



# Housing Monitoring Report 2004

Planning and Engineering Department



## HOUSING MONITORING



# Contents

	<b>Page</b>
<b>1 Introduction</b>	<b>1</b>
<b>2 Background</b>	<b>1</b>
<b>3 Methodology</b>	<b>3</b>
<b>4 Completions 2003-2004</b>	<b>4</b>
<b>5 Dwelling Sites with Permission or Under Construction at 01/04/04</b>	<b>7</b>
<b>6 Identified Capacity at 01/04/04</b>	<b>9</b>
<b>7 Meeting the Structure Plan Requirement</b>	<b>12</b>
<b>8 Local Plan Housing Allocations 1996 – 2004</b>	<b>13</b>
<b>9 Affordable Housing 1996 – 2004</b>	<b>14</b>
<b>10 Greenfield and Brownfield Development 1996 – 2004</b>	<b>16</b>
<b>11 Windfall Development 1996 – 2004</b>	<b>18</b>
<b>GLOSSARY</b>	<b>20</b>
<b>APPENDICES</b>	
<b>1 Urban Capacity Study 2002</b>	<b>23</b>
<b>2 Committed Sites without Planning Permission</b>	<b>24</b>
<b>3 Schedules of Sites with Permission</b>	<b>25</b>

## **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 2003 to March 31st 2004 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 to indicate the effectiveness of policies in the current Local Plan. It will also inform and assist in formulating the policies of the emerging 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**

### **Warwickshire Structure Plan**

- 2.1 Warwickshire Structure Plan (WASP) was adopted by Warwickshire County Council on 20th August 2001. It covers the period 1996-2011 and supersedes the previous Structure Plan (Warwick Structure Plan Alterations No.1 1989-2001).
- 2.2 It identifies a need for 8000 new dwellings in Warwick District in that period and suggests 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 County Council suggests that 3600 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 Structure Plan and covers the period 1989-2001. Since the adoption of the 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.

Work has already commenced on reviewing the Local Plan which will cover the period 1996-2011. It will take into account the policies of the Structure Plan and also relevant government guidance such as PPG3 which relates to housing. A consultation exercise was carried out in

the Spring of 2001 (April - June) on the key issues to be addressed in the Plan and the first draft of the plan was "placed on deposit" for consultation in late 2003 /early 2004..

## **Urban Capacity Study**

- 2.5 New planning guidance has been introduced by the Government requiring all local planning authorities to undertake an Urban Capacity Study. The purpose of the study is to identify the capacity that exists within a particular settlement to accommodate new development. This guidance was produced in response to concerns that urban land and buildings were being underused at the expense of developing on greenfield sites.
- 2.6 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**

- 2.7 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.

Philip Clarke	ext. 6502
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Information can also be found on the Council's website at [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk).

### **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 2003-2004

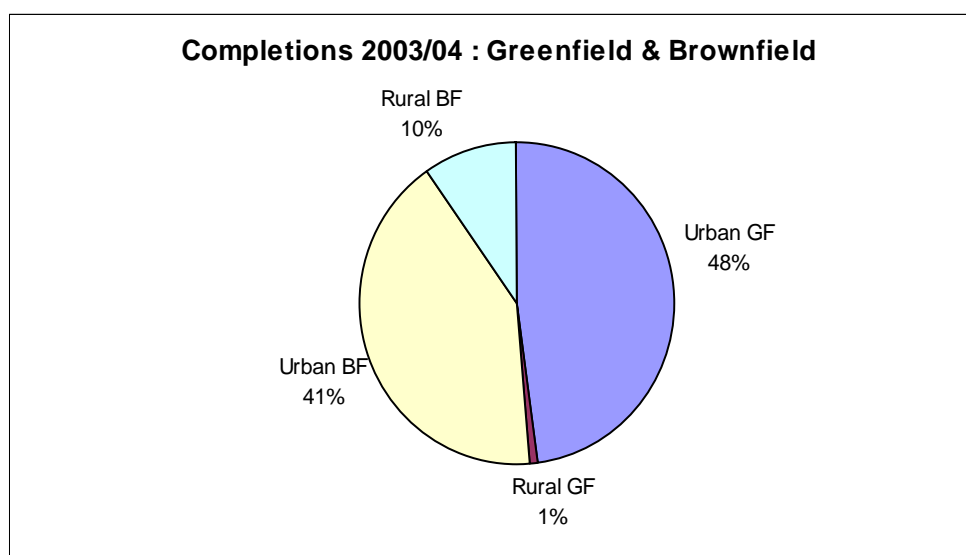
4.1 The pace of housing development has slowed slightly over the past year with 733 dwellings completed between April 2003 and March 2004 compared with 973 dwellings in the year 2002/03. This is largely due to the fact that a smaller number of completions took place on the allocated sites, particularly at Heathcote Home Farm (Warwick Gates) where development was nearing final completion.

