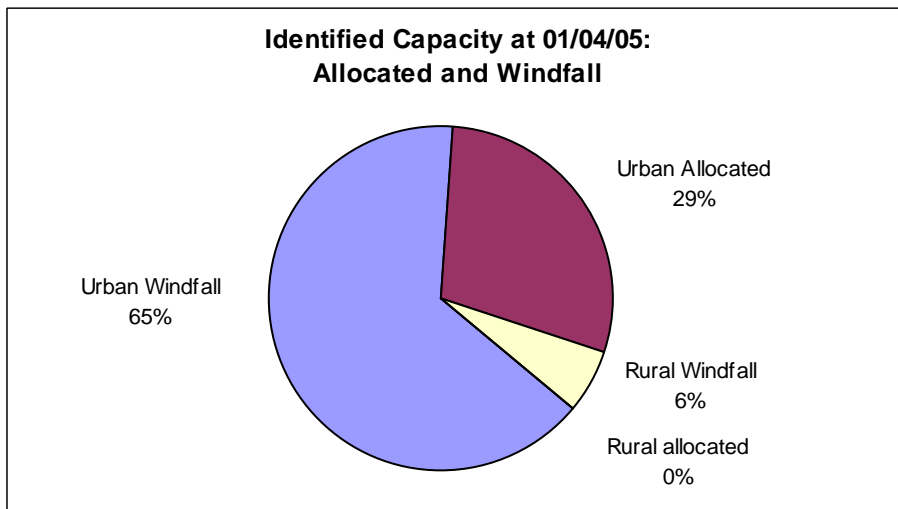


6.5 The majority of greenfield capacity is on allocated Local Plan sites, with and without permission, at South Sydenham, Whitnash Allotments and South West Warwick. Over 93% of the identified capacity can be found in the urban areas. A major element of the capacity in the rural area is the windfall site at King Edward VII Hospital where development is currently underway.

**Identified Capacity : Allocated and Windfall**

6.6 Urban windfall sites account for 65% of total capacity at 1<sup>st</sup> April 2005. This compares with 74% of total completions which were on urban windfall sites during 2004/05.

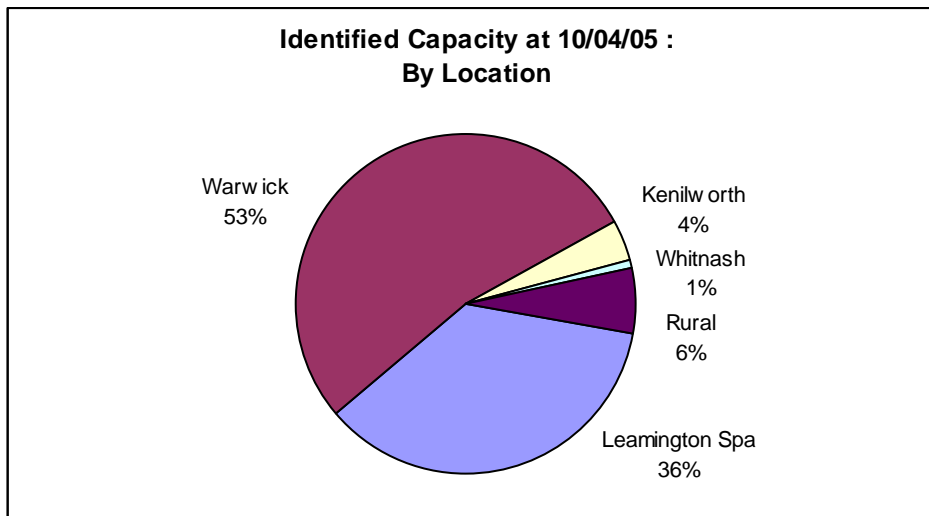
**Figure 8**



**Identified Capacity by Location**

6.7 The majority of identified dwelling sites are located in Warwick, Leamington and Whitnash (90%) with only 4% in Kenilworth and 6% in the rural area. Large sites in Warwick include South West Warwick (600); Former Council Depot, Ansell Road (106); Benfords, Cape Road (196); and Pottertons, Emscote Road (307).

**Figure 9**



**Identified Capacity by Density**

6.8 Overall, the densities of committed sites are likely to be higher than those of recently completed sites as shown in Table 4. About 80% of committed sites are likely to be developed at a density of over 30 dwellings per hectare.

