



Five Year Housing Land Assessment

2011-2016

August 2011

INTRODUCTION

- 1.1 Government planning policy guidance for housing is set out in Planning Policy Statement 3: Housing (PPS3) issued in November 2006. One of the aims of PPS3 is that Local Planning Authorities maintain a “flexible, responsive supply of land”. In order to achieve this they should ensure, on an annual basis, that there is a continuous five year supply of “deliverable” sites which fulfils the requirement in existing plans. To be considered “deliverable”, sites should be available, suitable and achievable.
- 1.2 An up-to-date five year supply of deliverable sites is an important consideration when determining planning applications for housing development¹. Where an up-to-date supply can be demonstrated and applications come forward for sites that are allocated in the overall supply but not in the first five years, then Local Planning Authorities need to consider whether granting permission would undermine the achievement of policy objectives. Conversely, where an up-to-date five year supply cannot be demonstrated, applications should be considered favourably having regard to other policy objectives in PPS3.
- 1.3 The level of housing to be identified in the five year supply should be based on the housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered.²
- 1.4 This Report includes Warwick District Council’s Assessment for the five year period 2011-2016 and is based on housing land monitoring information as at 1st April 2011. All the housing figures are gross figures, in line with the housing provision figures in the Development Plan.

REGIONAL AND LOCAL PLANNING POLICY

- 1.5 The Development Plan for Warwick District includes the adopted West Midlands Regional Spatial Strategy (RSS) and the Warwick District Local Plan.

West Midlands RSS

- 1.6 The West Midlands Regional Spatial Strategy was adopted in January 2008. The RSS includes a maximum target for the amount of new housing to be built within Warwickshire between 2001 and 2021. The figures are presented as average annual rates over three time periods (see Table 1 below).
- 1.7 The adopted RSS includes a housing provision figures for Warwickshire County only. Advice from Government at adoption was to apportion figures to Districts based on the (then) Structure Plan housing proportions or “more up-to-date information”. The latest advice is to use the District proportions in the housing provision figures in the emerging RSS (Policy CF3). In Table 1 of this policy, 26.3% of the housing provision figure for Warwickshire is apportioned to Warwick District. This proportion is, therefore, applied to the adopted RSS figures for

¹ PPS3 Paragraphs 69-74

² Demonstrating a 5 Year Supply of Deliverable Sites. Advice produced by CLG for Planning Inspectorate

Warwickshire, giving a housing provision figure for Warwick District of 8,286 dwellings between 2001 and 2021 and 5,801 between 2001 and 2014.

Warwick District Local Plan

- 1.8 The Warwick District Local Plan was adopted in September 2007, and most of its policies were saved by the Secretary of State in September 2010. The Plan carries forward committed sites which were allocated in the previous Local Plan but where development had not yet started. In addition, the Plan supports housing development on urban, previously developed land on unidentified sites and these, together with the committed sites, are sufficient to meet the RSS requirements.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2009

- 1.9 The purpose of the SHLAA is to assess the suitability of sites, both brownfield and greenfield, for housing development. The SHLAA does not make recommendations on whether or not a site should be allocated since that is one of the functions of the emerging Local Plan. The status of the SHLAA is essentially one of many pieces of evidence from which the new Local Plan will draw in developing proposals for future growth in the District. Warwick District's SHLAA was first published in March 2009 and revised in June 2009³. A further review will be published in Autumn 2011. Sites with planning permission are, at present, sufficient to meet the five year supply of housing without the need to draw on SHLAA sites.

ASSESSMENT OF SITES

- 1.10 Sites included in the current supply (as at 1st April 2011) are those which are the subject of a Council resolution such as the grant of planning permission (including permission subject to a Planning Agreement); sites identified in the adopted Local Plan; or sites the subject of a Development Brief. PPS3 requires sites in the five year supply to be deliverable (i.e. suitable, available and achievable).
- 1.11 In the case of sites with permission, or subject to a planning agreement, it is assumed that the sites are both suitable and available. Achievability is an assessment of whether development will take place within the next five years. There is traditionally a strong housing market in the District and only a small minority of sites with permission do not normally proceed to development within the lifetime of the permission. Therefore, unless discussions with developers have indicated otherwise, it is assumed that the majority of sites with permission are achievable within 5 years. A discount of 5% is applied to allow for the minority where development does not take place.
- 1.12 Two sites at the Station Area, Leamington Spa are the subject of a Development Brief but without permission. The Ford Foundry site is currently the subject of a planning application for mixed use development, not including residential development. Land at Station Approach is not currently available in its entirety, and depends on existing uses in this area relocating. However, since the

³ The latest SHLAA is available on the Council's web site warwickdc.gov.uk/shlaa

adequacy of the supply is not dependent upon these two sites no further investigations have taken place.

