

Warwick District Council

Housing Monitoring Report
2006

John Archer
Head of Planning & Engineering

November 2006

Contents

	Page
1 Introduction	1
2 Background	1
3 Methodology	4
4 Completions 2001-2006	5
5 Dwelling Sites with Permission or Under Construction at 01/04/06	9
6 Identified Capacity at 01/04/06	12
7 Meeting the Strategic Housing Requirement	15
8 Local Plan Housing Allocations 1996 – 2006	18
9 Affordable Housing 1996 – 2006	19
10 Greenfield and Brownfield Development 1996 – 2006	22
11 Windfall Development 1996 – 2006	24
GLOSSARY	27
APPENDICES	
1 Urban Capacity Study 2002	31
2 Committed Sites without Planning Permission	33
3 Estimating Future Windfall Sites	35
3 Schedules of Sites with Permission	37

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 2005 to March 31st 2006 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 maxima for the shire counties.
- 2.2 The housing and employment policies of the RSS are currently being reviewed and new housing figures will be presented at District level up to 2026. The Review will be submitted to the Secretary of State in June 2007 and it is anticipated that adoption will take place in early 2009.

Warwickshire Structure Plan

- 2.3 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.

- 2.4 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

- 2.5 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.
- 2.6 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 took place between April and September 2006. It is anticipated that the Inspector's Report will be received by May 2007 and the Plan will be formally adopted in Summer 2007.
- 2.7 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.

Managing Housing Supply Supplementary Planning Document 2005

- 2.8 In September 2005, the Council approved a Supplementary Planning Document (SPD) to manage the supply of housing. This was in response to concern at national, regional and local level about the high level of house building in relation to the strategic requirement. The SPD restricts new permissions for housing development unless it meets certain objectives concerned with:
- housing in town centre mixed use schemes which support the vitality and viability of the town centres in Warwick, Leamington and Kenilworth;
 - development which specifically enables the creation of a public services facility in Kenilworth town centre;
 - housing development which supports the regeneration of Leamington Old Town;
 - the conversion of Listed Buildings in special circumstances; and
 - housing which meets a specific local need and/or is not generally available on the open market

Urban Capacity Study

- 2.9 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

2.10 If you would like more information about the Local Plan, please email us on 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.

Sally Jones ext. 6330
Tony Ward ext. 6503
Helen Absalom ext. 6504

Philip Clarke ext. 6502
Lorna Coldicott ext. 6505
Claire Parlett ext. 6331

Information can also be found on the Council's website at 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 2005-2006

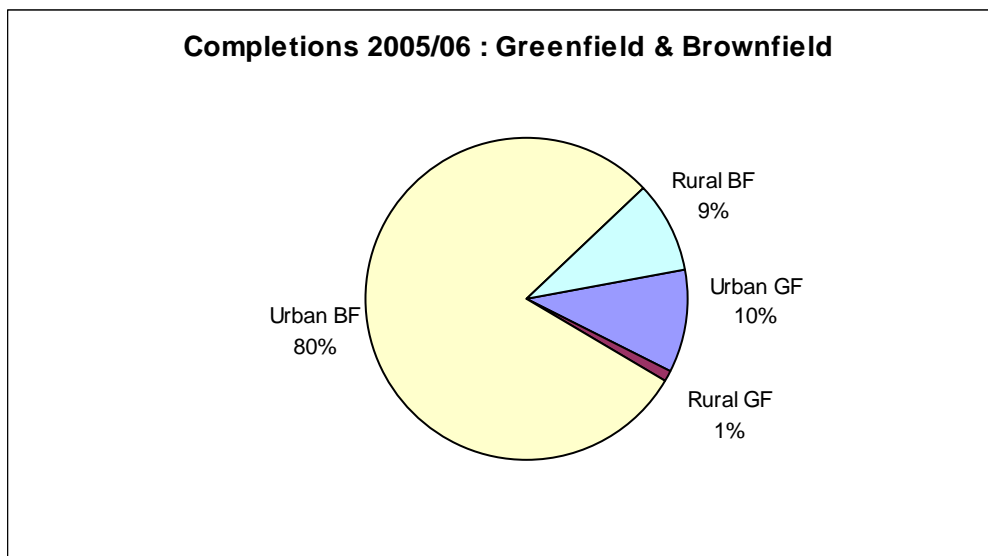
4.1 The pace of housing development has remained steady over the past year with 782 (gross) dwellings completed between April 2005 and March 2006. This compares with 746 dwellings in the year 2004/05.

Greenfield and Brownfield Completions

4.2 Table 1 and Figure 1 show that the year 2005/06 saw the highest proportion of development on brownfield sites since 1996 – 88.7% of dwellings all of which were located on windfall sites. Development on the allocated greenfield sites continued at a relatively slow pace with completions at South West Warwick (83) and South Sydenham (45). Rural greenfield completions all involved 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 through demolitions or conversion schemes. Information on lost dwellings is given at the end of this section.

TABLE 1 COMPLETIONS 2005-2006 Greenfield and Brownfield						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
Greenfield	80	10.2	8	1.0	88	11.3
Brownfield	623	79.7	71	9.1	694	88.7
TOTAL	703	89.9	79	10.1	782	100.0

Figure 1

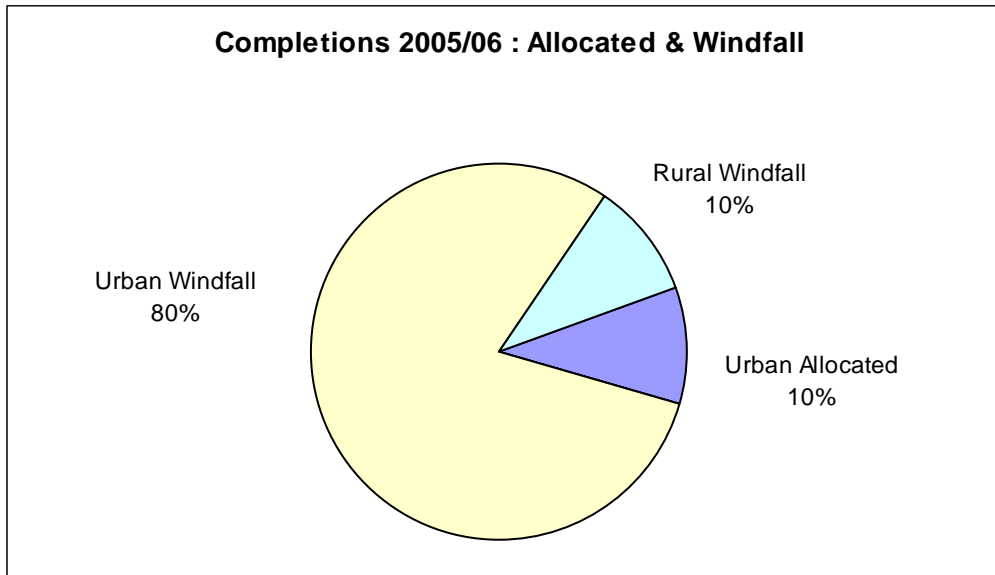


Allocated and Windfall Sites

4.3 Table 2 and Figure 2 show completions by allocated Local Plan sites and windfall sites. Completions on allocated sites made up 10% of the annual figure compared with 17% in 2004/05. The level of windfall completions, a total of 704 dwellings, represented an increase on the previous year (620) and a much greater proportion of total sites – 90% compared with 83% in 2004/05.