<b>TABLE 9 DENSITY OF COMMITTED SITES Dwelling Sites Committed at 01/04/05</b>		
<b>Density (Dwells/Hectare)</b>	<b>No of Dwelling Sites</b>	<b>% Total</b>
Less than 30	578	20.3
30 to 50	391	13.8
Over 50	1875	65.9
<b>All</b>	<b>3058</b>	<b>100.0</b>

## 7. MEETING THE STRATEGIC HOUSING REQUIREMENT

7.1 The Warwickshire Structure Plan identifies the need for 31,100 dwellings to be provided in the county between 1996 and 2011, of which 8,000 (25.7%) should be provided in Warwick District. The West Midlands Spatial Strategy (formerly Regional Planning Guidance for the West Midlands) provides for a **maximum** of 2,000 dwellings per annum to be provided in the county between 2001 and 2007 and 1,500 per annum between 2007 and 2011. Beyond 2011, a total of 1,350 dwellings per annum in the county are required. Government guidance states that, up until at least 2011, the district proportions in the Structure Plan should be applied to the county figures and that the period prior to 2001 should not be taken into account.

7.2 The following table sets out the housing requirement for the District between 2001 and 2021 in the West Midlands Spatial Strategy. The District requirement has been arrived at by applying the proportions in the Structure Plan (of 25.7%) to the requirement for Warwickshire.

7.3

<b>TABLE 10 STRATEGIC HOUSING REQUIREMENT 2001-2021 West Midlands Spatial Strategy</b>		
<b>Time Period</b>	<b>Dwellings per annum (maximum)</b>	<b>Total Dwellings over Time Period (maximum)</b>
2001 - 2007	514	3,084
2007 - 2011	385	1,540
2011 - 2021	347	3,470
<b>Total 2001- 2011</b>		<b>4,624</b>
<b>Total 2001-2021</b>		<b>8,094</b>

7.4 The Tables below show that the requirement for 2001-2011 (4,624) is exceeded by completions and commitments at April 2005 (5,884) by 1,260 dwellings.

<b>TABLE 11 MEETING THE STRATEGIC REQUIREMENT 2001 – 2011</b>	
<b>A Completions 2001 - 2005</b>	
<b>Year</b>	<b>Dwellings</b>
2001/02	872
2002/03	973
2003/04	733
2004/05	746
<b>Total completions 2001-2005</b>	<b>3,324</b>
<b>B Commitments at 01/04/05</b>	
Dwellings under construction	622
Dwellings with outstanding permission	1,436
Allocated sites without permission	567
Other commitments	219
<b>Total</b>	<b>2,844</b>
Allowance for permissions not implemented (10%)	-284
<b>Total Commitments</b>	<b>2,560</b>
<b>C Completions and commitments at 01/04/05</b>	<b>5,884</b>
<b>D Balance to be provided 2005-2011</b>	<b>0</b>

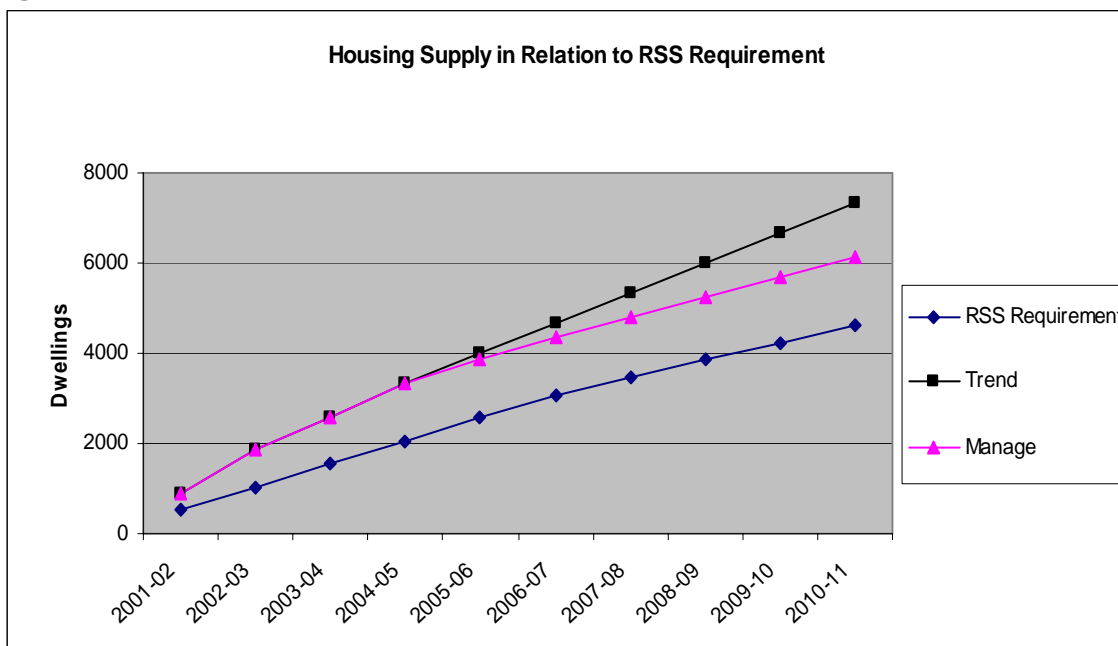
7.4 Over the last 9 years, development on urban windfall sites has averaged 282 dwellings per annum and rural windfalls (development in Limited Growth Villages and replacements only) have averaged 11 dwellings per annum. If this trend continues, this would increase the supply of housing by 1,466 dwellings between 2005 and 2011 (allowing for 5 years instead of 6 in order to allow for those sites which already have permission). This would increase capacity from the current commitments of 2,560 dwellings (Table 11 – B) to 4,026 dwellings.