1.13 The following tables set out the five year housing requirement and the current five year supply.

A THE FIVE YEAR REQUIREMENT

Tables 1-3 show how the five year requirement is calculated.

TABLE 1: RSS REQUIREMENT FOR WARWICKSHIRE West Midlands Regional Spatial Strategy 2001-2021 Annual Average Rates of Housing Provision : Warwickshire (Policy CF3. Table 1)	
Time Period	Dwellings per annum (maximum)
up to 2007	2,000
2007 - 2011	1,500
2011 - 2021	1,350

TABLE 2: COMPUTED RSS REQUIREMENT FOR WARWICK DISTRICT 2001- 2021 Adopted RSS figures with District Proportion from Preferred Option of RSS (Phase Two) Revision (26.3% of Warwickshire total)		
Time Period	Dwellings per annum (maximum)	Total Dwellings over Time Period (maximum)
2001 - 2007	526	3,156
2007 - 2011	395	1,580
2011 - 2021	355	3,550
Total 2001- 2011		4,736
Total 2001-2016		6,511
Total 2001-2021		8,286

TABLE 3: THE FIVE YEAR HOUSING REQUIREMENT 2011-2016	
	Dwellings
Requirement 2001-2016	6,511
Completions 2001-2011	5,947
Balance 2011-2016	564
Five Year Requirement	564

B THE FIVE YEAR SUPPLY

Tables 4-6 list all committed sites of over 5 dwellings and Table 7 lists sites which are committed but without permission.

TABLE 4: LARGE COMMITTED SITES (25 dwellings and over with permission)			
Site	Dwelling Sites: Situation at 01/04/11		
	Under Construction	Not Started	Comments
South West Warwick	10	76	Phase 8 currently under construction
Benfords, Warwick	0	15	Site under construction
South Sydenham	10	0	Site under construction
Former Pottertons	136	48	Site under construction
Kenilworth House	2	0	Site under construction
23-25 Newbold Terrace	28	0	
Binswood Hall	0	83	Site not started
TOTAL	186	222	

TABLE 5: MEDIUM COMMITTED SITES (10-24 dwellings with permission)			
Site	Dwelling Sites: Situation at 01/04/11		
	Under Construction	Not Started	Comments
14-20 The Parade	0	16	
Warwick Printers	0	16	
56 Russell Terrace	16	0	Site under construction
40 Kenilworth Road	0	14	
131-135 Warwick Road	0	12	
19 Church Street	0	13	
R/O 427 – 433 Tachbrook Road	0	10	
Coton End, Warwick	10	0	Site under construction
TOTAL	26	81	

TABLE 6: SMALL COMMITTED SITES (Sites under 10 dwellings with permission)			
Site	Dwelling Sites: Situation at 01/04/11		
	Under Construction	Not Started	Comments
16-22 Clemens Street, Leamington Spa	0	9	
R/O Cherry Street, Warwick	0	9	
Thornbank Centre, 6 Warwick New Road, Leamington Spa	0	9	
Dairy House, Kenilworth Road, Leamington Spa	0	8	
Guys Nursing Home, Warwick New Road, Leamington Spa	0	5	
16 Wise Street, Leamington Spa	0	7	
26 Leam Terrace, Leamington Spa	6	0	Under construction
39 Clarendon Square, Leamington Spa	6	0	Under construction
TOTAL Sites 6-9	12	47	
Sites 5 and under	32	96	
TOTAL Sites under 10	44	151	

TABLE 7: OTHER COMMITTED SITES (Sites without permission)		
Site	Dwelling Sites: Situation at 01/04/11	
	Estimate of Dwellings	Comments
South West Warwick	222	Local Plan Committed Site
Station Approach, Leam Spa	150	Subject of approved Development Brief and allocated as opportunity site in Local Plan.
Former Ford Foundry	75	Subject of approved Development Brief. Site is the subject of a planning application.
Former North Leamington School	58	Agreed subject to S 106
Edmonscombe Manor, Warwick New Road	35	Agreed subject to S 106
Benfords Mixed Use site, Cape Road, Warwick	16	Agreed subject to S 106
2-24 Kenilworth Street	30	Agreed subject to S 106
TOTAL	586	

C ASSESSING THE FIVE YEAR SUPPLY AGAINST THE REQUIREMENT

The following table demonstrates how the current supply of housing meets the five year requirement.

TABLE 8: MEETING THE FIVE YEAR HOUSING REQUIREMENT 2011-2016	
Requirement 2011-2016	564
Dwelling sites under construction	256
Dwelling sites with permission (not started)	454
Other committed sites	586
Total Commitments	1,296
Less 5% for non-implementation	-65
Deliverable Commitments	1,231