

Housing Monitoring Report 2007

Planning and Engineering Department



HOUSING MONITORING

Warwick District Council

Housing Monitoring Report
2007

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These are not available on the web version but can be obtained from the Policy Section (see Contacts on page 3)	

GLOSSARY

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 2006 to March 31st 2007 in detail. It also provides summary tables of the progress of housing development over the last 10 years.
- 1.2 Government guidance in Planning Policy Statement 3: Housing (PPS 3) requires local planning authorities to monitor and review housing performance at regular intervals. This should include:
- Monitoring of housing permissions granted on greenfield and previously-developed land in urban and rural communities,
 - A report on progress against the housing and previously-developed land trajectories and targets,
 - The actions to be taken where actual performance does not reflect the housing and previously-developed land trajectories, and
 - Consideration of delivery performance in the context of the objectives for the housing market area and region as a whole, as set out in the Regional Spatial Strategy.
- 1.3 The Council produces an Annual Monitoring Report each December. This is a statutory document which includes key information on all aspects of plan delivery performance. The Housing Monitoring Report provides additional information on housing delivery to support that in the Annual Monitoring Report.
- 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 Regional 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 the Regional Spatial Strategy (RSS) for the region and as such is part of the development plan for Warwick District.
- 2.2 Phase Two of the RSS Revision, which includes a review of housing provision, commenced in late 2005. A Preferred Strategy was endorsed by the region in October 2007 and this will be submitted to the Secretary of State in December 2007. The Preferred Option will then be the subject of public consultation and an Examination in Public will take place in mid 2008. It is expected that the Revision will be adopted in early 2009.

Warwick District Local Plan 1996-2011

- 2.3 The Warwick District Local Plan was adopted in September 2007. 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.
- 2.4 The Plan identifies the corporate target for the provision of affordable housing of 100 units each year.
- 2.5 Local Plan Policy SC10 allows for the regulation of further windfall housing by way of a Supplementary Planning Document if there is an over supply of housing in relation to the strategic requirement.

Managing Housing Supply Supplementary Planning Document 2005

- 2.6 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

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

Strategic Housing Land Availability Assessment (SHLAA)

- 2.8 The Council will commence the preparation of the SHLAA in January 2008.

Contacts

- 2.9 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
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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 2006-2007

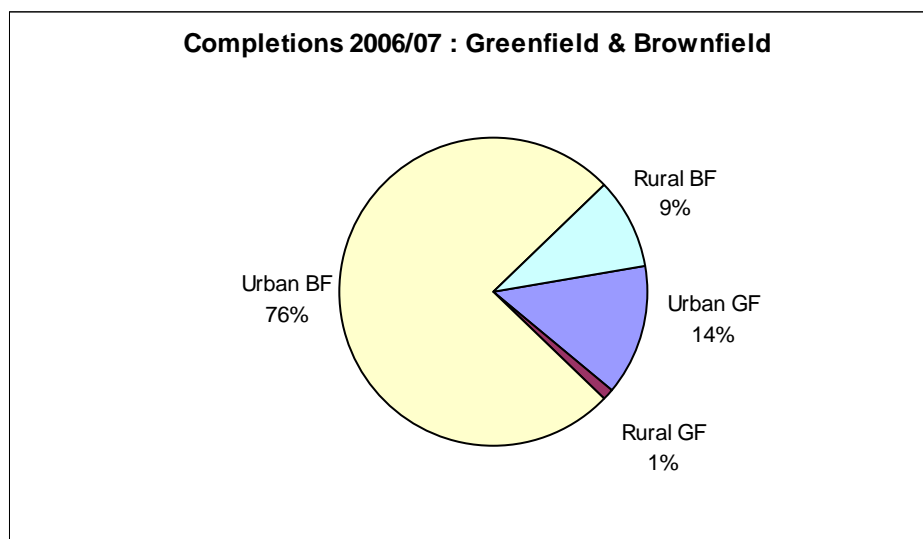
4.1 The pace of housing development has slowed over the past year with 523 (gross) dwellings completed between April 2006 and March 2007. This compares with 782 dwellings in the year 2005/06. The reason for this sharp decrease in the number of completions is the Council's policy of restricting planning permissions for new housing on urban windfall sites. This policy is set out in the Managing Housing Supply Supplementary Planning Document which was approved by the Council in September 2005 (see paragraph 2.6).

Greenfield and Brownfield Completions

4.2 Table 1 and Figure 1 show that in the year 2006/07 85.1% of new dwellings were located on brownfield sites and, of these, 75.7% were located in the urban areas. Both the proportion of dwellings provided in the urban area, as well as the proportion of dwellings on brownfield land, were slightly lower than in the previous year. Development on the allocated greenfield sites continued at a relatively slow pace with 46 completions at South West Warwick and 15 at South Sydenham. 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 2006-2007 Greenfield and Brownfield						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
Greenfield	73	13.9	5	1.0	78	14.9
Brownfield	396	75.7	49	9.4	445	85.1
TOTAL	469	89.6	54	10.4	523	100.0

Figure 1



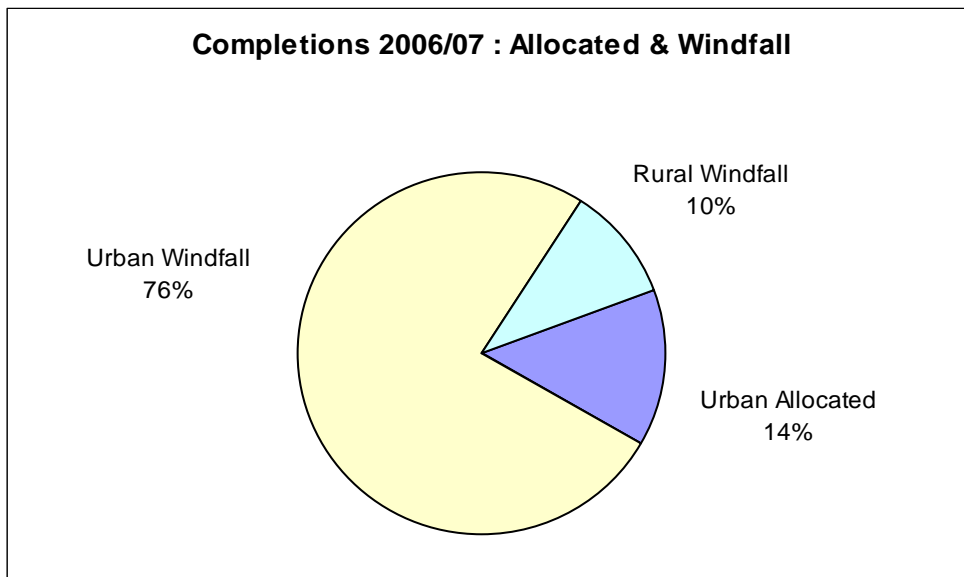
Allocated and Windfall Sites

4.3 Table 2 and Figure 2 show completions by allocated Local Plan sites and windfall sites. Completions on allocated sites made up 14% of the annual figure compared with 10% in 2005/06. The level of windfall completions, a total of 450 dwellings, represented a decrease on

the previous year (704) and a lower proportion of total sites – 86% compared with 90% in 2005/06. Completions on allocated sites were at the lowest level since 1996.