7.5 The following Table outlines the potential over supply of housing.

<b>TABLE 12 OVER SUPPLY OF HOUSING 2001 – 2011</b>	
	<b>Dwells</b>
Housing Requirement 2001-2011	4,624
<b>A. Housing Supply ( Completions &amp; Commitments) 2001-2011:</b>	
Completions 2001-2005	3,324
Housing Supply at April 2005 (Commitments only )	2,560
Total Supply	5,884
Over Supply	+1,260
<b>Over Supply as Percentage of Housing Requirement</b>	<b>27%</b>
<b>B. Housing Supply (Completions, Commitments &amp; Windfalls) 2001-2011:</b>	
Completions 2001-2005	3,324
Housing Supply at April 2005 (Commitments and Windfalls )	4,026
Total Supply	7,350
Over Supply	+2,726
<b>Over Supply as Percentage of Housing Requirement</b>	<b>60%</b>

7.6 In September 2005 the Council approved a Supplementary Planning Document (SPD) to manage the supply of urban windfall housing. This will have the effect of reducing the over supply of housing from 60% to nearer 30%. Figure 10 illustrates the extent to which the SPD (the “manage” line) will reduce the over supply if the level of urban windfalls is reduced to 10% of the estimated windfalls based on past trends (as included in the “trend” line).

**Figure 10**



## 8. LOCAL PLAN HOUSING ALLOCATIONS 1996 – 2005

8.1 Progress has continued on sites allocated in the adopted Local Plan 1989-2001. The following Table lists the allocated sites and the position at 01/04/05.

<b>TABLE 13 ALLOCATED LOCAL PLAN SITES : SITUATION AT 01/04/05</b>					
<b>Area</b>	<b>Site Name</b>	<b>Type</b>	<b>Dwellings Allocated</b>	<b>Dwellings Completed At 01/04/05</b>	<b>Dwellings Completed 2004/05</b>
Rural	Central Hospital, Hatton	BF	650	595	16
Leamington & Warwick	Heathcote Home Farm	GF	1430	1510	Completed
	South Sydenham	GF	290	174	18
	South West Warwick	GF	1100	376	65
	Kingland Drive	GF	45	45	Completed
	Mercia Way	GF	5	5	Completed
	Gresham Avenue	GF	150	162	Completed
	Whitnash Allotments	GF	260	266	27
	Coventry Rd /Montague Rd *	GF	30	0	0
	The Quarry /Coventry Rd	BF	15	15	Completed
	Myton Hamlet	GF	15	15	Completed
	Myton Rd /Europa Way	GF	25	25	Completed
	Edmonscote Playing Field *	GF	40	0	
	Warneford Hospital	BF	110	110	Completed
Leamington Town Centre	Ranelagh Terrace	BF	100	148	Completed
Kenilworth	Queens Road	GF	20	23	Completed
	Whateleys Drive	BF	70	70	Completed
	St John's Street *	BF	10	0	
GF : Greenfield Site      BF : Brownfield Site					
* Sites which are unlikely to be developed					

8.2 Three of the allocated Local Plan sites are unlikely to be implemented. The site at Coventry Road /Montague Road is primarily a greenfield site which had not been developed within the plan period and therefore was de-allocated in the local plan review. However outline permission has been granted for an element of residential on the part of the site which is currently a car park. The site at Edmonscote Playing Field lies within the flood plain and the site at St John's Street is unlikely to be capable of providing a feasible development opportunity.

8.3 The site at Central Hospital was completed in 2004/05 and the sites at South Sydenham, Whitnash Allotments and South West Warwick are all well underway.