TABLE 2 COMPLETIONS 2005-2006 Allocated and Windfall Sites						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
Allocated Sites	78	10.0	0	0.0	78	10.0
Windfall Sites	625	79.9	79	9.4	704	90.0
TOTAL	703	89.9	79	11.5	782	100.0

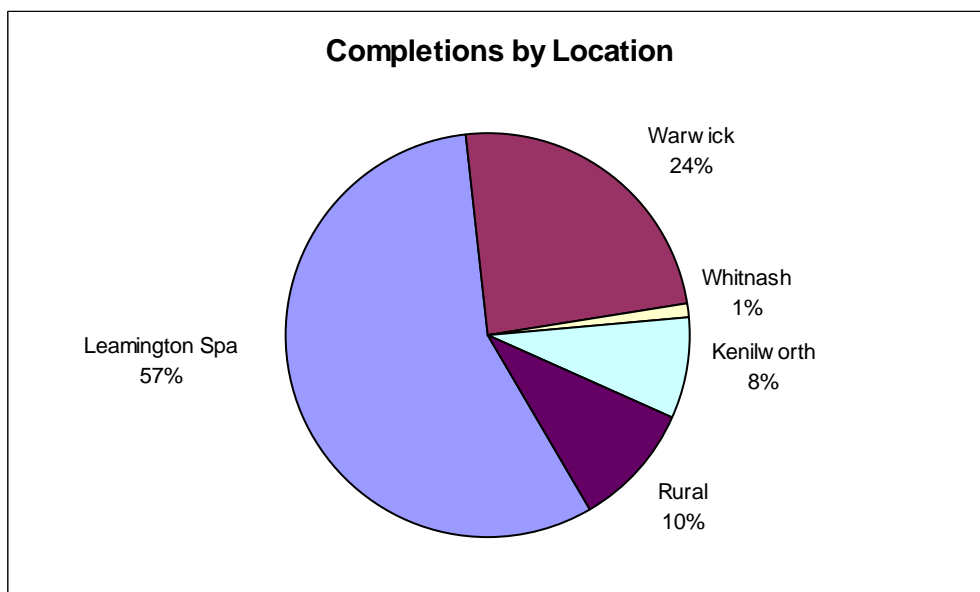
Figure 2



Completed Sites by Location

4.4 Figure 3 below shows that over half of all completions were located in Leamington Spa (57%) and just under a quarter were located in Warwick (24%).

Figure 3



Completed Sites by Size

- 4.5 Analysis of the size of housing development sites which were **totally** completed over the last year shows that 75% were sites of less than 5 dwellings. However, of the total number of *dwellings* on totally completed sites, only 16% were located on sites of less than 5 dwellings. Conversely, although only 4.7% of sites consisted of more than 24 dwellings, just under half of all dwellings (49.9%) were located on these larger sites. The large sites (25+) completed this year include Cape Engineering, Warwick; Regent Hotel and Manor House Hotel in Leamington; and Piper's Lane, Kenilworth.

TABLE 3 SITE SIZE ANALYSIS		
Development Sites Completed 2005/06		
Site Size (Dwellings)	% Total Development Sites	% Total Dwellings
Less than 5	75.5	16.5
5 to 14	15.1	19.7
15 to 24	4.7	13.9
25+	4.7	49.9
Total no of totally completed sites		106
Total no of dwellings on these sites		755

Completed Sites by Density

- 4.6 Of the total number of dwelling sites completed in the year 2005/06, 87% were located on developments with a density of over 30 dwellings per hectare. This compares with 77% in the previous year. 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.

TABLE 4 DENSITY OF COMPLETED SITES		
Dwelling Sites Completed 2005/06		
Density (Dwells/Hectare)	No of Dwelling Sites	% Total
Less than 30	98	12.5
30 to 50	152	19.5
Over 50	532	68.0
All	782	100.0

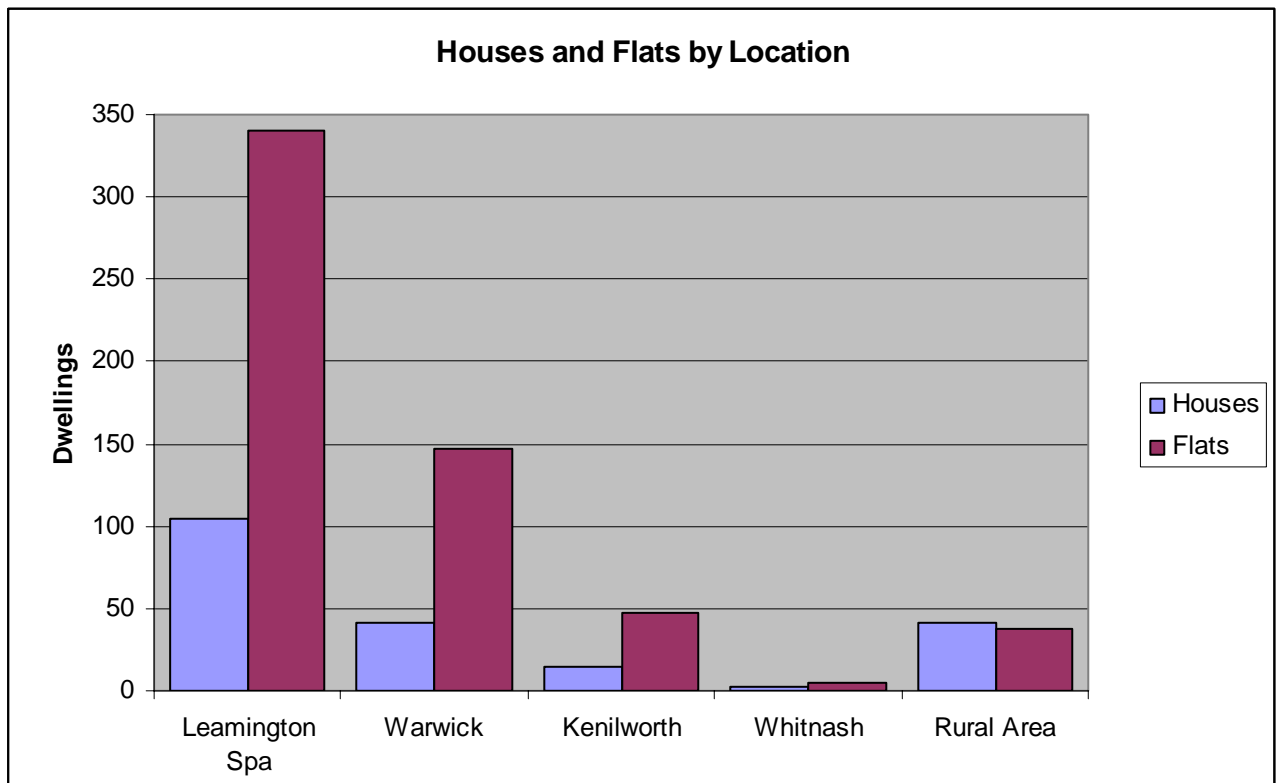
Completed Sites by Dwelling Type and Size