### Greenfield and Brownfield Completions

4.2 The highest proportion of completions was located on urban greenfield sites although this reduced to 48% from 59% a year ago. Development on the allocated greenfield sites continued with completions at Heathcote Home Farm (77), South West Warwick (181), South Sydenham (31), and Whitnash Allotments (33). Housing development in the rural area included 29 completions at the brownfield allocated site at Central Hospital, Hatton, which is nearing completion, and the first 5 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 2003-2004 Greenfield and Brownfield						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
<b>Greenfield</b>	350	47.7	6	0.8	356	48.6
<b>Brownfield</b>	305	41.6	72	9.8	377	51.4
<b>TOTAL</b>	<b>655</b>	<b>89.4</b>	<b>78</b>	<b>10.6</b>	<b>733</b>	<b>100.0</b>

Figure 1



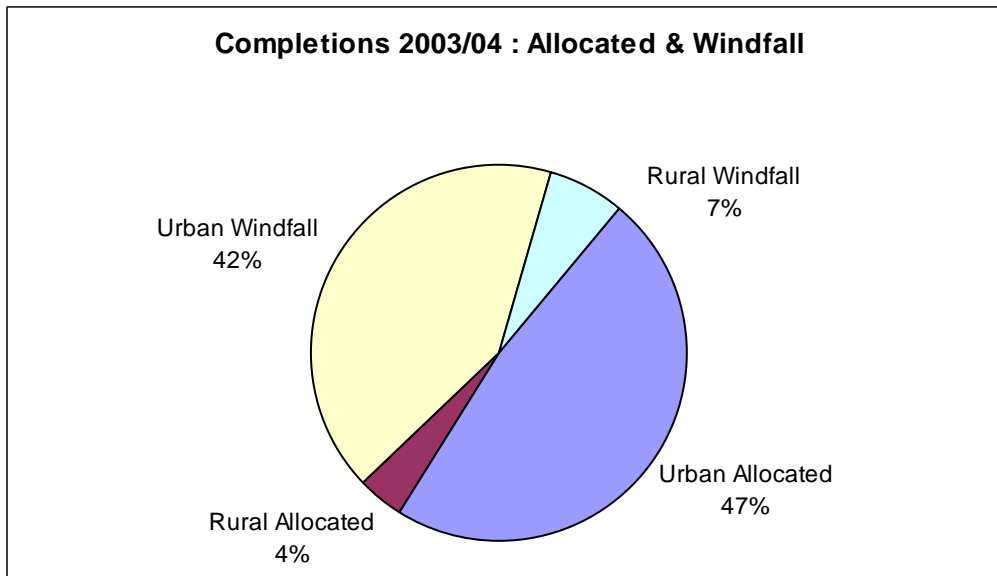
### Allocated and Windfall Sites

4.3 Table 2 and Figure 2 show the annual completions by allocated Local Plan sites and windfall sites. Completions on allocated sites made up 52% of the annual figure compared with 59% in

2002/03. The level of windfall completions, a total of 354 dwellings, was down slightly on the previous year but represented a greater proportion of the total completed sites (48.3%) compared with the previous monitoring year (40.6%).

<b>TABLE 2 COMPLETIONS 2003-2004 Allocated and Windfall Sites</b>						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
<b>Allocated Sites</b>	350	47.7	29	4.0	379	51.7
<b>Windfall Sites</b>	305	41.6	49	6.7	354	48.3
<b>TOTAL</b>	<b>655</b>	<b>89.3</b>	<b>78</b>	<b>10.7</b>	<b>733</b>	<b>100.0</b>

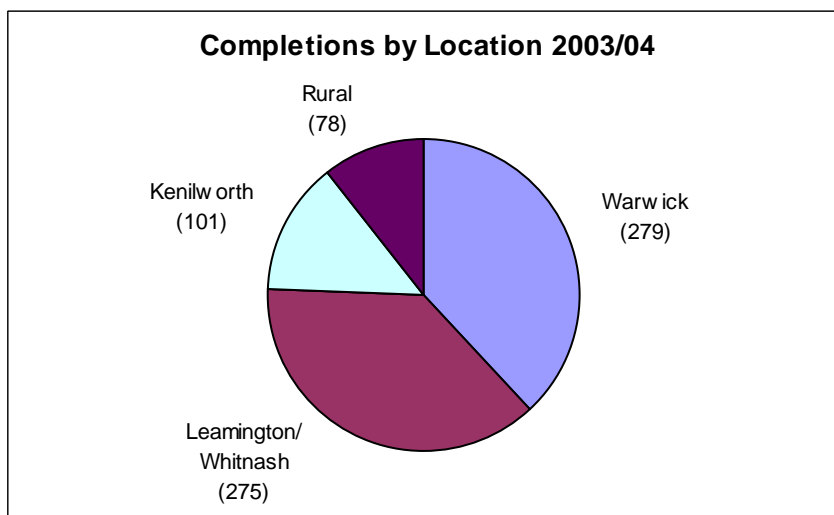
**Figure 2**



### Completed Sites by Location

4.4 The highest proportion of completions were in Warwick (38%) followed by Leamington (including Whitnash) (37%). Figure 3 shows the distribution of completions across the district.

**Figure 3**



## Completed Sites by Size

- 4.5 Analysis of the size of housing sites completed over the last year shows that of the total number of *development sites* which were completed during the year, 61% were sites of less than 5 dwellings. However, of the total number of *dwellings* completed, only 9% 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 2003/04 (but not necessarily all in that year). The large sites (25+) include Emscote Lawn School, sub-sites at South West Warwick and sub-sites at Heathcote Home Farm (Warwick Gates).