TABLE 2 COMPLETIONS 2006-2007 Allocated and Windfall Sites						
	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
Allocated Sites	73	14.0	0	0.0	73	14.0
Windfall Sites	396	75.7	54	10.3	450	86.0
TOTAL	469	89.7	54	10.3	523	100.0

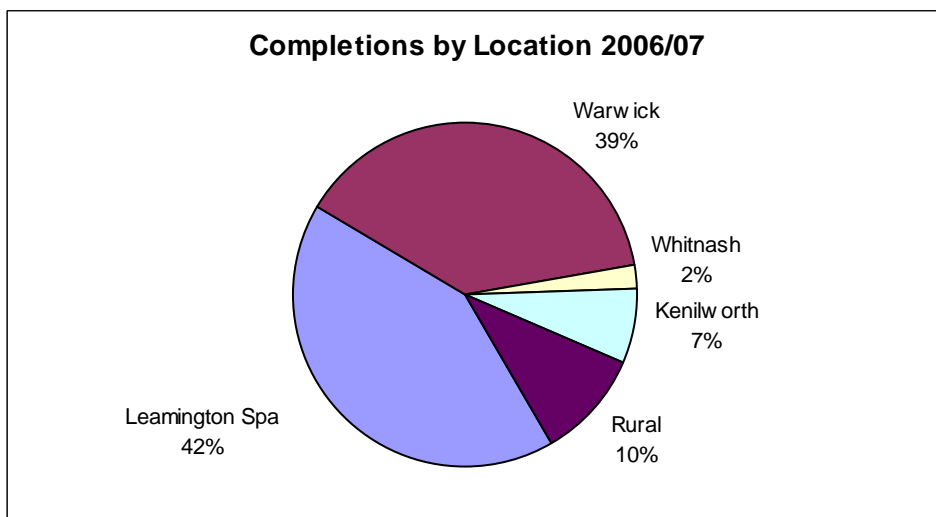
Figure 2



Completed Sites by Location

4.4 Figure 3 below shows that 42% of all completions were located in Leamington Spa and a slightly lower proportion, 39%, were located in Warwick.

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 74% were sites of less than 5 dwellings. However, of the total number of *dwellings* on totally completed sites, only 15% were located on sites of less than 5 dwellings. Conversely, although only 4.7% of sites consisted of more than 24 dwellings, 61% of all dwellings were located on these larger sites. The large sites (25+) completed this year include the final phase of Whitnash Allotments, South West Warwick (Site 1) and Friars Street, Warwick.

TABLE 3 SITE SIZE ANALYSIS		
Development Sites Completed 2006/07		
Site Size (Dwellings)	% Total Development Sites	% Total Dwellings
Less than 5	74.3	15.0
5 to 14	15.1	17.0
15 to 24	4.7	6.8
25+	4.7	61.3
Total no of totally completed sites		74
Total no of dwellings on these sites		648

Completed Sites by Density

- 4.6 Of the total number of dwelling sites completed in the year 2006/07, 83% were located on developments with a density of over 30 dwellings per hectare. This compares with 87% in the previous year. Approximately half of the sites developed at less than 30 dwellings per hectare were located in the rural area. In the urban area, low density developments included mainly small sites of 1 or 2 dwellings.

TABLE 4 DENSITY OF COMPLETED SITES		
Dwelling Sites Completed 2006/07		
Density (Dwells/Hectare)	No of Dwelling Sites	% Total
Less than 30	91	17.3
30 to 50	118	22.6
Over 50	314	60.0
All	523	100.0

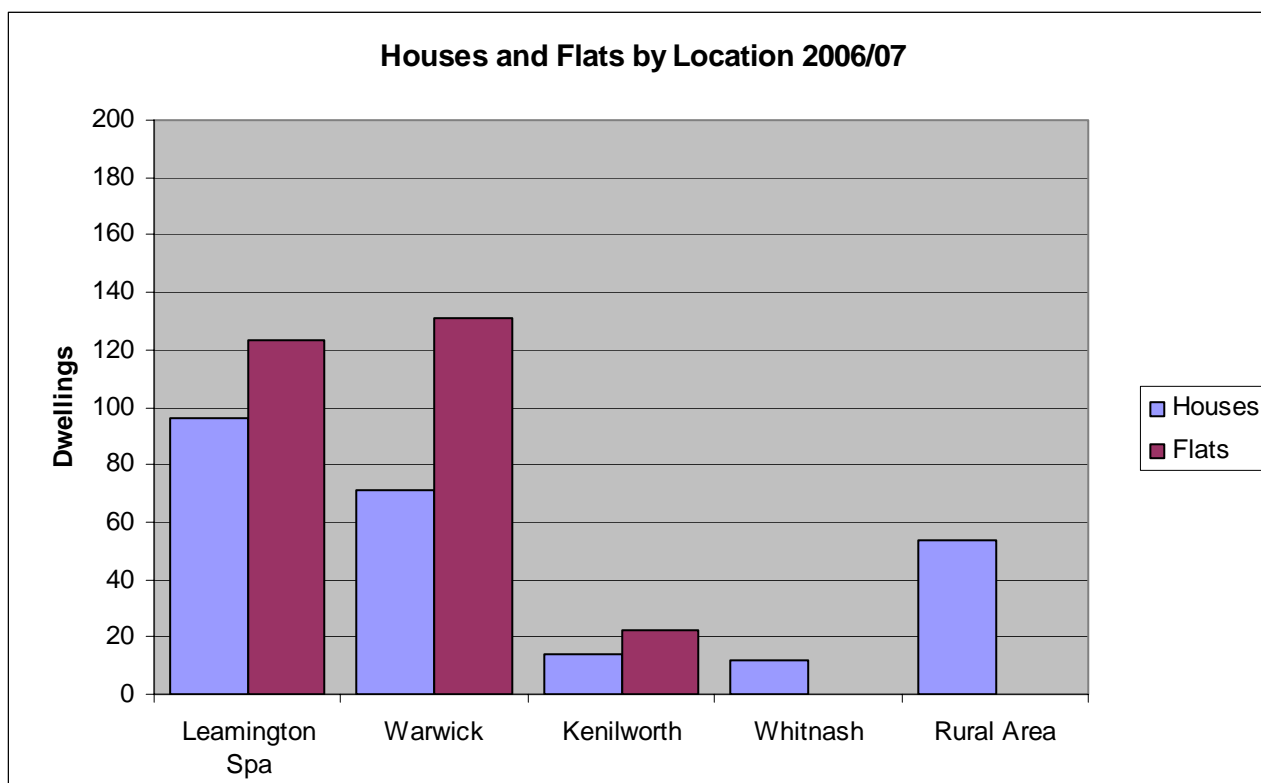
Completed Sites by Dwelling Type and Size

- 4.7 Table 5 below shows that of the dwellings built in the District in 2006/07, 276 (53%) were flats and the majority of these flats (60%) were 2-beds. Of the 247 houses built in the District, 36% were 4-beds and 35% were 3-beds. Compared with the previous year, a larger number (and proportion) of houses were built in the District – 247 (47%) compared with 204 (26%) in 2005/06. This is partly explained by the effects of the SPD Policy restricting further urban windfall housing development which has, in the recent past, mainly consisted of developments of flats. Another reason has been the increase in the number of houses completed in the rural area.

TABLE 5 DWELLING TYPES & SIZES			
Dwelling Sites Completed 2006/07			
Bedrooms	Houses	Flats	Total
1	14	91	105
2	55	167	222
3	88	9	97
4 or more	90	9	99
Total	247	276	523
% Total	47.2	52.8	

4.8 The following graph shows the distribution of new houses and flats throughout the District. The greatest number, and proportion, of flats were built in Warwick and no flats were built in Whitnash or the rural area. In Warwick, the majority of flats were provided at Ansell Way Phases 1 and 2 (56), Benfords (46) and Friars Street (20) with a number of houses completed at South West Warwick (46). Leamington was the location for the largest number of new houses and these were mainly provided at South Sydenham (15); Castel Froma, Lillington Road (24); and Marloes Walk (15). New flats in the town were spread among a number of smaller developments as well as at the former Woodwards (20), Kenilworth House, Kenilworth Road (32) and the George Hotel, High Street (14). In the rural area the largest numbers of houses were completed at King Edward VII, Hatton (17).

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 2006/07, 17 dwellings were demolished

and 41 dwellings were lost through conversion schemes. The **net** increase to the dwelling stock was 465 dwellings.

5. DWELLING SITES WITH PERMISSION OR UNDER CONSTRUCTION

Dwelling Sites under Construction at 01/04/07

- 5.1 At the end of the monitoring period, 1st April 2007, 545 dwellings were under construction, an increase of 132 over the previous year. The increase is partly due to the fact that there was a "lull" in development on the allocated sites at the same time in the previous year when only 26 dwellings were under construction on allocated sites. Notwithstanding this fact, however, the majority of the dwelling sites under construction (73%) were located on brownfield windfall sites and 65% were located on brownfield windfall sites in the urban areas.