- 4.7 Table 5 below shows that of the dwellings built in the District in 2005/06, 74% were flats and the majority of these flats (65%) were 2-beds. Of the 204 houses built in the District, 42% were 4-beds and 31% were 3-beds. Compared with the previous year, a larger number of flats – of all sizes – were built in the District and fewer 2- and 3- bed houses were built.

TABLE 5 DWELLING TYPES & SIZES Dwelling Sites Completed 2005/06			
Bedrooms	Houses	Flats	Total
1	9	172	181
2	46	377	423
3	63	29	92
4 or more	86	0	86
Total	204	578	782
% Total	26.1	73.9	100.0

4.8 The following graph shows the distribution of new houses and flats throughout the District. The high number of flats in Leamington is generally concentrated in the town centre, in Lillington Road, Lillington Avenue, Warwick New Road and South Sydenham. The greatest numbers were provided at Regent Hotel (122) and Manor House Hotel (48).

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 2005/06, 16 dwellings were demolished and 33 dwellings were lost through conversion schemes. The **net** increase to the dwelling stock was 733 dwellings.

5. DWELLING SITES WITH PERMISSION OR UNDER CONSTRUCTION

Dwelling Sites under Construction at 01/04/06

- 5.1 At the end of the monitoring period, 1st April 2006, 413 dwellings were under construction, a decrease of 209 over the previous year. The decrease is partly due to the "lull" in development on the allocated sites, as individual phases are completed, but also due to the restraint on new housing permissions which has been Council policy since the approval of the Managing Housing Supply SPD (see para 2.8). The majority of the dwelling sites under construction (91%) were located on brownfield sites and 85% were located on urban brownfield sites.

TABLE 6 DWELLINGS UNDER CONSTRUCTION AT 01/04/06			
Urban Area			
	Greenfield	Brownfield	Total
Windfall	0	350	350
Allocated	26	0	26
Total	26	350	376
Rural Area			
	Greenfield	Brownfield	Total
Windfall	11	26	37
Allocated	0	0	0
Total	11	26	37
District			
	Greenfield	Brownfield	Total
Windfall	11	376	387
Allocated	26	0	26
Total	37	376	413
% Total (GF/BF)	9.0	91.0	100.0

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

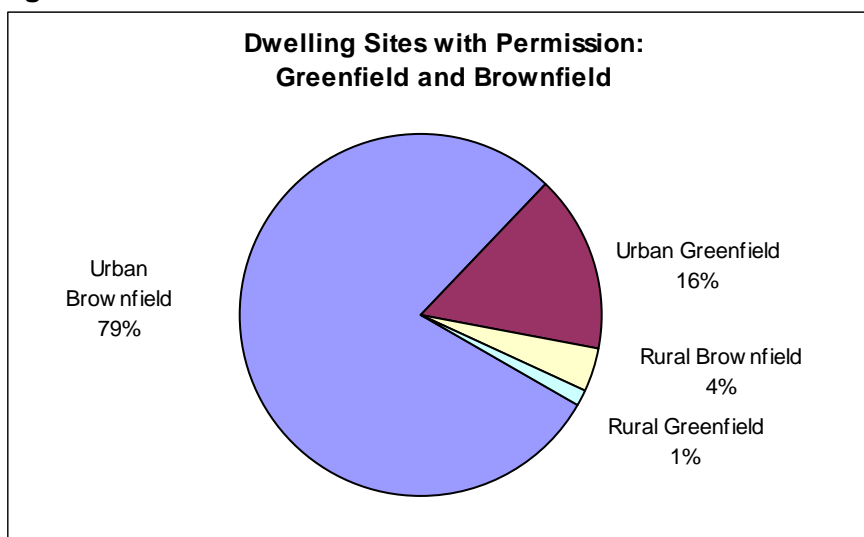
5.2 At 1st April 2006 a total of 1,375 dwellings were the subject of planning permission but had yet to be started. This compares with 1,436 dwellings at the same time in 2005. Table 7 and Figures 5 and 6, below, show that 83% of these sites were brownfield sites and 95% were located in the urban area.

TABLE 7 DWELLINGS WITH OUTSTANDING PERMISSION (Not Started) AT 01/04/06			
Urban Area			
	Greenfield	Brownfield	Total
Windfall	2	1,086	1,088
Allocated	213	0	213
Total	215	1,086	1,301
Rural Area			
	Greenfield	Brownfield	Total
Windfall	21	53	74
Allocated	0	0	0
Total	21	53	74
District			
	Greenfield	Brownfield	Total
Windfall	23	1,139	1,162
Allocated	213	0	213
Total	236	1,139	1,375
% Total (GF/BF)	17.2	82.8	100.0

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

5.3 Sites on urban brownfield land account for 79% of all sites with planning permission. Only 17% are located on greenfield sites and these are largely the allocated sites at South West Warwick and Sydenham.