<b>TABLE 3 SITE SIZE ANALYSIS</b>		
<b>Development Sites Completed 2003/04</b>		
<b>Site Size (Dwellings)</b>	<b>% Total Development Sites</b>	<b>% Total Dwellings</b>
Less than 5	61.5	9.2
5 to 14	25.3	17.0
15 to 24	5.5	10.5
25+	7.7	63.3

## Completed Sites by Density

- 4.6 Of the total number of dwelling sites completed in the year 2003/04, over 70% were located on developments with a density of over 30 dwellings per hectare.

<b>TABLE 4 DENSITY OF COMPLETED SITES</b>		
<b>Dwelling Sites Completed 2003/04</b>		
<b>Density (Dwells/Hectare)</b>	<b>No of Dwelling Sites</b>	<b>% Total</b>
Less than 30	210	28.7
30 to 50	376	51.3
Over 50	147	20.0
<b>All</b>	<b>733</b>	<b>100.0</b>

## Dwelling Losses

- 4.7 Dwellings are lost as a result of demolitions, changes to non-residential uses and through conversion of residential properties. During the year 2003/04, 3 dwellings were demolished and 21 dwellings were lost through conversion schemes.

## 5. DWELLING SITES WITH PERMISSION OR UNDER CONSTRUCTION

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

- 5.1 At the end of the monitoring period, 1<sup>st</sup> April 2004, 745 dwellings were under construction, an increase of 84 on the previous year. The majority of these (86%) were located on brownfield sites and 79% were located on urban brownfield sites. This compares with just 52% of dwelling sites under construction on urban brownfield sites at the same time last year. In the District as a whole, 113 dwellings (15%) were located on allocated sites.

<b>TABLE 5 DWELLINGS UNDER CONSTRUCTION AT 01/04/04</b>			
<b>Urban Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	2	593	<b>595</b>
Allocated	97	0	<b>97</b>
<b>Total</b>	<b>99</b>	<b>593</b>	<b>692</b>
<b>Rural Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	30	<b>37</b>
Allocated	0	16	<b>16</b>
<b>Total</b>	<b>7</b>	<b>46</b>	<b>53</b>
<b>District</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	9	623	<b>632</b>
Allocated	97	16	<b>113</b>
<b>Total</b>	<b>106</b>	<b>639</b>	<b>745</b>
<b>% Total (GF/BF)</b>	<b>14.2</b>	<b>85.8</b>	<b>100.0</b>

### Dwelling Sites with Outstanding Permission at 01/04/04

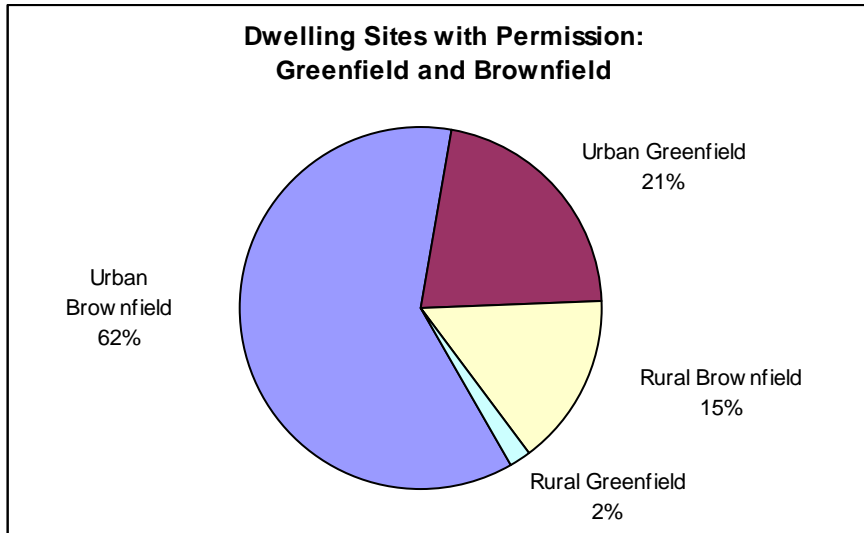
- 5.2 At 1<sup>st</sup> April 2004 a total of 1,107 dwellings were the subject of planning permission but had yet to be started.

<b>TABLE 6 DWELLINGS WITH OUTSTANDING PERMISSION (Not Started) AT 01/04/04</b>			
<b>Urban Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	678	<b>685</b>
Allocated	230	0	<b>230</b>
<b>Total</b>	<b>237</b>	<b>678</b>	<b>915</b>
<b>Rural Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	23	169	<b>192</b>
Allocated	0	0	<b>0</b>
<b>Total</b>	<b>23</b>	<b>169</b>	<b>192</b>
<b>District</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	30	847	<b>877</b>
Allocated	230	0	<b>230</b>
<b>Total</b>	<b>260</b>	<b>847</b>	<b>1107</b>
<b>% Total (GF/BF)</b>	<b>23.5</b>	<b>76.5</b>	<b>100.0</b>

### Sites with Permission : Greenfield and Brownfield

5.3 Sites on urban brownfield land account for 61% of all sites with planning permission. Only 23% are located on greenfield sites and these are largely the allocated sites at South West Warwick, Sydenham and Whitnash Allotments.