## 9. AFFORDABLE HOUSING 1996 – 2005

- 9.1 Policy H2 of the Warwickshire Structure Plan (1996-2011) suggests that 3,600 affordable dwellings may be required in Warwick District during the plan period but states that district councils should assess local need based on an up-to-date housing needs assessment. A review of the Housing Needs Assessment in Warwick District was carried out in 2001 by Fordham Research. This updated the previous study (1998) and extrapolated housing need up to 2011. The updated estimate gives a requirement of 7,072 additional affordable homes from 1998-2011 or 544 dwellings per annum, if all housing needs were to be met. In August 2005 the District Council, jointly with Stratford District Council, appointed the consultants Outside UK Ltd to carry out a comprehensive Housing Assessment for South Warwickshire. The Assessment will be completed by the end of March 2006.
- 9.2 Of the 800 affordable dwellings completed between 1996 and 2005, 780 were housing association dwellings.

<b>TABLE 14 AFFORDABLE HOUSING COMPLETIONS 1996-2005</b>	
<b>Year</b>	<b>Dwellings</b>
1996/97	87
1997/98	56
1998/99	76
1999/00	34
2000/01	177
2001/02	52
2002/03	161
2003/04	87
2004/05	70
<b>Total</b>	<b>800</b>

- 9.3 During the year 2004/05, a total of 70 affordable homes were completed as listed in Table 15 below.

<b>TABLE 15 AFFORDABLE HOUSING SITES COMPLETED 2004/05</b>		
<b>Site</b>	<b>Dwellings</b>	<b>Comments</b>
79, Upper Holly Walk, Leamington Spa	7	Replacement/ refurbishment by partner Housing Association
Haddon Road/East Dene, Leamington Spa	6	Former Council garage site developed by partner Housing Association
Briar Close/ Buckley Road, Leamington Spa	10	Former Council garage site developed by partner Housing Association
Langley Road, Whitnash	3	Former Council garage site developed by partner Housing Association
Pipers Lane, Kenilworth	18	Secured through a S 106 Agreement with a private developer and provided by a partner Housing Association
King Edward VII Hospital, Hatton	26	Secured through a S 106 Agreement with a private developer and provided by a partner Housing Association
<b>Total</b>	<b>70</b>	

- 9.4 Table 16 below lists the major sources of affordable housing completions since 1996. These are generally larger housing developments where affordable housing has been secured through a Section 106 Agreement with a private housebuilder.

<b>TABLE 16 AFFORDABLE HOUSING COMPLETIONS ON LARGE SITES 1996-2005</b>	
<b>Site</b>	<b>Dwellings</b>
Heathcote Home Farm	225
Central Hospital, Hatton	60
Whitnash Allotments	30
Warneford Hospital	37
South Sydenham	50
Former Cold Storage Depot	16
Former Emscote Lawn School	50
South West Warwick	41
Pipers Lane, Kenilworth	18
King Edward VII Hospital, Hatton	26

- 9.5 The following sites are either under construction or have outstanding planning permission for an element of affordable housing.

<b>TABLE 17 AFFORDABLE HOUSING WITH PERMISSION AT 01/04/05</b>		
<b>Site</b>	<b>Affordable Dwellings</b>	<b>Comment</b>
<b>Sites under Constuction</b>		
21 Dale Street, Leamington Spa	1	Basement conversion to provide an additional unit
King Edward VII Hospital, Hatton	6	Secured through a S 106 Agreement with a private developer and provided by a partner Housing Association
<b>Sites with Permission</b>		
Greville Road, Leamington Spa	7	Former Council garage site to be developed by partner Housing Association
Bread & Meat Close, Warwick	29	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
47 Portland Street, Leamington	8	Refurbishment/ replacement of existing flats by partner Housing Association
The Elms, Oakdene Crescent, Shrewley	6	Rural exception site
New Road, Norton Lindsey	3	Secured through a S 106 Agreement with a private developer to provide low cost market housing
<i>Benfords, Cape Road, Warwick</i>	29	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
<i>Pottertons, Emscote Road, Warwick</i>	88	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
<i>South West Warwick</i>	11	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
<i>The Trinity Catholic Technology College</i>	16	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
<i>Sites in italics relate to outline permissions and the numbers are approximate only</i>		

- 9.4 A number of other sites, which have permission subject to a Section 106 Agreement or which are the subject of a development brief, will be required to provide an element of affordable housing. The amount in each case will be the subject of negotiations between the developer and the local planning authority. These sites are at South West Warwick, Station Approach, Leamington Spa and Ansell Road, Warwick. Together they have the capacity to provide over 200 affordable homes.

## 10. GREENFIELD AND BROWNFIELD DEVELOPMENT 1996 – 2005

- 10.1 Table 18 shows brownfield and greenfield completions in Warwick District between 1996 and 2005. The high proportion of greenfield completions since 1999/2000 reflects development of the allocated Local Plan sites at Heathcote Home Farm, Sydenham, Whitnash Allotments and South West Warwick.