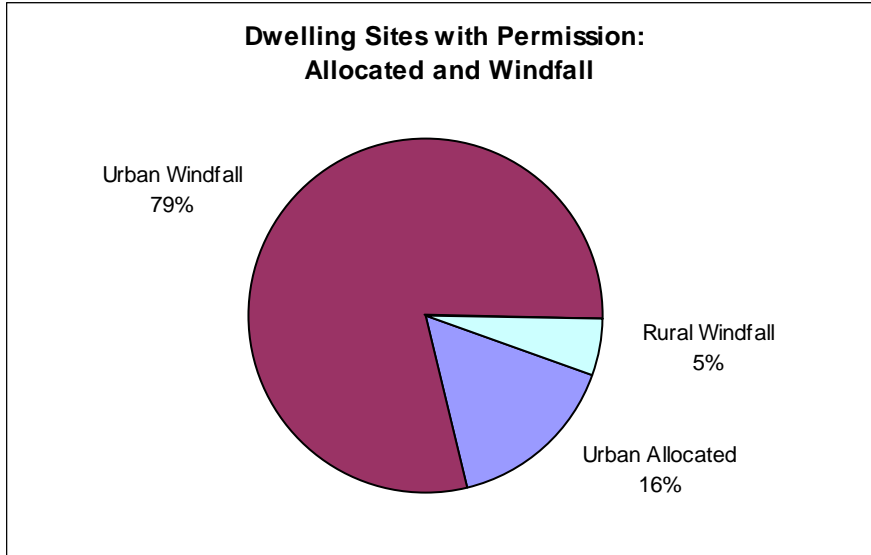
Figure 5



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

5.4 The largest category of sites with permission is urban windfall which accounts for 79% of the total. Urban allocated sites include South West Warwick and South Sydenham and rural windfall sites include the site at Edward VII Hospital, Hatton.

Figure 6



New Permissions Granted 2005/06

5.5 During the period 2005/06, planning permission was granted for a total of 1,061 dwellings. This was a decrease of 164 compared with the previous year. Of these new permissions, 487 dwelling sites were newly identified sites which had not previously been the subject of a planning permission or an allocation in a local plan. This was a reduction of 490 compared with 2004/05 and this reduction is largely due to the implementation of the Managing Housing Supply SPD.

5.6 The majority of newly identified sites are *urban* windfall sites. The following Table shows the increase in the number of (newly identified) urban windfall sites between 2001/02 and 2004/05 and the decrease this year.

Year	Dwellings
2001/02	295
2002/03	451
2003/04	500
2004/05	937
2005/06	456

5.7 The figure of 456 newly identified (urban) dwelling sites receiving permission in 2005/06 may appear high considering the restrictive policies in the SPD. However, this higher than expected figure is due to the fact that a number of these applications had originally been considered (but not determined) by committees which pre-dated the approval of the SPD and so the new policy was not applied to the application. Others were awaiting the finalisation of a section 106 agreement when the SPD policy was approved. In the year 2006/07, it is expected that a much smaller number of new permissions will be granted for housing.

6. IDENTIFIED CAPACITY AT 01/04/06

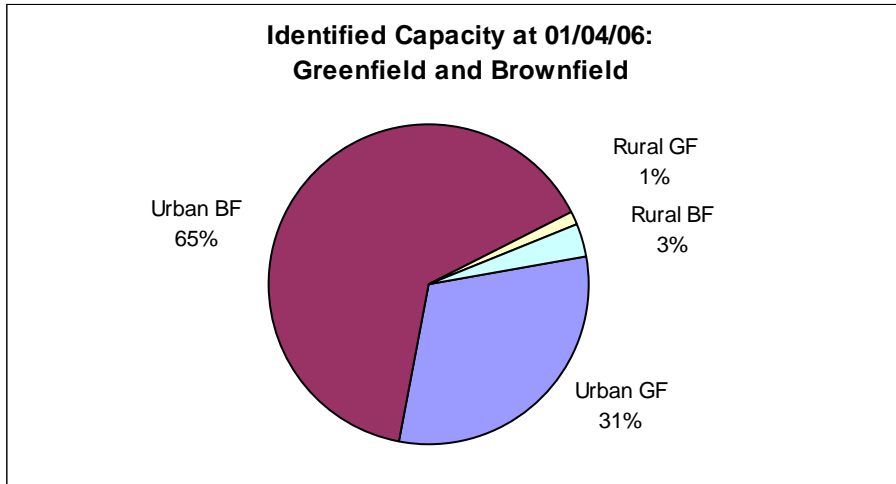
- 6.1 The identified capacity for new housing at 1st April 2006 includes:
- sites where planning permission has been granted but work has not yet started. (In the case of outline permissions where the number of dwellings has not been specified, an estimate of potential dwellings has been provided, based 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 31 dwellings in the past year.
- 6.3 Table 9 shows that the majority of commitments (64.5%) comprise windfall sites with planning permission. Allocated sites (with and without permission) amount to 30.8% of the total capacity.

TABLE 9 IDENTIFIED CAPACITY AT 01/04/06						
	Urban		Rural		Total	
	GF	BF	GF	BF	No	%
Sites with Planning Permission (including those under construction)						
Windfall	2	1,436	32	79	1,549	64.5
Allocated	239	0	0	0	239	10.0
Total	241	1,436	32	79	1,788	74.5
Sites without Planning Permission						
Allocated (No pp)	0	0	0	0	0	0.0
Allocated (pp subject to S106)	500	0	0	0	500	20.8
Windfall (pp subject to S106)	0	29	0	0	29	1.2
Windfall (subject of Devt. Brief)	0	84	0	0	84	3.5
Total	500	113	0	0	613	25.5
All Sites						
Total	741	1,549	32	79	2,401	100.0
% Total	30.9	64.5	1.3	3.3	100.0	

Identified Capacity : Greenfield and Brownfield

- 6.4 The figure below shows that, compared with completions this year, a lower proportion of commitments are located on brownfield sites – 68% compared with completions this year of 89% on brownfield land.

Figure 7

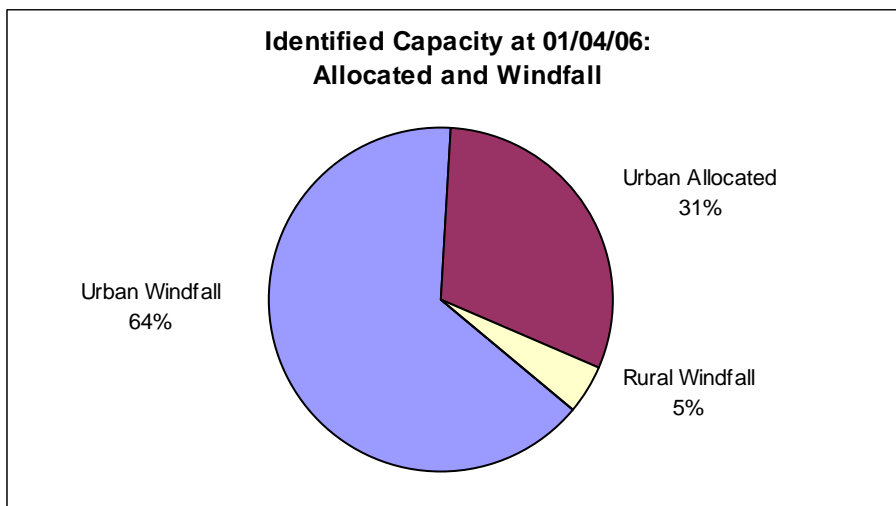


6.5 The majority of the greenfield capacity is on allocated Local Plan sites, with and without permission, at South Sydenham and South West Warwick. Over 96% of the identified capacity can be found in the urban areas. A major element of the capacity in the rural area is the windfall site at King Edward VII Hospital where development is currently underway.