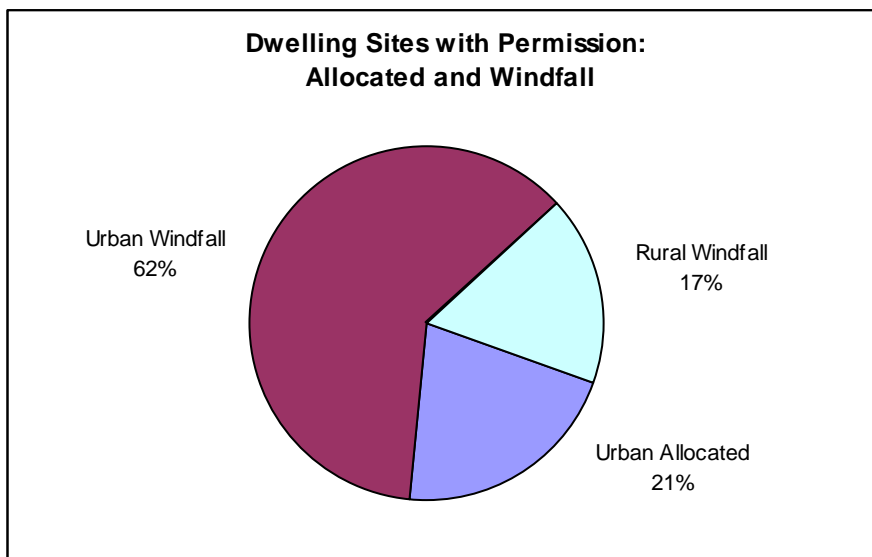
Figure 4



### Sites with Permission: Allocated and Windfall

5.4 The largest category of sites with permission is urban windfall which accounts for 62% of the total. In the rural area a large proportion of sites with permission are located at King Edward VII Hospital, Hatton.

Figure 5



5.5 During the period 2003/04, planning permission was granted for a total of 847 dwellings. Of these, 355 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 01/04/04

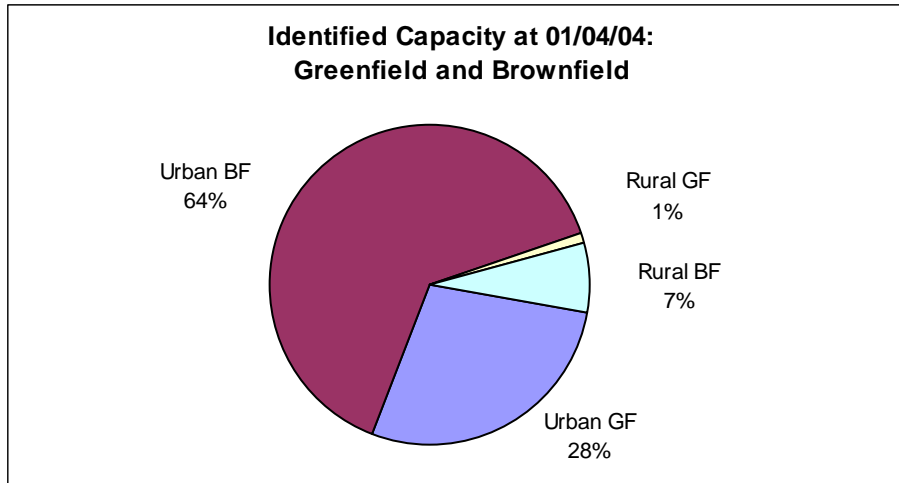
- 6.1 The identified capacity for new housing at 1<sup>st</sup> April 2004 includes:
- sites where planning permission has been granted but work has not yet started. (In the case of outline permissions where the number of dwellings has not been specified, an estimate of potential dwellings has been provided, 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 16 dwellings in the past year.
- 6.3 Table 7 shows that the majority of commitments (49%) comprise windfall sites with planning permission. Allocated sites (with and without permission) amount to 28% of the total capacity.

<b>TABLE 7 IDENTIFIED CAPACITY AT 01/04/03</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	9	1271	30	199	1509	49.3
Allocated	327	0	0	16	343	11.2
<b>Total</b>	<b>336</b>	<b>1271</b>	<b>30</b>	<b>215</b>	<b>1852</b>	<b>60.6</b>
<b>Sites without Planning Permission</b>						
Allocated (No pp)	0	0	0	0	0	0.0
Allocated (pp subject to S106)	520	0	0	0	520	17.0
Windfall (pp subject to S106)	0	602	0	0	602	19.7
Windfall (subject of Devt. Brief)	0	84	0	0	84	2.7
<b>Total</b>	<b>520</b>	<b>686</b>	<b>0</b>	<b>0</b>	<b>1206</b>	<b>39.4</b>
<b>All Sites</b>						
Total	856	1957	30	215	<b>3058</b>	100.0
% Total	28.0	64.0	1.0	7.0	100.0	

### Identified Capacity : Greenfield and Brownfield

- 6.4 The figure below shows that, of the sites coming forward for development in the future, an increasing proportion will be located on brownfield sites – 71% compared with completions this year of 51% on brownfield land.