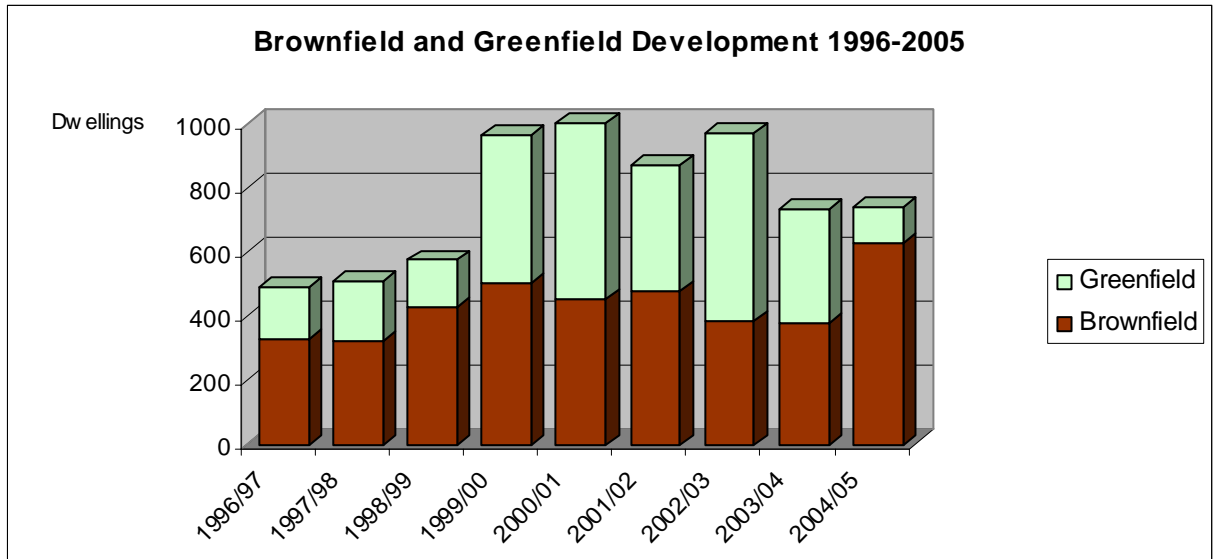
<b>TABLE 18 COMPLETIONS ON BROWNFIELD &amp; GREENFIELD SITES 1996 - 2005</b>									
Year	Total Comps	Brownfield				Greenfield			
		Urban		Rural		Urban		Rural	
		No	%	No	%	No	%	No	%
1996/97	490	315	64.3	13	2.7	137	28.0	25	5.1
1997/98	510	247	48.4	76	14.9	167	32.7	20	3.9
1998/99	575	243	42.3	183	31.8	139	24.2	10	1.7
1999/00	962	241	25.1	262	27.2	437	45.4	22	2.3
2000/01	1,000	335	33.5	117	11.7	537	53.7	11	1.1
2001/02	872	392	45.0	85	9.7	374	42.9	21	2.4
2002/03	973	292	30.0	93	9.6	577	59.3	11	1.1
2003/04	733	305	41.6	72	9.8	350	47.7	6	0.8
2004/05	746	547	73.3	80	10.7	113	15.2	6	0.8
<b>Total</b>	<b>6,861</b>	<b>2,917</b>	<b>42.5</b>	<b>981</b>	<b>14.3</b>	<b>2,831</b>	<b>41.3</b>	<b>132</b>	<b>1.9</b>

- 10.2 The proportion of dwellings delivered on brownfield sites over the whole period 1996-2005 was 57% and on *urban brownfield* sites was 42%. The Warwickshire Structure Plan indicative target for development on *urban brownfield* sites in Warwick District for the plan period 1996-2011 is 45%. In the year 2004/05, the proportion of total dwellings built on brownfield sites (84%) was the highest since 1996.