Identified Capacity : Allocated and Windfall

6.6 Urban windfall sites account for 64% of total capacity at 1st April 2006. This compares with 80% of total completions which were on urban windfall sites during 2005/06.

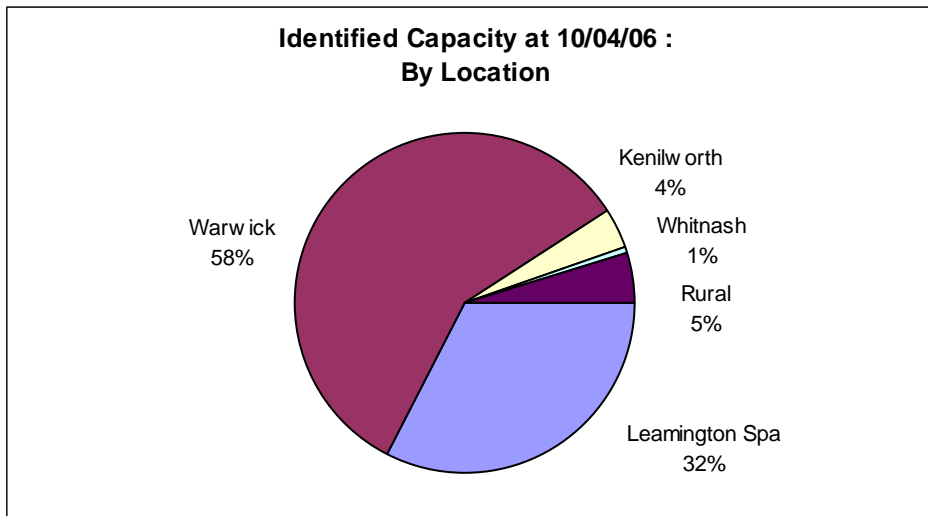
Figure 8



Identified Capacity by Location

6.7 The majority of identified dwelling sites are located in Warwick, Leamington and Whitnash (91%) with only 4% in Kenilworth and 5% in the rural area. Large sites in Warwick include South West Warwick (569); Benfords, Cape Road (196); and Pottertons, Emscote Road (310).

Figure 9



Identified Capacity by Density

6.8 About 85% of committed sites are likely to be developed at a density of over 30 dwellings per hectare. This compares with 79% of committed sites at April 2005.

TABLE 10 DENSITY OF COMMITTED SITES Dwelling Sites Committed at 01/04/06		
Density (Dwells/Hectare)	No of Dwelling Sites	% Total
Less than 30	351	14.6
30 to 50	780	32.5
Over 50	1,270	52.9
All	2,401	100.0

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.

TABLE 11 STRATEGIC HOUSING REQUIREMENT 2001-2021 Warwickshire Structure Plan District Proportions applied to West Midlands Spatial Strategy County Figures		
Time Period	Dwellings per annum (maximum)	Total Dwellings over Time Period (maximum)
2001 - 2007	514	3,084
2007 - 2011	385	1,540
2011 - 2021	347	3,470
Total 2001- 2011		4,624
Total 2001-2021		8,094

- 7.3 The Tables below show that the requirement for 2001-2011 (4,624) is exceeded by completions and commitments at April 2006 (6,267) by 1,643 dwellings.

TABLE 12 MEETING THE STRATEGIC REQUIREMENT 2001 – 2011	
	Dwellings
A Total Completions 2001-2006	4,106
B Commitments at 01/04/06	
Dwellings under construction	413
Dwellings with outstanding permission	1,375
Allocated sites without permission	500
Other commitments	113
Total	2,401
Allowance for permissions not implemented (10%)	-240
Total Commitments	2,161
C Completions and Commitments at 01/04/06 (A + B)	6,267
D RSS Requirement 2001-2011	4,624
E Over Supply (C – D)	1,643

- 7.4 Over the last 10 years, development on urban windfall sites has averaged 317 dwellings per annum. Rural windfalls (development in Limited Growth Villages and replacements only) have averaged 12 dwellings per annum since 1999. If this trend continues, this would increase the supply of housing by 1,316 dwellings between 2006 and 2011 (allowing for 4 years instead of 5 in order to allow for those sites which already have permission). This would increase capacity from the current commitments of 2,161 dwellings (Table 11 – B) to 3,477 dwellings.
- 7.5 The following Table outlines the potential over supply of housing, with and without an allowance for windfalls.