**Figure 6**

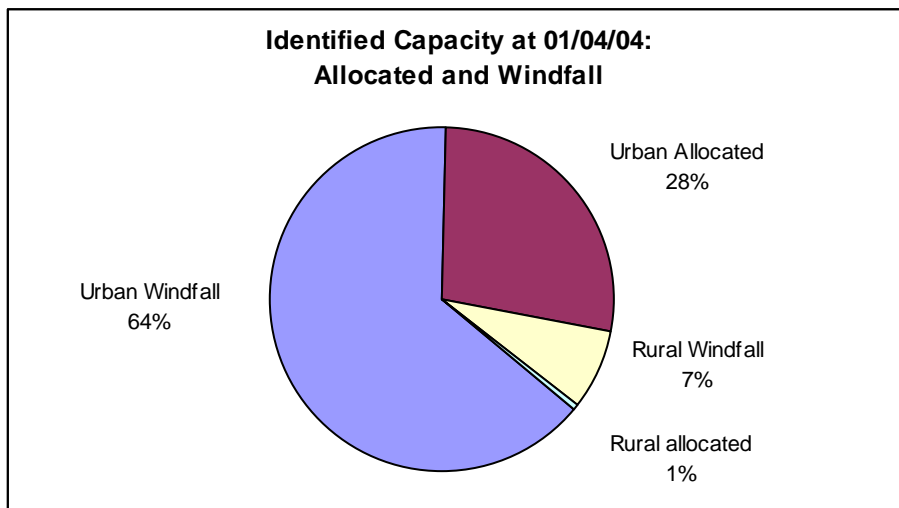


6.5 The majority of greenfield capacity is on allocated Local Plan sites, with and without permission, at South Sydenham, Whitnash Allotments and South West Warwick. Over 90% of the identified capacity can be found in the urban areas. A major element of the capacity in the rural area is the site at King Edward VII Hospital where development is currently underway.

#### **Identified Capacity : Allocated and Windfall**

6.6 Urban windfall sites account for 64% of total capacity at 1<sup>st</sup> April 2004. This compares with 42% of total completions which were on urban windfall sites during 2003/04.

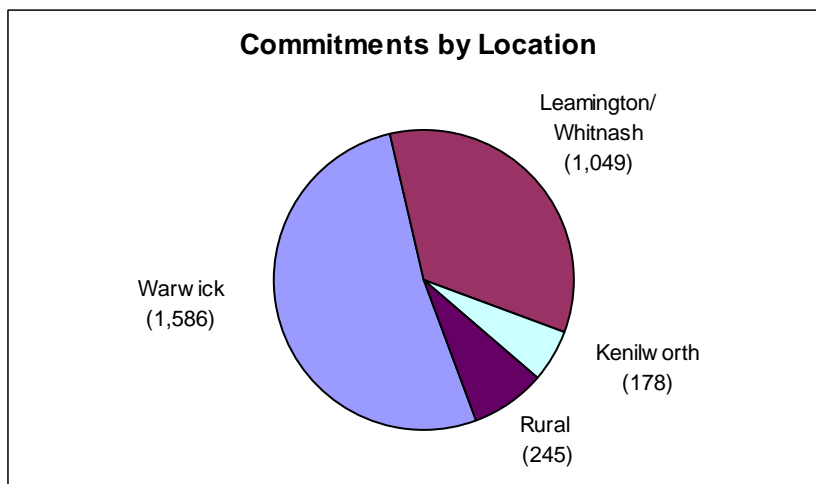
**Figure 7**



#### **Identified Capacity by Location**

6.7 The majority of identified dwelling sites are located in Warwick, Leamington and Whitnash (86%) with only 6% in Kenilworth and 8% in the rural area.

**Figure 8**



**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 75% of committed sites are likely to be developed at a density of over 30 dwellings per hectare.

<b>TABLE 8 DENSITY OF COMMITTED SITES</b>		
<b>Dwelling Sites Committed at 01/04/04</b>		
<b>Density (Dwells/Hectare)</b>	<b>No of Dwelling Sites</b>	<b>% Total</b>
Less than 30	758	24.8
30 to 50	899	29.4
Over 50	1401	45.8
<b>All</b>	<b>3058</b>	<b>100.0</b>

## 7. MEETING THE STRUCTURE PLAN REQUIREMENT

7.1 The Warwickshire Structure Plan requires Warwick District to provide 8,000 new dwellings between 1996 and 2011. The following table sets out the housing land supply position as at 1<sup>st</sup> April 2004.

<b>TABLE 9 MEETING THE STRUCTURE PLAN REQUIREMENT 1996 – 2011</b>	
<b>A Completions 1996 - 2004</b>	
<b>Year</b>	<b>Dwellings</b>
1996/97	490
1997/98	510
1998/99	575
1999/00	962
2000/01	1000
2001/02	872
2002/03	973
2003/04	733
<b>Total completions 1996-2004</b>	<b>6115</b>
<b>B Commitments at 01/04/04</b>	
Dwellings under construction	745
Dwellings with outstanding permission	1107
Allocated sites without permission	520
Other commitments	686
<b>Total Commitments</b>	<b>3058</b>
<b>C Completions and commitments at 01/04/04</b>	<b>9173</b>
<b>D Balance to be provided 2004-2011</b>	<b>0</b>

7.2 Since 1996, development on windfall sites has averaged 327 dwellings per annum. If this trend continues, this would increase the supply of housing by 1962 dwellings between 2004 and 2011 (allowing for 6 years instead of 7 in order to allow for those sites which already have permission). This would increase capacity from the current commitments of 3058 dwellings to 5020 dwellings.