<b>TABLE 19 COMPLETIONS ON BROWNFIELD SITES 1996-2005</b>		
	Total Brownfield Completions	% Total Completions
1996/97	328	66.9
1997/98	323	63.3
1998/99	426	74.1
1999/00	503	52.3
2000/01	452	45.2
2001/02	477	54.7
2002/03	385	39.6
2003/04	377	51.4
2004/05	627	84.0
<b>Total</b>	<b>3,898</b>	<b>56.8</b>

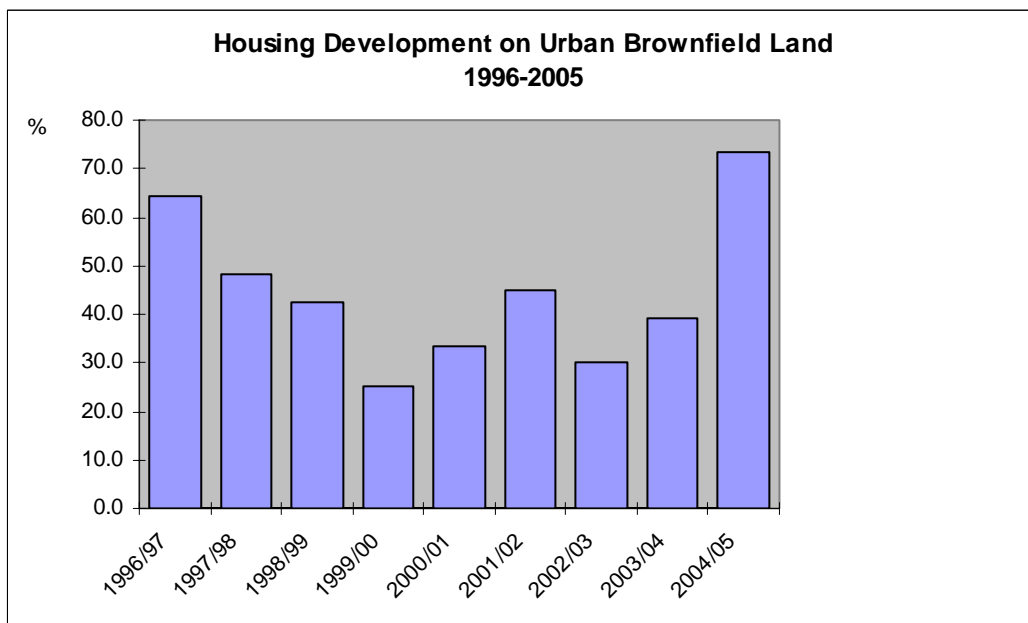
- 10.3 The figure below illustrates how development on greenfield sites increased during the period 1999-2004 when housing development on the local plan allocated sites was at its peak. This increase in development on greenfield land has not, however, been at the expense of development on brownfield sites which has also increased slightly. The year 2004/05 shows a sharp increase in development on brownfield sites at the expense of greenfield sites, where there was a lull in development.

**Figure 11**



10.4 Figure 12 shows the levels of development on urban brownfield sites since 1996. The high proportion in 2004/05 is partly due to the lull in development on allocated greenfield sites but also due to the high level of development on urban windfall sites.

**Figure 12**



## 11 WINDFALL DEVELOPMENT 1996 – 2005

- 11.1 In the year 2004-05, total windfall completions showed an increase of 75% on the previous year. Greenfield windfall completions amounted to just 9 dwellings during the year, largely barn conversions.

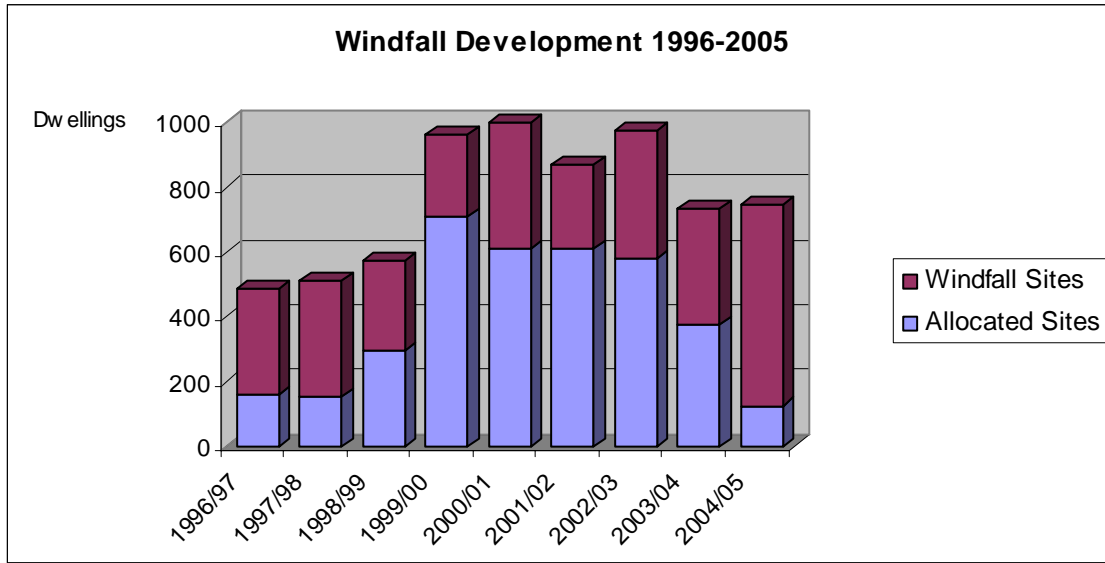
<b>TABLE 20 WINDFALL COMPLETIONS 1996 – 2005 : TOTALS</b>							
Year	Greenfield		Brownfield		Total Windfall	Total Comps	% Total Comps
	No	%	No	%			
1996/97	58	17.5	274	82.5	332	490	67.8
1997/98	98	27.5	259	72.5	357	510	70.0
1998/99	22	7.9	257	92.1	279	575	48.5
1999/00	34	13.6	216	86.4	250	962	26.0
2000/01	34	8.7	355	91.3	389	1000	38.9
2001/02	1	0.4	261	99.6	262	872	30.0
2002/03	62	15.7	333	84.3	395	973	40.6
2003/04	6	1.7	348	98.3	354	733	48.3
2004/05	9	1.5	611	98.5	620	746	83.1
<b>Total</b>	<b>324</b>	<b>10.0</b>	<b>2914</b>	<b>90.0</b>	<b>3238</b>	<b>6861</b>	<b>47.2</b>