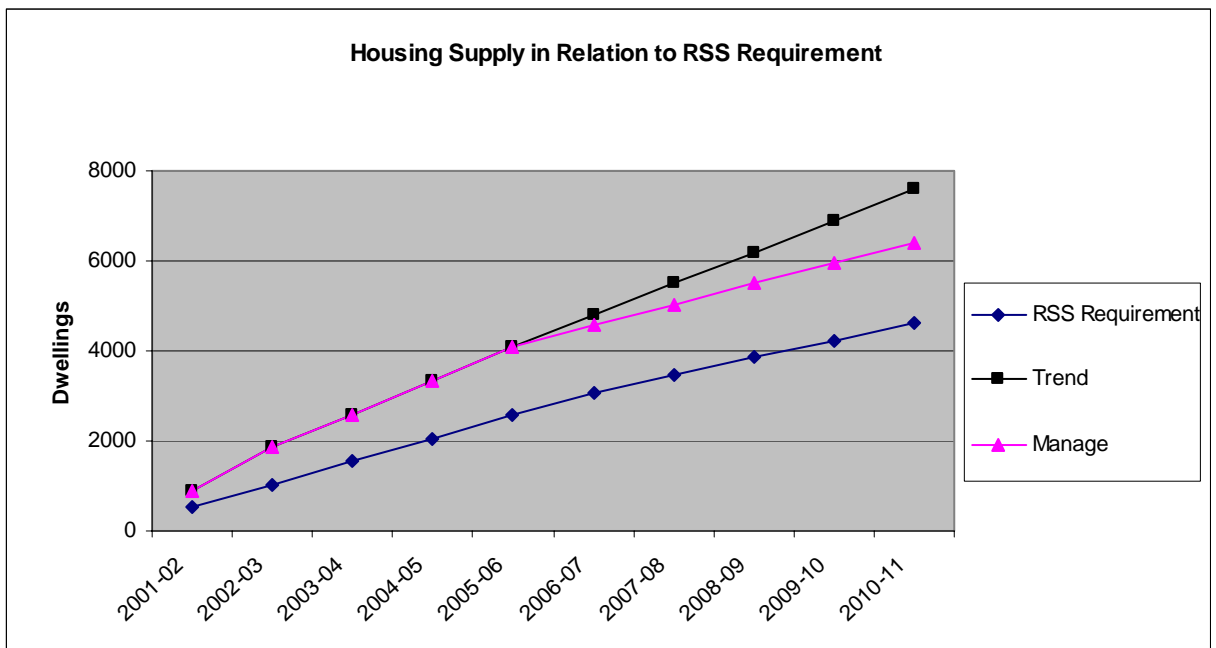
TABLE 13 OVER SUPPLY OF HOUSING 2001 – 2011	
	Dwells
Housing Requirement 2001-2011	4,624
A. Housing Supply (Completions & Commitments) 2001-2011:	
Completions 2001-2006	4,106
Housing Supply at April 2006 (Commitments only)	2,161
Total Supply	6,267
Over Supply	+1,643
<i>Over Supply as Percentage of Housing Requirement</i>	36%
B. Housing Supply (Completions, Commitments & Windfalls) 2001-2011:	
Completions 2001-2006	4,106
Housing Supply at April 2006 (Commitments and Windfalls)	3,477
Total Supply	7,583
Over Supply	+2,959
<i>Over Supply as Percentage of Housing Requirement</i>	64%

Managing the Supply of Housing

- 7.6 In September 2005 the Council approved a Supplementary Planning Document (SPD) to manage the supply of urban windfall housing. It is expected that this will have the effect of reducing the over supply of housing from 64% to around 39%.
- 7.7 The SPD had only been in operation for the latter half of this monitoring year, from September 2005 to March 2006. The policy restricts development on urban windfall sites to proposals which meet acknowledged objectives of the Council, such as increasing the supply of affordable housing. The implementation of the policy has had the effect of reducing the emergence of new sites. For example, permissions on previously unidentified sites were down this monitoring year to 487 dwellings compared with 977 dwelling sites in 2004/05.
- 7.8 During the six months in which the SPD was in operation, a total of 392 dwellings were approved on urban windfall sites. The majority of these had already been considered by a committee by the time the SPD was approved. For example:
- they were the subject of an earlier outline permission (310 dwellings)
 - they had been considered by an earlier planning committee (and were returning with further details or following a site visit) or had been agreed subject to a Section 106 Agreement (61 dwellings), or
 - permission was granted by the Secretary of State on appeal (5 dwellings).

- 7.9 A total of 13 dwellings were approved because they met one of the criterion in the SPD Policy : 9 dwellings were affordable housing or supported accommodation; 3 were part of a mixed use town centre scheme; and 1 was a “Living over the Shop” scheme in Old Town.
- 7.10 Figure 10 illustrates the extent to which the SPD (the “manage” line) will reduce the over supply if the level of newly identified urban windfalls is reduced to 24 per annum under the SPD policy.

Figure 10



8. LOCAL PLAN HOUSING ALLOCATIONS 1996 – 2006

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 01/04/06.

TABLE 14 ALLOCATED LOCAL PLAN SITES : SITUATION AT 01/04/05					
Area	Site Name	Type	Dwellings Allocated	Dwellings Completed At 01/04/06	Dwellings Completed 2005/06
Rural	Central Hospital, Hatton	BF	650	595	Completed
Leamington & Warwick	Heathcote Home Farm	GF	1,430	1,510	Completed
	South Sydenham	GF	290	219	45
	South West Warwick	GF	1,100	409	33
	Kingland Drive	GF	45	45	Completed
	Mercia Way	GF	5	5	Completed
	Gresham Avenue	GF	150	162	Completed
	Whitnash Allotments	GF	260	266	0
	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
	Edmonscode 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 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 site at Whitnash Allotments is nearing completion, with the last 12 houses under construction at April 2006. The sites at South Sydenham, and South West Warwick are all well underway.

9. AFFORDABLE HOUSING 1996 – 2006

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. Housing Needs Assessments in Warwick District were carried out in 1988 and 2001 by Fordham Research. 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 main findings of the Assessment, which was completed in September 2006, were as follows:

- The entry-level price of a dwelling in the District was £179,856.
- The gross annual income required to be able to afford to purchase an entry-level house would be £62,019 for a two (or more) earner household and £51,387 for a single earner household
- The price of an entry-level house would be outside the affordability range of 90% of two (or more) earner households and 95% of single earner households
- A total of 821 additional affordable dwellings would need to be provided each year in order to meet housing need over the next five years.
- Up to 20% of new affordable homes could be provided as shared ownership dwellings
- The priorities for new affordable dwellings in terms of size and type are two- and three-bed houses and two-bed flats.
- The distribution of need across the District is proportionate to population

9.2 Since 1996, a total of 830 new affordable dwellings have been provided in the District. Of these, 810 were housing association dwellings.

TABLE 15 AFFORDABLE HOUSING COMPLETIONS 1996-2006	
Year	Dwellings
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
2005/06	30
Total	830

9.3 During the year 2005/06, a total of 30 affordable homes were completed as listed in Table 16 below.

TABLE 16 AFFORDABLE HOUSING SITES COMPLETED 2005/06		
Site	Dwellings	Comments
47, Portland Street, Leamington Spa	8	Replacement/ refurbishment by partner Housing Association
Ansell Way, Warwick (Phase I)	16	Secured through a Planning (S 106) Agreement with a private developer and provided by a partner Housing Association
King Edward VII Hospital, Hatton	6	Secured through a Planning (S 106) Agreement with a private developer and provided by a partner Housing Association
Total	30	

9.4 Table 17 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.

TABLE 17 AFFORDABLE HOUSING COMPLETIONS ON LARGE SITES 1996-2006	
Site	Dwellings
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	32
Ansell Way, Warwick	16