## 8 LOCAL PLAN HOUSING ALLOCATIONS 1996 – 2004

- 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 01/04/04.

<b>TABLE 10 ALLOCATED LOCAL PLAN SITES : SITUATION AT 01/04/04</b>					
<b>Area</b>	<b>Site Name</b>	<b>Type</b>	<b>Dwellings Allocated</b>	<b>Dwellings Completed At 01/04/04</b>	<b>Dwellings Completed 2003/04</b>
Rural	Central Hospital, Hatton	BF	650	579	29
Leamington & Warwick	Heathcote Home Farm	GF	1430	1510	77
	South Sydenham	GF	290	174	31
	South West Warwick	GF	1100	376	181
	Kingland Drive	GF	45	45	
	Mercia Way	GF	5	5	
	Gresham Avenue	GF	150	162	
	Whitnash Allotments	GF	260	266	33
	Coventry Rd /Montague Rd *	GF	30	0	
	The Quarry /Coventry Rd	BF	15	15	
	Myton Hamlet	GF	15	15	
	Myton Rd /Europa Way	GF	25	25	
	Edmonscode Playing Field *	GF	40	0	
	Warneford Hospital	BF	110	110	
Leamington Town Centre	Ranelagh Terrace	BF	100	148	
Kenilworth	Queens Road	GF	20	23	23
	Whateleys Drive	BF	70	70	
* 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 a greenfield site which had not been developed within the plan period and therefore was de-allocated in the local plan review. The site at Edmonscode 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 major allocated site at Heathcote Home Farm was completed in the year 2003/04 along with the site at Queens Road. The sites at Central Hospital, South Sydenham, Whitnash Allotments and South West Warwick are all well underway.

## 9 AFFORDABLE HOUSING 1996 – 2004

- 9.1 Policy H2 of the Warwickshire Structure Plan (1996-2011) suggests that 3600 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 7072 additional affordable homes from 1998-2011 or 544 dwellings per annum, if all housing needs were to be met. During the year 2003/04, a total of 87 affordable homes were completed. Of the total affordable dwellings completed between 1996 and 2004, 714 were housing association dwellings and 16 were local authority dwellings.

<b>TABLE 11 AFFORDABLE HOUSING COMPLETIONS 1996-2004</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
<b>Total</b>	<b>730</b>

- 9.2 Table 12 below lists the major sources of affordable housing completions since 1996. These are generally larger housing developments where affordable housing has been secured under a Section 106 Agreement.

<b>TABLE 12 AFFORDABLE HOUSING COMPLETIONS ON LARGE SITES 1996-2004</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

- 9.3 The following sites have outstanding planning permission for an element of affordable housing.

<b>TABLE 13 AFFORDABLE HOUSING WITH OUTSTANDING PLANNING PERMISSION AT 01/04/04</b>	
<b>Site</b>	<b>Dwellings</b>
South West Warwick	11
King Edward VII, Hatton	26
Pipers Lane, Kenilworth	18
Greville Road	7
Langley Road, Whitnash	3
21 Dale Street	1
47 Portland Street (replacement /refurb)	8

- 9.4 A number of other sites, which have permission subject to a Section 106 Agreement, 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 listed in Appendix 2.

## 10. GREENFIELD AND BROWNFIELD DEVELOPMENT 1996 – 2004

- 10.1 Table 14 shows brownfield and greenfield completions in Warwick District between 1996 and 2004. The high proportion of greenfield completions since 1999/2000 reflects development of the allocated Local Plan sites at Heathcote Home Farm, Sydenham and South West Warwick.