- 11.2 Over the year 2004/05, the proportion of completions which were located on windfall sites (83.1%) was the highest since 1996. Annually, this figure has ranged from a high of 83% in 2004/05 to a low of 26% in 1999/00.
- 11.3 Table 21 shows windfall completions from 1996 to 2005 by location and type. This demonstrates the fact that the Structure Plan and Deposit Local Plan policies of concentrating development on urban brownfield land are having an important effect on the pattern of development.

<b>TABLE 21 WINDFALL COMPLETIONS 1996 – 2005</b>								
Year	Urban				Rural			
	Greenfield		Brownfield		Greenfield		Brownfield	
	No	%	No	%	No	%	No	%
1996/97	33	9.9	260	78.3	25	7.5	14	4.2
1997/98	78	21.8	214	59.9	20	5.6	45	12.6
1998/99	12	4.3	232	83.2	10	3.6	25	9.0
1999/00	12	4.8	139	55.6	22	8.8	77	30.8
2000/01	23	5.9	302	77.6	11	2.8	53	13.6
2001/02	0	0.0	250	95.4	1	0.4	11	4.2
2002/03	51	12.9	292	73.9	11	2.8	41	10.4
2003/04	0	0.0	305	86.2	6	1.7	43	12.1
2004/05	3	0.5	547	88.2	6	1.0	64	10.3
<b>Total</b>	<b>212</b>	<b>6.5</b>	<b>2,541</b>	<b>78.5</b>	<b>112</b>	<b>3.5</b>	<b>373</b>	<b>11.5</b>

- 11.4 The following figure demonstrates the fact that the level of total windfall completions remained relatively steady until 2004/05 when there was a sharp increase. Completions on allocated sites increased sharply in 1999 before slowing down over the year 2003/04.

Figure 13



## **GLOSSARY**

### **Affordable housing**

Housing which is available to people in housing need who cannot afford to buy or rent housing available on the open market. They are usually provided and managed by Registered Social Landlords.

### **Allocated sites**

Housing sites that were identified in the policies of the Warwick District Local Plan, adopted on 27th April 1995, to meet the requirements of the approved Structure Plan Alterations 1989-2001. This does not include existing commitments that were listed in the Plan, or sites that were referred to only in the supporting text.

### **Brownfield**

Land which was or is occupied by a permanent structure including the curtilage of the development. It excludes agricultural or forestry buildings and land which has been previously developed but where there is a clear reason not to re-use the site such as its contribution to nature conservation. A full definition is available in PPG3 Annex C.

### **Completions**

A dwelling where construction has been completed and where the accommodation is ready for occupation. However the dwelling may not necessarily be occupied.

### **Development Brief**

A detailed planning document relating to a specific site or area which provides detailed guidance on the nature and form of the type of development that may take place there. Development Briefs use the Local Plan as a first point of reference upon which to build and create a document with a greater level of detail. The Brief is usually adopted as a Supplementary Planning Document.

### **Expired Planning Permission**

If no development has taken place on a site that has been granted planning permission within the period required by the planning permission (either three or five years) the permission expires. However, if development has started before the expiry date the permission remains valid.

### **Full Planning Permission**

Detailed planning permission. This remains valid for up to five years. If development has commenced the permission remains valid after that time.