TABLE 6 DWELLINGS UNDER CONSTRUCTION AT 01/04/07			
Urban Area			
	Greenfield	Brownfield	Total
Windfall	0	355	355
Allocated	132	0	132
Total	132	355	487
Rural Area			
	Greenfield	Brownfield	Total
Windfall	13	45	58
Allocated	0	0	0
Total	13	45	58
District			
	Greenfield	Brownfield	Total
Windfall	13	400	413
Allocated	132	0	132
Total	145	400	545
% Total (GF/BF)	26.6	73.4	100.0

Dwelling Sites with Outstanding Permission (Not Started) at 01/04/07

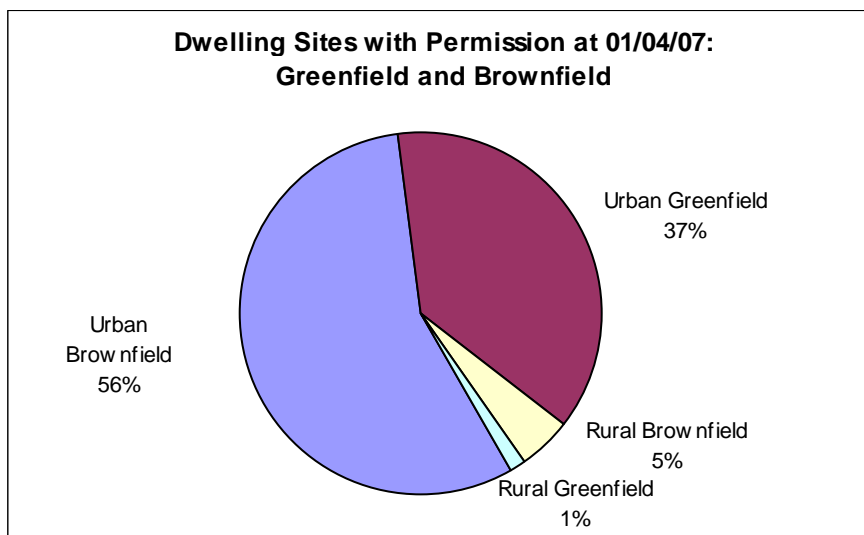
- 5.2 At 1st April 2007 a total of 1,473 dwellings were the subject of planning permission but had yet to be started. This compares with 1,375 dwellings at the same time in 2006. Table 7 and Figures 5 and 6, below, show that 61% of these sites were brownfield sites and 93% were located in the urban area.

TABLE 7 DWELLINGS WITH OUTSTANDING PERMISSION (Not Started) AT 01/04/07			
Urban Area	Greenfield	Brownfield	Total
Windfall	2	831	833
Allocated	548	0	548
Total	550	831	1,381
Rural Area	Greenfield	Brownfield	Total
Windfall	20	72	92
Allocated	0	0	0
Total	20	72	92
District	Greenfield	Brownfield	Total
Windfall	22	903	925
Allocated	548	0	548
Total	570	903	1,473
% Total (GF/BF)	38.7	61.3	100.0

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

5.3 Sites on urban brownfield land account for 56% of all sites with planning permission, compared with 79% in 2006. This decrease is partly explained by the fact that part of the South West Warwick greenfield allocated site received outline permission during the year. Another reason is the Council's policy of restraint on new urban windfall sites. Urban greenfield sites comprise 37% of all sites with permission and these are largely located in South West Warwick and South Sydenham. This proportion has increased from 16% in April 2006.

Figure 5

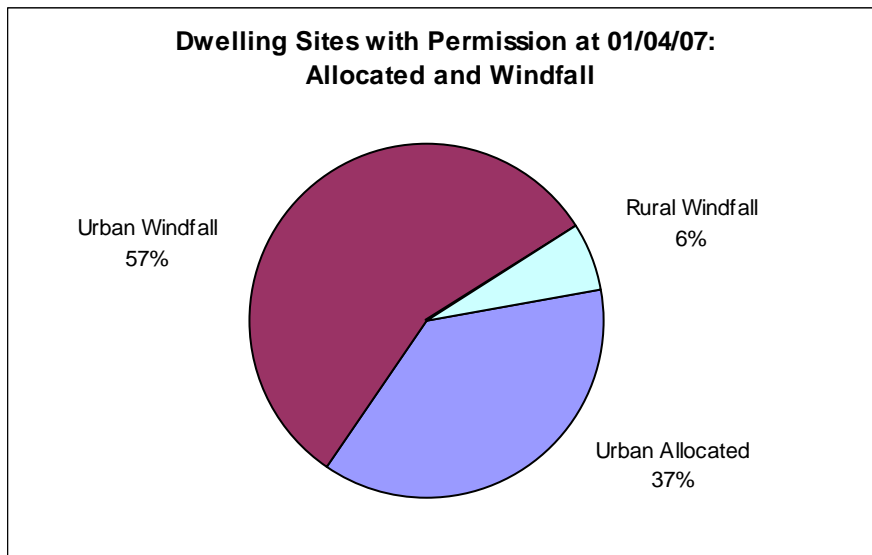


Dwelling Sites with Permission (Not Started): Allocated and Windfall

5.4 The largest category of sites with permission is urban windfall which accounts for 57% of the total. Urban allocated sites comprise 37% of all sites with permission, an increase of 21%

since 2006. These sites include land at South West Warwick and South Sydenham. Rural windfall sites comprise 6% of all sites with permission.

Figure 6



New Permissions Granted 2006/07

- 5.5 During the period 2006/07, planning permission was granted for a total of 1,162 dwellings. This was a decrease of 101 compared with the previous year. Of these new permissions, only 168 related to newly identified dwelling sites which had not previously been the subject of a planning permission or an allocation in a local plan. This was a reduction of 319 compared with 2005/06 and this reduction is largely due to the continuing implementation of the Managing Housing Supply SPD.
- 5.6 Traditionally, the vast majority of newly identified sites have been urban windfall sites. However, in 2006/07 only just over half of new sites (51%) were located in the urban area. The following Table shows the increase in the number of (newly identified) urban windfall sites between 2001/02 and 2004/05 and the decrease since the policy of restraint in 2005.

TABLE 8 NEWLY IDENTIFIED URBAN WINDFALL SITES 2001-2007	
Year	Dwellings
2001/02	295
2002/03	451
2003/04	500
2004/05	937
2005/06	456
2006/07	87

- 5.7 The figure of 87 newly identified (urban) dwelling sites receiving permission in 2006/07 includes some sites where the original application or committee decision was prior to the Council's approval of the SPD Policy. Of those which did not fall within this category, 24 dwelling sites met the terms of the SPD as follows:

TABLE 9 URBAN WINDFALL SITES MEETING SPD POLICY 2006/07	
Policy exemption	Dwellings
Town Centre Mixed Use	12
Living over the Shop – Old Town	1
Affordable Housing	5
Local Plan Opportunity Site	1
Replacement Dwelling	5
Total	24

6. IDENTIFIED CAPACITY AT 01/04/07

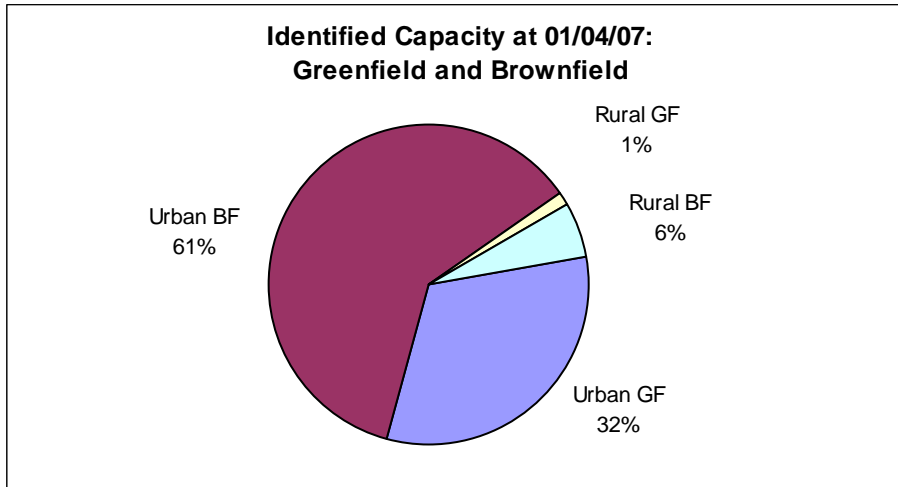
- 6.1 The identified capacity for new housing at 1st April 2007 includes:
- sites where planning permission has been granted but work has not yet started. (In the case of outline permissions where the number of dwellings has not been specified, an estimate of potential dwellings has been provided, based 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 1 & 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 17 dwellings in the past year.
- 6.3 Table 10 shows that the majority of commitments (62.8%) comprise windfall sites with planning permission. Allocated sites amount to 31.9% of the total capacity.