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

TABLE 18 AFFORDABLE HOUSING WITH PERMISSION AT 01/04/06		
Site	Affordable Dwellings	Comment
Sites under Constuction		
21 Dale Street, Leamington Spa	1	Basement conversion to provide an additional unit
Pottertons, Emscote Road, Warwick	24	Secured through a S 106 Agreement with a private developer and to be provided by a 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
New Road, Norton Lindsey	3	Secured through a S 106 Agreement with a private developer to provide low cost market housing
Sites with Permission		
Greville Road, Leamington Spa	7	Former Council garage site to be developed by partner Housing Association
The Elms, Oakdene Crescent, Shrewley	6	Rural exception site
Benfords, Cape Road, Warwick	23	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
Pottertons, Emscote Road, Warwick	69	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
The Trinity Catholic Technology College	17	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
Ansell Way, Warwick (Phase II)	20	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
2, Beech Close, Rowington	2	Almshouses
<i>South West Warwick</i>	<i>20</i>	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>		

- 9.6 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 and Station Approach, Leamington Spa. Together they have the capacity to provide around 200 affordable homes.

10. GREENFIELD AND BROWNFIELD DEVELOPMENT 1996 – 2006

- 10.1 Table 19 shows greenfield and brownfield completions in Warwick District between 1996 and 2006. The relatively high proportion of greenfield completions between 1999 and 2004 reflects development of the allocated Local Plan sites at Heathcote Home Farm, Sydenham, Whitnash Allotments and South West Warwick.

TABLE 19 COMPLETIONS ON BROWNFIELD & GREENFIELD SITES 1996 - 2005									
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
2005/06	782	623	79.7	71	9.1	80	10.2	8	1.0
Total	7,643	3540	46.3	1052	13.8	2911	38.1	140	1.8

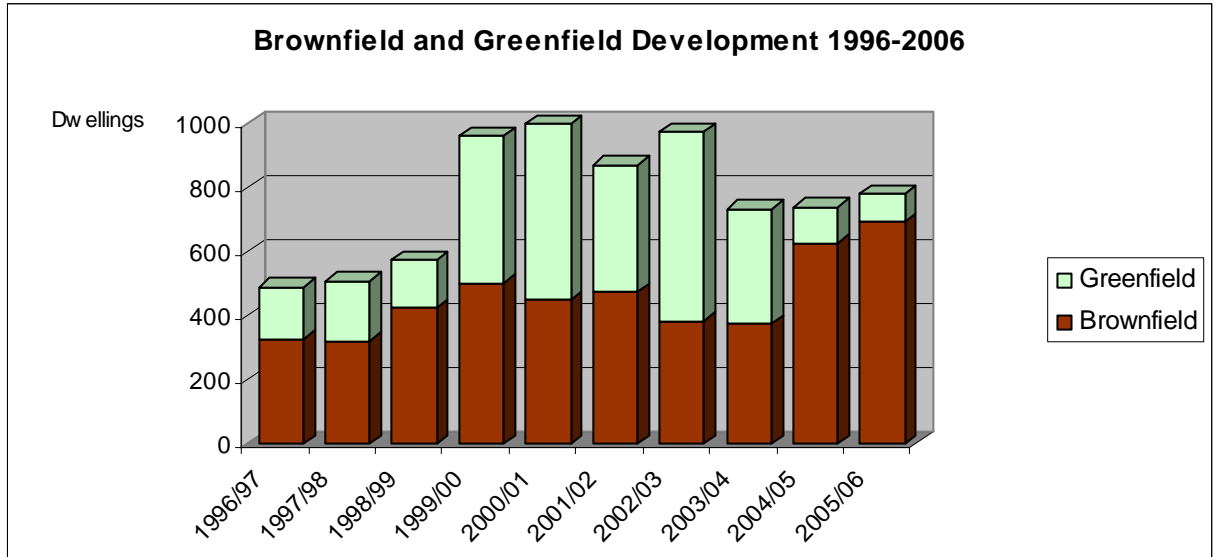
- 10.2 The proportion of dwellings delivered on brownfield sites over the whole period 1996-2006 was 60% and on *urban brownfield* sites was 46%. The Warwickshire Structure Plan indicative target for development on *urban brownfield* sites in Warwick District for the plan period 1996-2011 is 45%. In the year 2005/06, the proportion of total dwellings built on brownfield sites (88%) was the highest since 1996.

TABLE 20 COMPLETIONS ON BROWNFIELD SITES 1996-2006		
	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
2005/06	694	88.7
Total	4592	60.1

- 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 years 2004/05 and 2005/06 shows a sharp increase in development on brownfield sites at the expense of

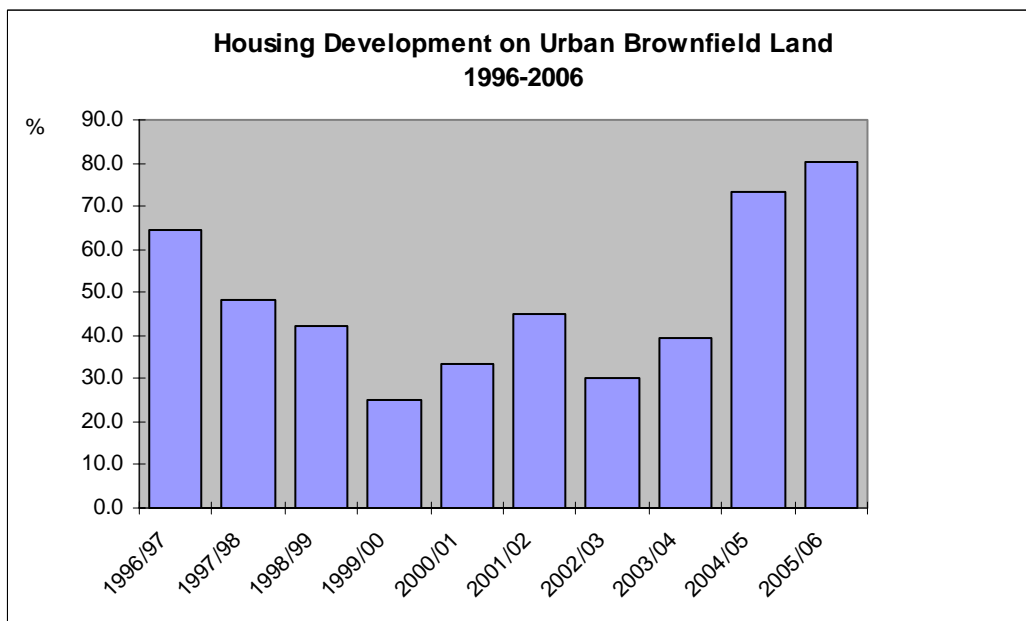
greenfield sites. This is partly due to the increase in the number, and size, of brownfield sites coming forward but also due to the present lull in development on the allocated greenfield sites.