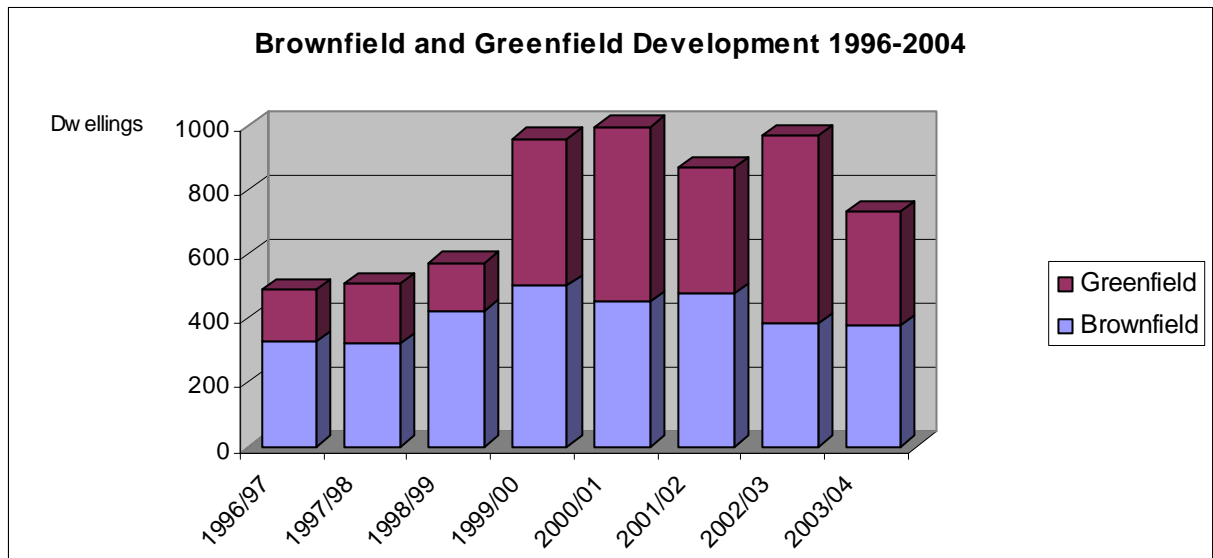
TABLE 14 COMPLETIONS ON BROWNFIELD & GREENFIELD SITES 1996 - 2004									
Year	Total Comps	Brownfield				Greenfield			
		Urban		Rural		Urban		Rural	
		No	%	No	%	No	%	No	%
1996/97	490	315	64.3	13	2.7	137	28.0	25	5.1
1997/98	510	247	48.4	76	14.9	167	32.7	20	3.9
1998/99	575	243	42.3	183	31.8	139	24.2	10	1.7
1999/00	962	241	25.1	262	27.2	437	45.4	22	2.3
2000/01	1000	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
<b>Total</b>	<b>6115</b>	<b>2370</b>	<b>38.8</b>	<b>901</b>	<b>14.7</b>	<b>2718</b>	<b>44.4</b>	<b>126</b>	<b>2.1</b>

- 10.2 In the year 2003/04, the proportion of total dwellings built on brownfield sites (51%) was slightly below the average for the period since 1996. The proportion of dwellings delivered on brownfield sites over the whole period 1996-2004 was 54 % and on urban brownfield sites was 38.8%. Although the *proportion* of dwellings built on brownfield land has tended to decrease over the period, the *numbers* have generally increased since the early part of the period.

TABLE 15 COMPLETIONS ON BROWNFIELD SITES 1996-2004		
	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
<b>Total</b>	<b>3271</b>	<b>53.5</b>

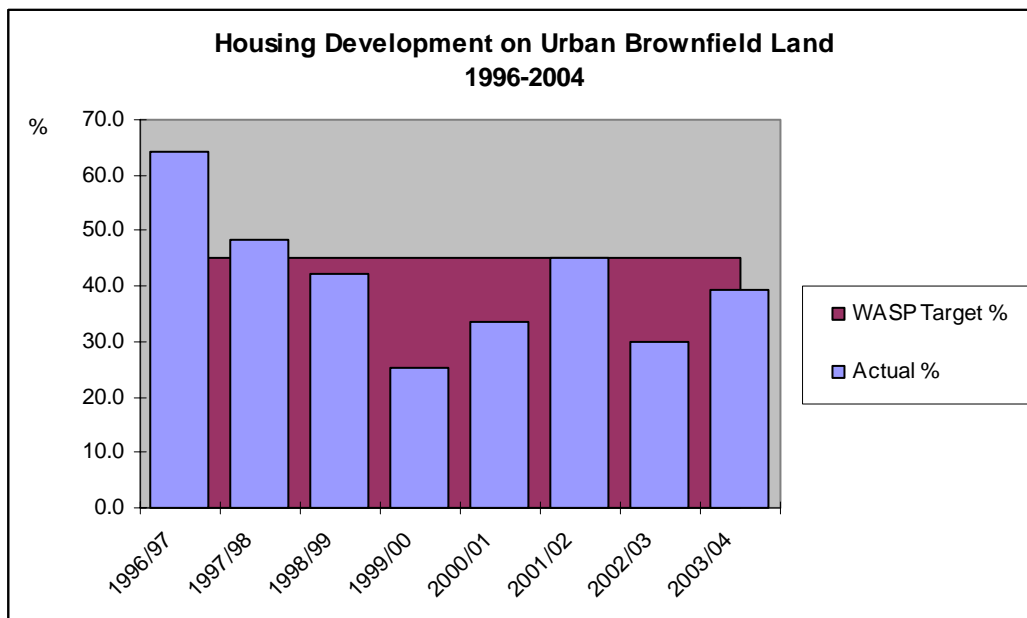
- 10.3 The figure below illustrates how development on greenfield sites has increased since the local plan allocations began to significantly impact on overall figures from 1999 onwards. This increase in development on greenfield land has not, however, been at the expense of development on brownfield sites which has also increased slightly.

**Figure 9**



10.4 The Warwickshire Structure Plan indicative target for development on *urban brownfield* sites in Warwick District for the plan period 1996-2011 is 45%. Table 14 above shows that by April 2004, 38.8% of dwellings had been delivered on urban brownfield sites over the plan period. This proportion declined sharply between 1996 and 2000 but has since shown an increase. However in terms of overall numbers, the trend has remained constant. The annual proportion of development on urban brownfield sites is largely dependant upon the level of completions on the allocated greenfield sites.