### **Greenfield**

Undeveloped or vacant land not included in the definition of brownfield land, as set out above.

## **Net Density**

A measure of the intensity of development on an area of land, normally expressed as dwellings per hectare. Net site density includes only those areas which will be developed for housing and directly associated uses. It excludes major distributor roads, schools, open spaces serving a wider area and significant landscape buffer strips.

## **Outline planning permission**

Planning permission for development in principle. This remains valid for three years unless superseded by a full or reserved matters planning application to determine the details of the development.

## **Previously Developed Land**

See Brownfield

## **PPG3**

Planning Policy Guidance 3 : Housing (PPG3) sets out the Governments policies on a range of planning issues related to the provision of housing. It is taken into account by regional planning bodies and local planning authorities in preparing regional spatial strategies and development plan documents and may also be material to decisions on individual planning applications and appeals.

## **Regional Spatial Strategy**

A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in a region, indicates areas for distribution of new housing, areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Most former Regional Planning Guidance now have the status of RSS and forms part of the development plan.

## **Registered Social Landlord**

A term introduced in the Housing Act 1996 to describe a local housing company or housing association which is registered and monitored by the Housing Corporation.

## **Rural Area**

The area of the district that lies outside the built-up areas of Leamington Spa (including Whitnash), Warwick and Kenilworth.

## **Section 106 Agreement**

A legal agreement that ensures development provides an appropriate range of community and infrastructural benefits, relating to the requirements of the planning permission. Section 106 agreements are the principle means of securing planning obligations.

## **Structure Plan**

An old style development plan which sets out strategic planning policies at county level and forms the basis for detailed policies in Local Plans. Structure Plans will continue to operate for a time after the commencement of the new development plan system. The new system includes a RSS at regional level (which will supercede the Structure Plan) and Development Plan Documents at local level (which will supercede the Local Plan).

## **Supplementary Planning Document (SPD)**

This provides supplementary information on specific policies in Local Plans or Development Plan Documents. They are not subject to independent examination and do not have development plan status.

## **Urban Area**

The built-up area of the district. This includes Leamington Spa (including Whitnash), Warwick and Kenilworth.

## **Windfall Sites**

Sites that come forward for development and that have not been specifically identified as available for development within the local plan.

## APPENDIX 1

### Urban Capacity Study 2002

<b>Potential Urban Capacity for Housing 2001-2011</b>		
<b>Urban Capacity Source</b>	<b>Urban Capacity p.a.</b>	<b>Total Urban Capacity to 2011</b>
Previously-developed land and buildings (both vacant and in use)	100 to 160 dwellings p.a.	1300 dwellings*
Vacant land not previously developed	15 to 25 dwellings	20 dwellings
Subdivision of existing housing	30 dwellings p.a. to 2006 45 dwellings p.a. from 2006 to 2011	375 dwellings
Redevelopment of existing housing	20 dwellings p.a. to 2006 30 dwellings p.a. from 2006 to 2011	250 dwellings
Intensification	10 dwellings p.a.	100 dwellings
Review of existing housing allocations	Not Applicable	200 dwellings
Conversion of commercial buildings	20 dwellings p.a.	200 dwellings
Flats over shops	15 dwellings p.a. to 2006 5 dwellings p.a. from 2006 to 2011	100 dwellings
Empty Homes	0	0
<b>Total Urban Capacity to 2011</b>		<b>2,545 Dwellings</b>

## APPENDIX 2

### Committed Sites without Planning Permission

<b>Committed Sites without Planning Permission at 01/04/05</b>		
<b>SITE NAME</b>	<b>ESTIMATED CAPACITY</b>	<b>GF/BF</b>
<b>Allocated Sites with Permission Subject to S 106 Agreement</b>		
South West Warwick Areas 2 & 4	320	GF
South West Warwick Aylesford School	200	BF
South Sydenham	47	GF
<b>Windfall Sites with Permission Subject to S 106 Agreement</b>		
19 Church Street, Warwick	13	BF
14-20 The Parade, Leamington Spa	16	BF
Ansell Road, Warwick	106	BF
<b>Windfall Sites without Permission - Subject of a Development Brief</b>		
Station Approach	84	BF

## **APPENDIX 3**

### **Schedules of Sites with Planning Permission**

- Dwellings with Permission (Not Started) at April 05 : Urban
- Dwellings with Permission (Not Started) at April 05 : Rural
- Completions 2004/05 : Urban
- Completions 2004/05 : Rural
- Sites under Construction at April 05 : Urban
- Sites under Construction at April 05 : Rural
- Expired Permissions 2004/05

***These schedules are available on request from the Planning Department. See contact numbers in paragraph 2.8***