Figure 11



10.4 Figure 12 shows the proportions of development, as a percentage of total completions, on urban brownfield sites since 1996.

Figure 12



11 WINDFALL DEVELOPMENT 1996 – 2006

- 11.1 In the year 2005-06, total windfall completions showed an increase of 13.5% on the previous year. Greenfield windfall completions amounted to just 10 dwellings during the year, largely barn conversions.

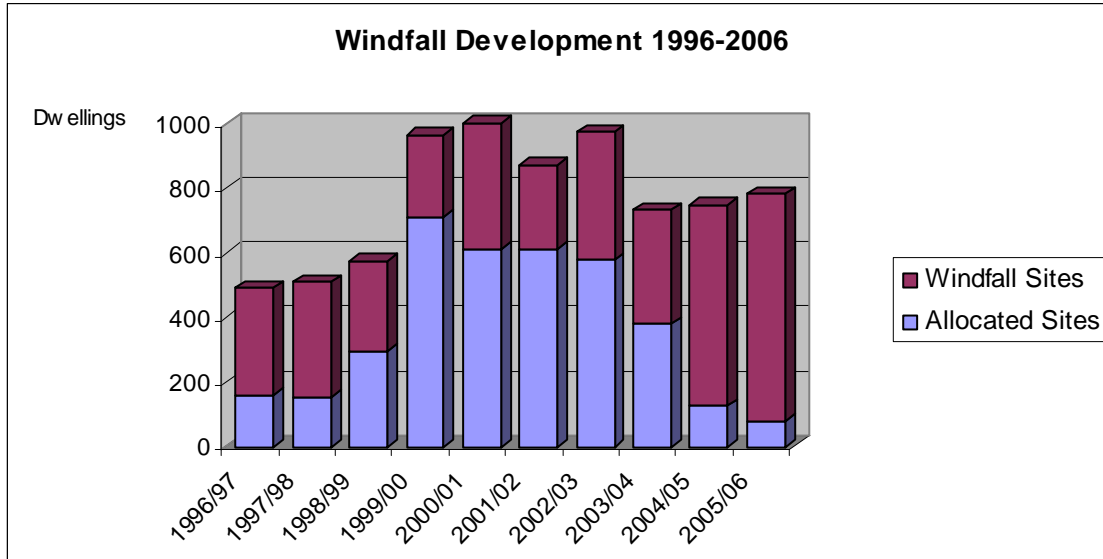
Year	Greenfield		Brownfield		Total Windfall	Total Comps	% Total Comps
	No	%	No	%			
1996/97	58	17.5	274	82.5	332	490	67.8
1997/98	98	27.5	259	72.5	357	510	70.0
1998/99	22	7.9	257	92.1	279	575	48.5
1999/00	34	13.6	216	86.4	250	962	26.0
2000/01	34	8.7	355	91.3	389	1000	38.9
2001/02	1	0.4	261	99.6	262	872	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
2004/05	9	1.5	611	98.5	620	746	83.1
2005/06	10	1.4	694	98.6	704	782	90.0
Total	334	8.5	3,608	91.5	3,942	7,643	52.0

- 11.2 Over the year 2005/06, the proportion of completions which were located on windfall sites (90%) was the highest since 1996. Annually, this figure has ranged from a high of 90% to a low of 26% in 1999/00.
- 11.3 Table 22 shows windfall completions from 1996 to 2006 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.

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
2005/06	2	0.3	623	88.5	8	1.1	71	10.1
Total	214	4.2	3,164	80.3	120	3.0	444	11.3

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.

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

Potential Urban Capacity for Housing 2001-2011		
Urban Capacity Source	Urban Capacity p.a.	Total Urban Capacity to 2011
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
Total Urban Capacity to 2011		2,545 Dwellings

APPENDIX 2

Committed Sites without Planning Permission

Committed Sites without Planning Permission at 01/04/06		
SITE NAME	ESTIMATED CAPACITY	GF/BF
Allocated Sites with Permission Subject to S 106 Agreement		
South West Warwick Areas 5 & 7	266	GF
South West Warwick Aylesford School	234	GF
Windfall Sites with Permission Subject to S 106 Agreement		
19 Church Street, Warwick	13	BF
14-20 The Parade, Leamington Spa	16	BF
Windfall Sites without Permission - Subject of a Development Brief		
Station Approach	84	BF

APPENDIX 3

Estimating Future Windfall Sites

In estimating future windfall sites, an annual average is calculated from past trends and this figure is extrapolated over the remaining plan period. However, a discount of one year is applied in order to allow for the fact that windfalls which emerge in the final year of the period will be developed outside the plan period. Thus, for the period 2006-2011, a four year supply is calculated.

A Estimate of Windfalls from Past Trends 1996-2006 Urban Brownfield Sites Only

Windfall Completions on Urban Brownfield Sites	
Year	Dwellings
1996/7	260
1997/8	214
1998/9	232
1999/00	139
2000/1	302
2001/2	250
2002/3	292
2003/4	305
2004/05	550
2005/06	623
Total	3,167
Annual Average	317
Estimated Supply 2006-11	1,268

B Estimate of Rural Windfalls Rural Brownfield Sites (Limited Growth Villages and Replacements)

Local Plan policy will allow limited development in the rural area. Development may include replacement dwellings or limited development on brownfield sites in the Limited Growth Villages (LGV's). PPG3 (para 36) states that no allowance should be made for greenfield windfalls. The following table analyses past trends in housing development in the rural area in terms of replacement dwellings and housing in the Limited Growth Villages.

Windfall Completions on Rural Brownfield Sites			
Year	Replacement Dwellings outside LGV's	Dwellings in LGV's	Total
1999/00	2	15	17
2000/01	3	9	12
2001/02	3	8	11
2002/03	0	3	3
2003/04	5	11	16
2004/05	3	6	9
2005/06	3	12	15
Total	19	64	83
Annual Average	2.7	9.1	12
Estimated Supply 2006-11	10.8	36.4	48

APPENDIX 4

Schedules of Sites with Planning Permission

- Dwellings with Permission (Not Started) at April 06 : Urban
- Dwellings with Permission (Not Started) at April 06 : Rural
- Completions 2005/06 : Urban
- Completions 2005/06 : Rural
- Sites under Construction at April 06 : Urban
- Sites under Construction at April 06 : Rural
- Expired Permissions 2005/06