**Figure 10**



## 11 WINDFALL DEVELOPMENT 1996 – 2004

- 11.1 In the year 2003-04, total windfall completions were down on the previous year although the level of windfall completions on brownfield land was amongst the highest in the plan period. Greenfield windfall completions amounted to just 6 dwellings during the year, largely barn conversions.

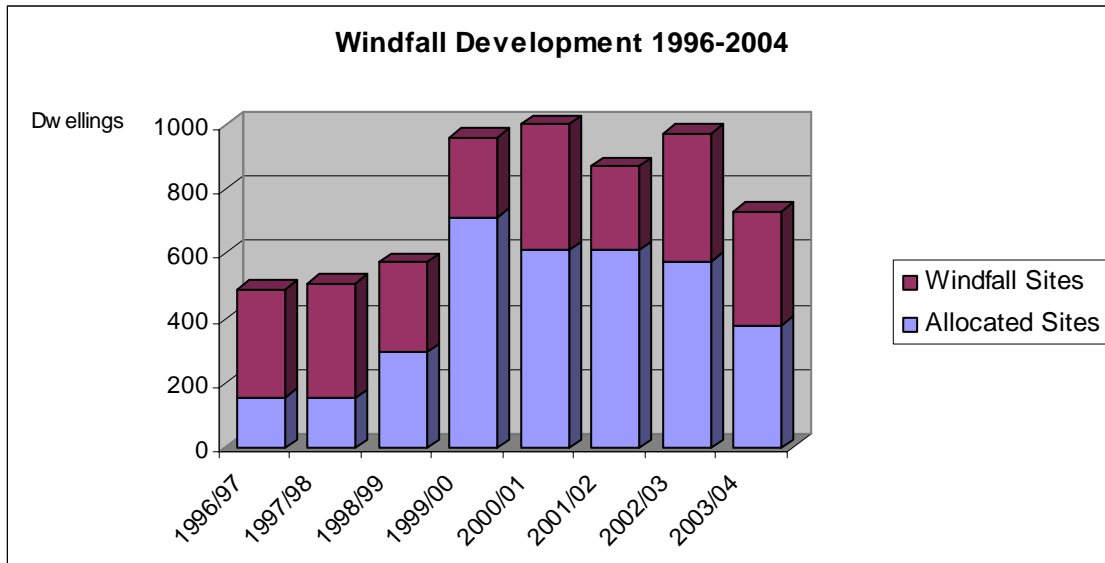
Year	Greenfield		Brownfield		Total Windfall	Total Comps	% Total Comps
	No	%	No	%			
1996/97	58	17.5	274	82.5	332	490	67.8
1997/98	98	27.5	259	72.5	357	510	70.0
1998/99	22	7.9	257	92.1	279	575	48.5
1999/00	34	13.6	216	86.4	250	962	26.0
2000/01	34	8.7	355	91.3	389	1000	38.9
2001/02	1	0.4	261	99.6	262	872	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
<b>Total</b>	<b>315</b>	<b>12.0</b>	<b>2303</b>	<b>88.0</b>	<b>2618</b>	<b>6115</b>	<b>42.8</b>

- 11.2 Over the year 2003/04, the proportion of completions on windfall sites (48.3%) was the highest since 1999. Annually, this figure has ranged from a high of 70% in 1997/98 to a low of 26% in 1999/00.
- 11.3 Table 17 shows windfall completions from 1996 to 2004 by location and type. There were no urban greenfield windfall completions during the year 2003/04 and urban brownfield windfall completions were the highest in the plan period. 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.

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
<b>Total</b>	<b>209</b>	<b>8.0</b>	<b>1994</b>	<b>76.2</b>	<b>106</b>	<b>4.0</b>	<b>309</b>	<b>11.8</b>

- 11.4 The following figure demonstrates the fact that the level of total windfall completions has remained relatively steady over the plan period whilst completions on allocated sites increased sharply in 1999 before slowing down over the past year 2003/04.

Figure 11



## **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 Note 3 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 planning guidance and development plans and may also be material to decisions on individual planning applications and appeals.

## **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.

## **Supplementary Planning Guidance (SPG)**

Additional planning guidance which is prepared by local planning authorities to provide detailed and specific guidance for developers to supplement statutory policies. Supplementary planning guidance may take the form of development briefs on particular sites or may cover a particular issue or topic relevant across the district.

## **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 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 01/04/04</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	GF
<b>Windfall Sites with Permission Subject to S 106 Agreement</b>		
Bread & Meat Close, Warwick	80	BF
Pottertons, Warwick	294	BF
Benfords, Warwick	175	BF
19 Church Street, Warwick	13	BF
Castel Froma, Lillington Road, Leamington Spa	24	BF
14-20 The Parade	16	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 Outstanding Permission (Not Started) at 01/04/04 : Urban
- Dwellings with Outstanding Permission (Not Started) at 01/04/04 : Rural
- Completions 2003/04 : Urban
- Completions 2003/04 : Rural
- Sites under Construction at 01/04/04 : Urban
- Sites under Construction at 01/04/04 : Rural
- Permissions Expiring in 2003/04

***These schedules are available on request from the Planning Department. See contact numbers in paragraph 2.7***