TABLE 10 IDENTIFIED CAPACITY AT 01/04/07						
	Urban		Rural		Total	
	GF	BF	GF	BF	No	%
Sites with Planning Permission (including those under construction)						
Windfall	2	1,186	33	117	1,338	62.8
Allocated	680	0	0	0	680	31.9
Total	682	1,186	33	117	2,018	94.7
Sites without Planning Permission						
Allocated (No pp)	0	0	0	0	0	0.0
Allocated (pp subject to S106)	0	0	0	0	0	0.0
Windfall (pp subject to S106)	0	29	0	0	29	1.4
Windfall (subject of Devt. Brief)	0	84	0	0	84	3.9
Total	0	113	0	0	113	5.3
All Sites						
Total	682	1,299	33	117	2,131	100.0
% Total	32.0	61.0	1.5	5.5	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 – 67% compared with completions this year of 85% on brownfield land.

Figure 7

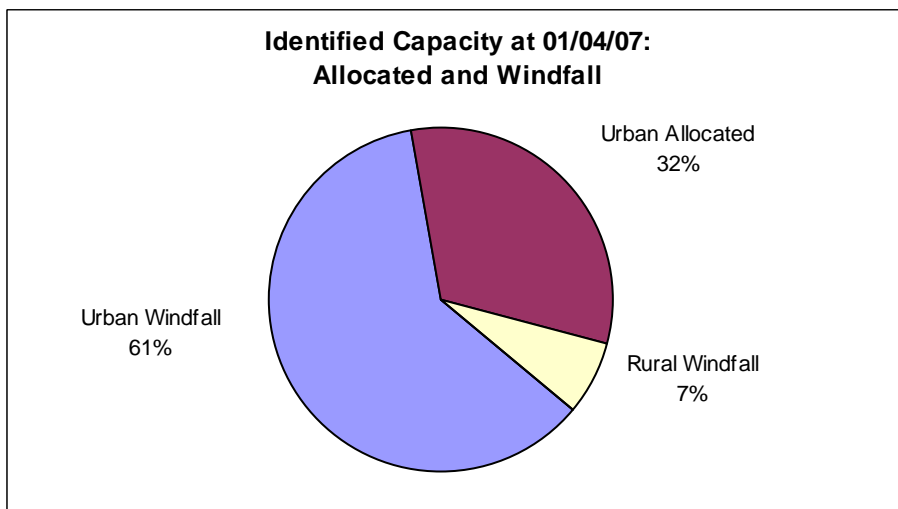


6.5 The majority of the greenfield capacity is on allocated sites with permission at South Sydenham and South West Warwick. Of the identified capacity, 93% can be found in the urban areas. In the rural areas, a major element of the capacity consists of the brownfield windfall sites at King Edward VII Hospital and the former Oldhams Depot, Barford, which are both under construction.

Identified Capacity : Allocated and Windfall

6.6 At April 2007, urban windfall sites accounted for 61% of total capacity. This compares with 84% of total completions which were on urban windfall sites during the year 2006/07.

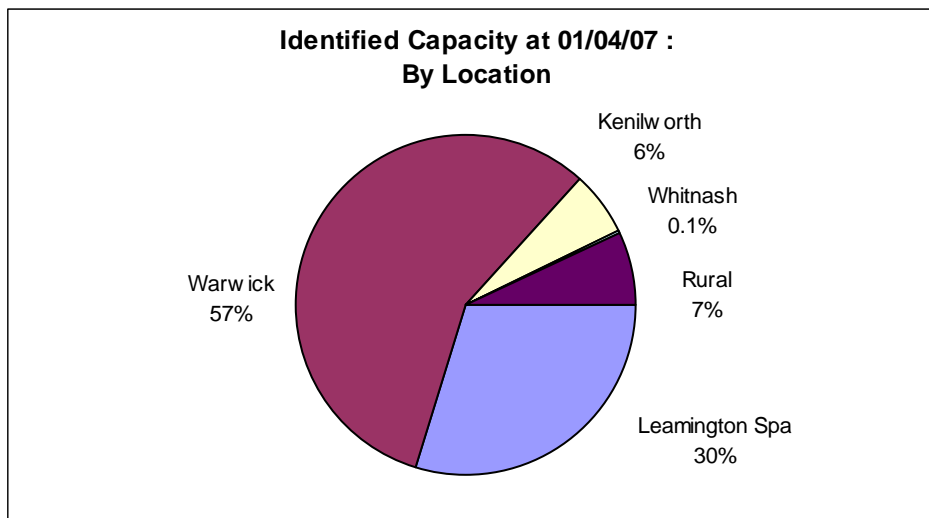
Figure 8



Identified Capacity by Location

6.7 The majority of identified dwelling sites are located in Warwick, Leamington and Whitnash (87%) with only 6% in Kenilworth and 7% in the rural area. Large sites in Warwick include South West Warwick (537); Benfords, Cape Road (149); and Pottertons, Emscote Road (323). In Leamington, there is one large site at South Sydenham (113) and a number of small to medium sites.

Figure 9



Identified Capacity by Density

6.8 About 90% of committed sites are likely to be developed at a density of over 30 dwellings per hectare. This compares with 85% of committed sites at April 2006 and demonstrates a continuing trend of higher densities. In future years, however, this trend may not continue as the greenfield allocated sites form a greater proportion of the capacity and local policies, such as parking standards and the mix of housing, lead to a reduction in the number of units which can be accommodated on sites.

TABLE 11 DENSITY OF COMMITTED SITES Dwelling Sites Committed at 01/04/07		
Density (Dwells/Hectare)	No of Dwelling Sites	% Total
Less than 30	215	10.1
30 to 50	814	38.2
Over 50	1102	51.7
All	2,131	100.0

7. MEETING THE STRATEGIC HOUSING REQUIREMENT

- 7.1 Government guidance in Planning Policy Statement 3: Housing (PPS3) requires Local Planning Authorities to monitor and manage the supply of housing in line with housing and previously-developed land trajectories. Where actual performance, compared with the trajectories, is within acceptable ranges (for example 10-20%) there may be no need for specific management actions. However if at any time actual performance is outside the acceptable ranges, or is at risk of not being met in the future, Local Planning Authorities may need to take specific action.
- 7.2 PPS3 also requires Local Planning Authorities to maintain a “flexible, responsive supply of land”. This involves monitoring and managing the supply of housing sites in order to ensure that there is a continual five year supply of deliverable¹ sites.
- 7.3 Policy SC10 of the adopted Warwick District Local Plan states that in the case of a significant oversupply of housing in relation to the strategic housing requirement, the Council will regulate the further supply of windfall sites through a Supplementary Planning Document.
- 7.4 Since April, 2003 Warwick District has had an over supply of housing land in relation to the strategic housing requirement. This over supply was primarily the result of the large numbers of urban windfall sites which emerged unexpectedly. In response to concerns from the strategic planning authorities and Government Office for the West Midlands, the Council approved a Supplementary Planning Document (SPD) in September 2005 to manage the further supply of urban windfall housing sites. The SPD policy restricts permissions for new housing to those developments which meet the specific objectives of the Council.

The Adopted Regional Spatial Strategy Housing Requirement

- 7.5 The adopted West Midlands Regional Spatial Strategy (RSS) provides for a **maximum** of 2,000 dwellings per annum to be provided in Warwickshire 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. There are no housing figures at District level although the emerging RSS (Phase Two) Revision does include figures at District level. Government advice states that the district proportions in the RSS (Phase Two) Revision should be applied to the Warwickshire County figures in the adopted RSS.
- 7.6 The following table sets out the housing requirement for the District between 2001 and 2021 in the adopted RSS. The District requirement has been arrived at by applying Warwick District’s proportion of the Warwickshire total housing allocation in the Preferred Option of the RSS (Phase 2) Revision. This is derived from the Table in Draft Policy CF3 which shows that Warwick District has 26.3% of the overall housing provision for Warwickshire.

¹ PPS3 defines “deliverable” sites as those which are available and suitable with a reasonable prospect that housing will be delivered within 5 years.

TABLE 12 STRATEGIC HOUSING REQUIREMENT 2001- 2021 Adopted RSS figures with District Proportion from Preferred Option of RSS (Phase Two) Revision		
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

Housing Land Delivery and Supply at April 2007

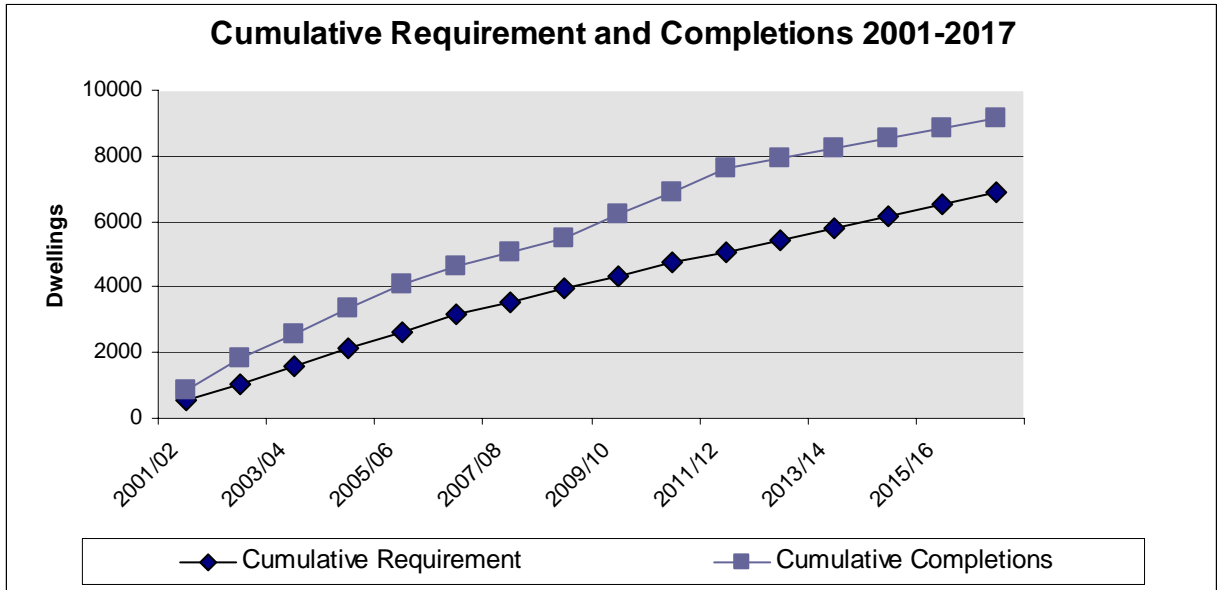
- 7.7 In the period April 2001 to April 2007, a total of 4,629 dwellings had been completed in the District - 47% over the requirement of 3,156 between 2001 and 2007 (see Table above). If the current commitments of 2,131 dwellings are added to completions, this would give a total supply since 2001 of 6,760 dwellings. This is already in excess of the requirement of 6,511 dwellings for the period 2001-2016.
- 7.8 The following Table sets out the potential supply of housing for the next 10 years to 2017, with and without an allowance for windfalls. The windfall estimates take into account past trends and the effect of the SPD Policy on supply in the short term to 2009. Over the last 11 years, development on urban windfall sites has averaged 324 dwellings per annum. Rural windfalls² have averaged 12 dwellings per annum since 1999. If these trends continue, this could increase supply by about 2,400 dwellings over the next 10 years (See Appendix 2). This would bring the overall supply for 2001-2017 to 9,160 (sum of completions, commitments and windfalls).

TABLE 13 SUPPLY OF HOUSING 2001 – 2017	
	Dwells
Housing Requirement 2001-2017	6,866
A. Housing Supply (Completions & Commitments) 2001-2017:	
Completions 2001-2007	4,629
Housing Supply at April 2007 (Commitments only)	2,131
Total Supply	6,760
Under Supply	1.5%
B. Housing Supply (Completions, Commitments & Windfalls) 2001-2017:	
Completions 2001-2007	4,629
Housing Supply (Commitments at April 2007 and Potential Windfalls 2007-2017)	4,531
Total Supply 2001-2017	9,160
Over supply	33.4%

- 7.9 The following graph illustrates the extent to which the cumulative (actual and projected) completions are in excess of the cumulative RSS requirement.

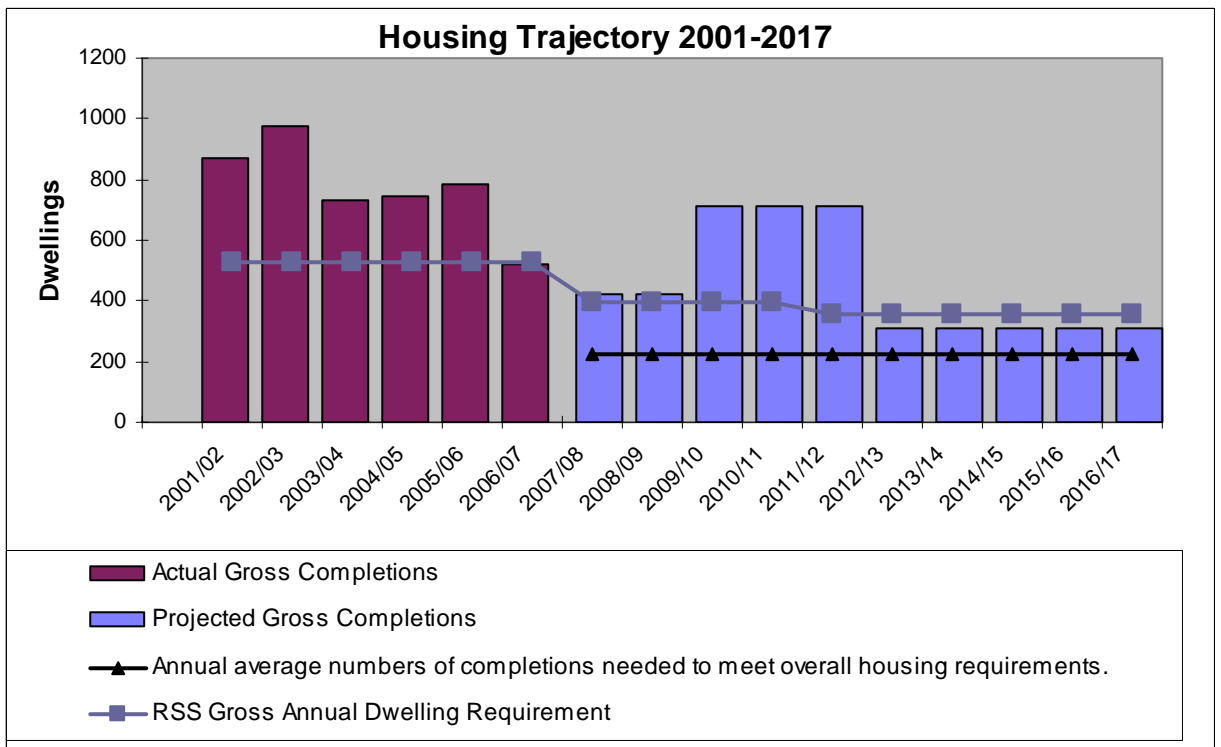
² Development in Limited Growth Villages and replacements only, to reflect recently adopted Local Plan policies.

Figure 10



7.10 Figure 11 below, the housing trajectory, illustrates actual, and projected, annual completions alongside the regional requirement and the annual completions needed in the future in order to meet that requirement. It shows that an average of less than 300 dwelling completions per annum would be needed between 2007 and 2017 in order to meet the regional requirement. This is well below recent annual completion rates.

Figure 11



Ensuring a Five Year Supply of Deliverable Sites

- 7.11 The following Table shows that Warwick District's five year requirement is 462 dwellings, which is the balance between the RSS requirement for the period 2001-2012 and completions since 2001.

TABLE 14 THE FIVE YEAR HOUSING REQUIREMENT 2007-2012	
	Dwellings
Requirement 2001-2012	5,091
Completions 2001-2007	4,629
Balance 2007-2012	462
Five Year Requirement	462

- 7.12 Table 13 shows that current commitments, all of which are deliverable within 5 years, amount to 2,131 dwellings. If an allowance is made for non-implementation, there would be 2,006 deliverable sites.

TABLE 15 MEETING THE FIVE YEAR HOUSING REQUIREMENT 2007-2012	
Requirement 2007-2012	462
Dwelling sites under construction	545
Dwelling sites with permission	1,473
Other commitments	113
Total commitments	2,131
Allowance for non-implementation	-125
Deliverable commitments	2006

- 7.13 The housing requirement figures from the adopted RSS (Table 12 above) are currently under review. The Regional Partnership will submit the RSS Revision (Phase Two) Preferred Option to the government in December 2007. The RSS Revision is expected to be adopted in early 2009 and this will include new housing provision figures at District level for the period 2006-2026.
- 7.14 The Core Strategy is the planning document which will identify broad locations and/or strategic sites for new housing to meet the revised housing provision figures for Warwick District to 2026. The Council commenced the production of the Core Strategy with consultation on an Issues Paper in November 2007. In terms of the planning process, therefore, it is currently too early to identify further sites beyond the current supply.

8. PROGRESS ON MAJOR COMMITTED HOUSING SITES

- 8.1 Two strategic housing sites which were allocated in the previous adopted Local Plan (1989-2001) are carried forward as commitments in the current adopted Local Plan (2001-2011). These sites are at South West Warwick and South Sydenham. A third major site, at Whitnash Allotments, was allocated in the previous Local Plan but not carried forward because it was largely completed. Progress on these sites are as follows.

TABLE 16 MAJOR COMMITTED HOUSING SITES Situation at 1 st April 2007				
Site Name	Type	Dwellings Allocated	Total Dwellings Completed by 01/04/07	Dwellings Completed 2006/07
Whitnash Allotments	Greenfield	260	278	12 – now completed
South Sydenham	Greenfield	290	252	15
South West Warwick	Greenfield	1,100	455	46

- 8.2 Development at Whitnash Allotments was completed in the monitoring year 2006/07.
- 8.3 At South Sydenham, a total of 365 dwellings are the subject of a planning permission and, at April 2007, 252 had been completed and 54 were under construction.
- 8.4 At South West Warwick, the entire site is now the subject of planning permission, either outline or detailed. Of the remaining phases, approximately 581 dwellings are the subject of a planning permission and, of these, 44 were completed in the last monitoring year and 78 were under construction. The following Table sets out the situation at April 2007.

TABLE 17 PROGRESS AT SOUTH WEST WARWICK Situation at 1 st April 2007 (Remaining phases)				
Phase/Site	Total Dwellings with Permission	Dwellings Not Started	Dwellings under Construction	Dwellings Completed
Phase 7	113	21	48	44
Phase 8	133	103	30	0
Area 3 (WCC)	234	234	0	0
Area 5	46	46	0	0
Area 7	31	31	0	0
Local Centre	24	24	0	0
Total	581	459	78	44

9. AFFORDABLE HOUSING 2001 – 2007

9.1 The Warwick District Local Plan sets out an affordable housing target of 100 new dwellings a year. This is based on a realistic assessment of what is achievable rather than estimates of need.

9.2 Housing need in Warwick has been the subject of two recent assessments, both of which are available on the Council's website (www.warwickdc.gov.uk):

- The South Warwickshire Housing Assessment 2006 (Outside UK Ltd), and
- A Strategic Housing Market Assessment for the South Housing Market Area 2007(Rupert Scott)

The former identifies a need for 821 units of affordable housing a year for 5 years to meet needs whilst the latter identifies an annual need for 651 new subsidised homes. It is clear, therefore, that it would be impossible to meet the needs in full.

9.3 During the year 2006/07, a total of 54 affordable homes were completed as listed in Table 18 below.

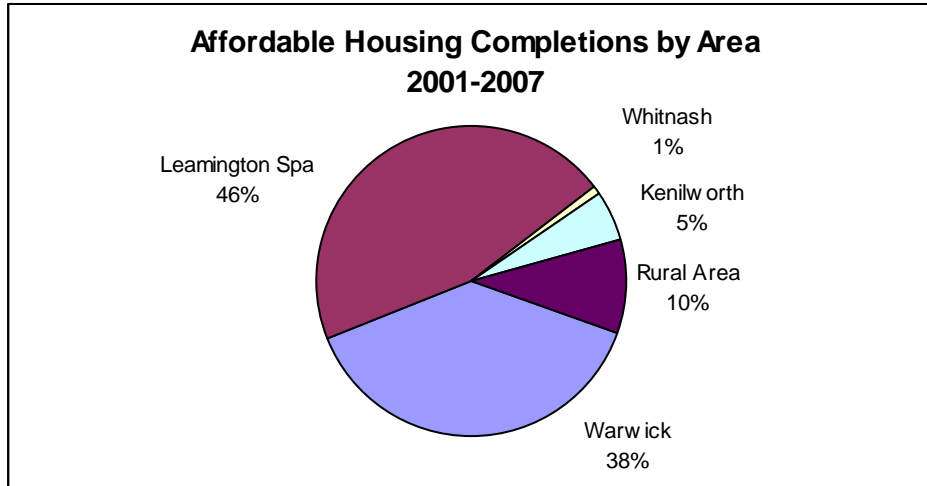
TABLE 18 AFFORDABLE HOUSING UNITS COMPLETED 2006/07		
Site	Dwellings	Comments
South West Warwick, Warwick	3	Secured through a Planning (S 106) Agreement with a private developer
Ansell Way, Warwick (Phase I)	8	Secured through a Planning (S 106) Agreement with a private developer and provided by a partner Housing Association
King Edward VII Hospital, Hatton	2	Secured through a Planning (S 106) Agreement with a private developer and provided by a partner Housing Association
Bread and Meat Close, Warwick	29	Units provided by a partner Housing Association on former Council owned land.
Queens Road, Kenilworth	5	Units provided by a partner Housing Association
Fosberry Close, Warwick	4	Units provided by a partner Housing Association
New Road, Norton Lindsey	3	Secured through a Planning (S 106) Agreement with a private developer
Total	54	

9.4 Since 2001, a total of 454 new affordable dwellings have been provided in the District, an average of 76 a year. Of these, 363 (80%) have been provided by way of Section 106 agreements on private housing development sites.

TABLE 19 AFFORDABLE HOUSING COMPLETIONS 2001-2007	
Year	Dwellings
2001/02	52
2002/03	161
2003/04	87
2004/05	70
2005/06	30
2006/07	54
Total	454

9.5 A total of 151 (33%) of the affordable homes were social rented homes and the remainder were intermediate. The majority (84%) were located in the urban areas of Warwick and Leamington Spa with 41 units provided in the rural area of which 6 were on a rural exception site.

Figure 12



9.6 Table 20 below lists the major sources of affordable housing completions since 1996. Many of these are larger housing developments where affordable housing has been secured through a Section 106 Agreement with a private housebuilder.

TABLE 20 AFFORDABLE HOUSING COMPLETIONS ON LARGE SITES 1996-2007	
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	44
Pipers Lane, Kenilworth	18
King Edward VII Hospital, Hatton	34
Ansell Way, Warwick	16
Bread & Meat Close, Warwick	29

9.7 The Council's SPD policy³ on restraining new housing in order to address the issue of the over supply of (market) housing has inevitably impacted upon the number of affordable homes coming forward on new windfall sites in recent years. However, there are still a number of affordable homes already committed which will come forward in the next 5 years. The following sites are either under construction or have outstanding planning permission for an element of affordable housing.

³ Managing Housing Supply Supplementary Planning Document 2005 (See page 2)

TABLE 21 AFFORDABLE HOUSING WITH PERMISSION AT 01/04/07		
Site	Affordable Dwellings	Comment
Units under Constuction		
21 Dale Street, Leamington Spa	1	Basement conversion to provide an additional unit
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
Abbey End, Kenilworth	5	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
Oaks Road, Kenilworth	5	Development by a partner Housing Association
Lunn Poly House	12	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
Regent Grove, Leamington	9	Part of a mixed retail/residential scheme offering all shared ownership accommodation
South West Warwick	42	Secured through a S 106 Agreement with a private developer.
Units with Permission		
Pottertons, Emscote Road, Warwick	24	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
Pottertons (Social Housing Site), Emscote Road, Warwick	69	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
Benfords, Cape Road, Warwick	23	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
Crackley Hill, Kenilworth	13	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
Wellesbourne Road, Barford (Oldhams)	20	Secured through a S 106 Agreement with a private developer and to be provided by a partner Housing Association
<i>South West Warwick</i>	<i>82</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>		

10. GREENFIELD AND BROWNFIELD DEVELOPMENT 1996 – 2007

- 10.1 Table 22 shows greenfield and brownfield completions in Warwick District between 1996 and 2007. 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 22 COMPLETIONS ON BROWNFIELD & GREENFIELD SITES 1996 - 2007									
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
2006/07	523	396	75.7	49	9.4	73	14.0	5	0.9
Total	8,166	3936	48.2	1101	13.5	2984	36.5	145	1.8

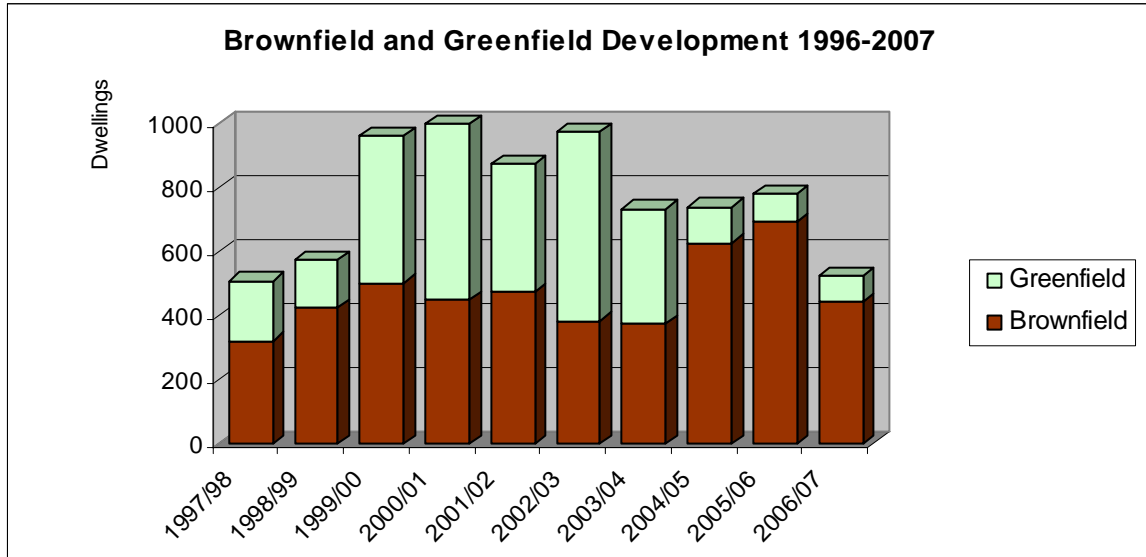
- 10.2 The proportion of dwellings delivered on brownfield sites over the whole period 1996-2007 was 62% and on *urban brownfield* sites was 48%. In the year 2006/07, 85% of total dwellings were built on brownfield sites.

TABLE 23 COMPLETIONS ON BROWNFIELD SITES 1996-2007		
	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
2006/07	445	85.0
Total	5037	61.7

- 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

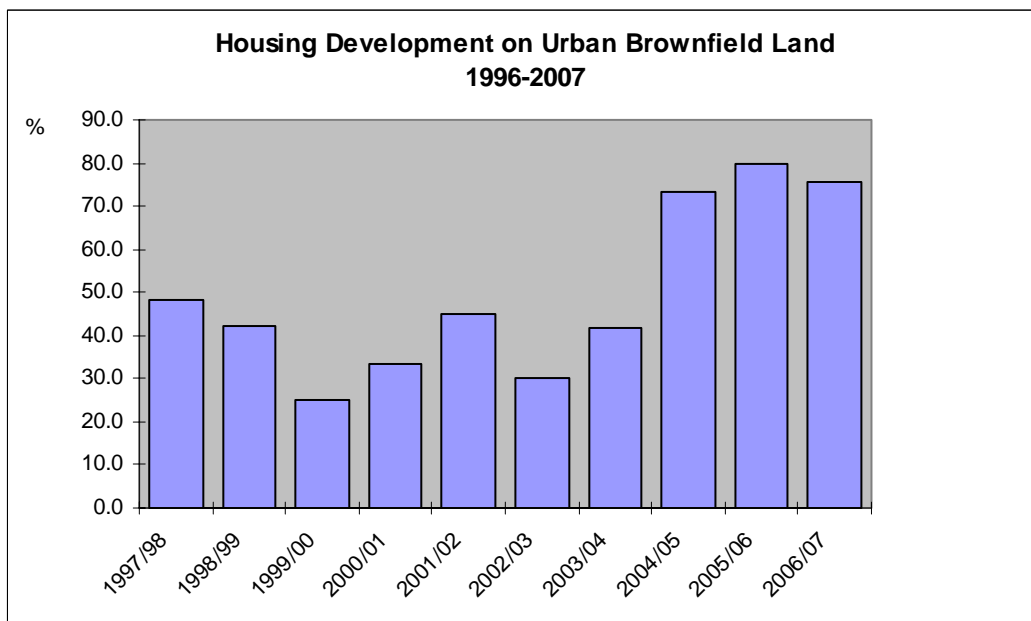
greenfield sites. This is partly due to the increase in the number, and size, of brownfield sites coming forward but also due to the present lull in development on the allocated greenfield sites.

Figure 13



10.4 Figure 14 shows the proportions of development, as a percentage of total completions, on urban brownfield sites since 1996.

Figure 14



11 WINDFALL DEVELOPMENT 1996 – 2007

- 11.1 In the year 2006/07, total windfall completions showed a mark decline to 450 dwellings from the previous high level of 704 in 2005/06. This decline is largely due to the implementation of the Managing Housing Supply SPD Policy which restricts new windfall housing sites. Greenfield windfall completions amounted to just 5 dwellings during the year.

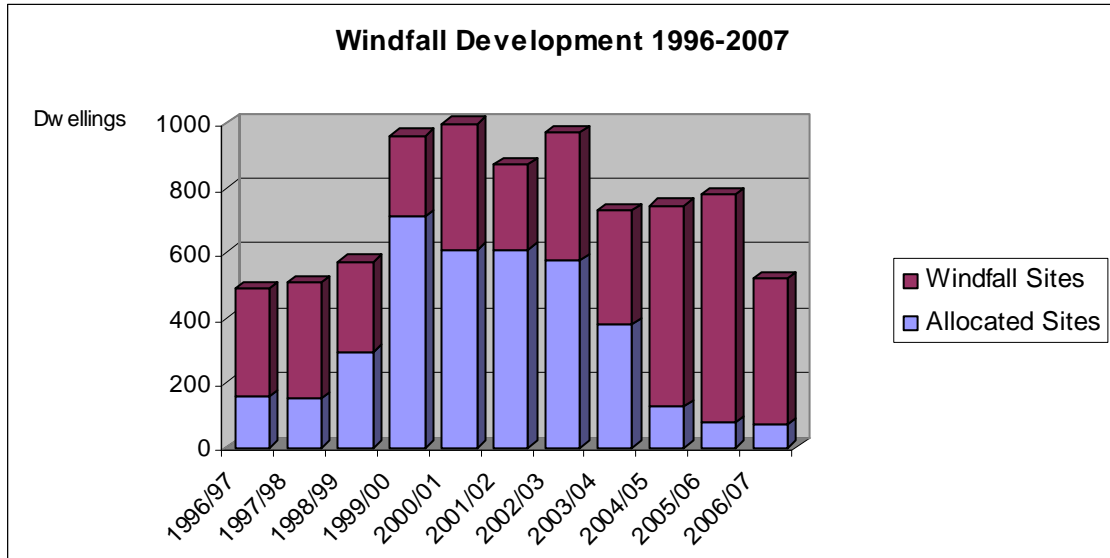
Year	Greenfield		Brownfield		Total Windfall	Total Comps	% Total Comps
	No	%	No	%			
1996/97	58	17.5	274	53.882.5	332	490	67.8
1997/98	98	27.5	259	72.5	357	510	70.0
1998/99	22	7.9	257	92.1	279	575	48.5
1999/00	34	13.6	216	86.4	250	962	26.0
2000/01	34	8.7	355	91.3	389	1000	38.9
2001/02	1	0.4	261	99.6	262	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
2006/07	5	1.1	445	98.9	450	523	86.0
Total	339	7.7	4053	92.3	4392	8166	53.8

- 11.2 Over the year 2006/07, the proportion of completions which were located on windfall sites (86%) was the second highest since 1996. Annually, this figure has ranged from a high of 90% in 2005/06 to a low of 26% in 1999/00.
- 11.3 Table 25 shows windfall completions from 1996 to 2006 by location and type. This demonstrates the fact that national, regional and local 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
2006/07	0	0.0	396	88.0	5	1.1	49	10.9
Total	214	4.9	3560	81.1	125	2.8	493	11.2

11.4 The following figure demonstrates the fact that the level of total windfall completions remained relatively steady until 2004/05 following which there was a sharp increase. In 2006/07, completions on allocated sites (73 dwellings) was at the lowest level since 1996.

Figure 15



APPENDIX 1

Ensuring a Five Year Supply of Housing Land

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

RSS Requirement for Warwick District

Warwick District : Strategic Housing Requirement 2001-2021 (26.3% Warwickshire Total – from Option 1)		
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

The Five Year Requirement 2007-2012	
Requirement 2001-2012	5,091
Completions 2001-2007	4,629
Balance 2007-2012	462
Five Year Requirement	462

Meeting the Five Year Requirement 2007-2012	
Requirement 2007-2012	462
Dwelling sites under construction	545
Dwelling sites with permission	1,473
Other commitments	113
Total commitments	2,131
Allowance for non-implementation	-125
Deliverable commitments	2006

Commitments

Large Sites (25+) with Permission

Site	Dwelling Sites: Situation at 01/04/07		
	Under Construction	Not Started	Comments
South West Warwick	78	459	Phases 7 & 8 currently under construction
Benfords, Warwick	58	92	Site under construction
South Sydenham	54	59	Site under construction
Former Pottertons	47	276	Site under construction
Ansell Road Phases I & 2	23	0	Site under construction
King Edward VII Hospital	0	1	Site under construction
Lunn Poly House	54	0	Site under construction
Kenilworth House	10	0	Site under construction
Former Trinity School	0	58	Commenced since April
Former Oldhams Depot	16	44	Site under construction
Montague Road Depot	0	30	Outline permission
Hillcrest Garage, Crackley Hill	0	33	Reserved matters permission
TOTAL	340	1052	

Medium Sites (10-24) With Permission

Site	Dwelling Sites: Situation at 01/04/07		
	Under Construction	Not Started	Comments
Former Sydenham 1 st School	3	6	Site under construction
Abbey End	24	0	Site under construction
B'Wise, Warwick Street	0	18	Now part of possible comprehensive development at Chandos Street. Development partners selected, consultation soon to commence followed by planning application
Theatre Street, Warwick	0	16	Revised scheme for 16 units agreed subject to S106
56 Russell Terrace	0	16	
2a & 2b Guy's Cliffe Ave	14	0	Site under construction
40 Kenilworth Road	0	14	
Clarendon House, Clarendon Square	0	14	
132-136 The Parade	0	13	External works commenced
Alveston Place	0	13	
131-135 Warwick Road	0	12	
95-105 Lillington Rd	11	0	Site under construction
86 Saltisford	0	12	
46 Warwick Place	0	11	
10 Clarendon Place	11	0	Site under construction
6 Lillington Avenue	0	10	
TOTAL	63	155	

Small Sites (under 10)

Site	Dwelling Sites: Situation at 01/04/07		
	Under Construction	Not Started	Comments
15 Beverley Road	9	0	Site under construction
Oak Inn, Radford Road	0	9	
Talisman Square	0	9	
Compton's Garage	0	9	
King's Arms, The Square	9	0	Site under construction
Old House, Stratford Rd	3	5	Site under construction
Southborough Terrace	0	8	
34-40 Warwick Road	0	8	
32 kenilworth Road	7	0	Site under construction
Greville Road	7	0	Site under construction
26 Warwick New Road	0	5	
38-40 Market Street	0	7	
Radford Semele School	7	0	Site under construction
Swan Street	1	5	Site under construction
26 Leam Terrace	0	6	
3 George Street	0	6	
427 Tachbrook Road	0	6	
51 Hill Street	0	6	
Oakdene Crescent, Shrewley	6	0	Site under construction
TOTAL Sites 6-9	49	89	
Other Sites 5 and under	93	177	
TOTAL	142	266	

Other Committed Sites

Site	Dwelling Sites: Situation at 01/04/07	
	Estimate of Dwellings	Comments
Station Approach	84	Subject of approved Development Brief and allocated as opportunity site in Local Plan.
14-20 The Parade	16	Agreed subject to S 106
19 Church Street	13	Agreed subject to S 106
TOTAL	113	

APPENDIX 2

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 2007-2017, a nine year supply is calculated.

A Estimate of Windfalls from Past Trends 1996-2007 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
2006/07	396
Total	3,563
Annual Average	324
Estimated Supply 2007- 17*	2,316
*Assumes 24 pa for 2 years (due to policy of housing restraint) and then 324 for 7 years (discounted by 1 year)	

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
2006/07	6	8	14
Total	25	72	97
Annual Average	3	9	12
Estimated Supply 2007-17*			108
* Assumes 9 years at 12 dwellings per annum (discounted by 1 year)			

APPENDIX 3

Schedules of Sites with Planning Permission

- Sites with Permission (Not Started) at April 07 : Urban
- Sites with Permission (Not Started) at April 07 : Rural
- Completions 2006/07 : Urban
- Completions 2006/07 : Rural
- Sites under Construction at April 07 : Urban
- Sites under Construction at April 07 : Rural
- Expired Permissions 2006/07

These schedules are not available on the web version but can be obtained from the Policy Section (see Contacts on page 3)

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

PPS3

Planning Policy Statement 3: Housing (PPS3) 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.

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 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.