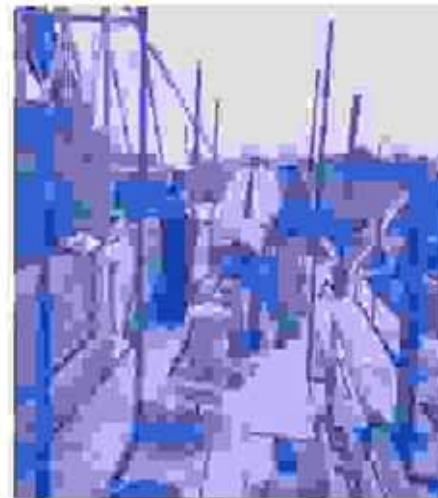


# Housing Monitoring Report 2003

Planning and Engineering Department



## HOUSING MONITORING



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*Appendix 3 is available on request from the Planning Department*

# **1 INTRODUCTION**

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 2002 to March 31st 2003 in detail. It also provides summary tables of the progress of housing development over the last five years.

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.

The purpose of this report is to measure progress towards achieving the targets set out in the Warwickshire Structure Plan and to indicate the effectiveness of policies in the current Local Plan. It will also inform and assist in formulating the policies of the emerging Local Plan.

Whilst as much care as possible has been taken to ensure the accuracy of the information contained in this document, it is not a definitive list of planning applications determined by the Council.

# **2 BACKGROUND**

## **Warwickshire Structure Plan**

Warwickshire Structure Plan (WASP) was adopted by Warwickshire County Council on 20th August 2001. It covers the period 1996-2011 and supersedes the previous Structure Plan (Warwick Structure Plan Alterations No.1 1989-2001).

It identifies a need for 8000 new dwellings in Warwick District in that period and suggests a target of 45% to be built on previously developed land (brownfield land) in urban areas. It emphasises the need to minimise the amount of greenfield land developed for new housing and states that where there is an adequate supply, greenfield land should only be released for housing development in exceptional circumstances such as meeting an outstanding need for affordable housing. District Councils should maximise the use of the existing building stock and opportunities for the use of previously developed land. The best use should be made of sites through increasing housing densities by good design and layout.

The County Council suggests that 3600 affordable dwellings may be required in Warwick District during the plan period, but states that district councils should assess local need, based on an up-to-date housing needs assessment (see Affordable Housing section).

## **Warwick District Local Plan**

The current local plan (Warwick District Local Plan, adopted in 1995) was written in conformity with the previous Structure Plan and covers the period 1989-2001. Since the adoption of the WASP, the County Council has written to the Council to inform us of those policies in the current Local Plan which are deemed to be 'not in conformity' with the WASP. Where this is the case, the policies of the WASP must be given greater weight. Where there is no issue of non-conformity, the policies of the Local Plan will continue to carry the same weight as before.

Work has already commenced on reviewing the Local Plan which will cover the period 1996-2011. It will take into account the policies of the Structure Plan and also relevant government guidance such as PPG3 which relates to housing. A consultation exercise was carried out in the Spring of 2001 (April -

June) on the key issues to be addressed in the Plan and the first draft of the plan was “placed on deposit” for consultation in late 2003.

## **Urban Capacity Study**

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

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**

If you would like more information about the Local Plan, please email us on [localplan@warwickdc.gov.uk](mailto:localplan@warwickdc.gov.uk), or talk directly to a member of the local plan team.

Philip Clarke	01952 456502
Tony Ward	01952 456503
Gary Stephens	01952 456505
Sally Jones	01952 456330
Claire Parlett	01952 456331

### **3 METHODOLOGY**

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

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.

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

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 PROGRESS 2002-2003

### Completions

The rapid pace of housing development has been maintained over the past year with 973 dwellings completed between April 2002 and March 2003 of which 40% were on brownfield sites. This compares with 872 completed dwellings in 2001/02 of which 54.7% were on brownfield sites.

	Urban Area		Rural Area		Total	
	No	%	No	%	No	%
<b>Greenfield</b>	577	59.3	11	1.1	588	60.4
<b>Brownfield</b>	292	30.0	93	9.6	385	39.6
<b>TOTAL</b>	<b>869</b>	<b>89.3</b>	<b>104</b>	<b>10.7</b>	<b>973</b>	<b>100.0</b>

The highest proportion of development is urban greenfield, due to the high level of completions on the allocated Local Plan sites at Heathcote Home Farm (247), South West Warwick (195), South Sydenham (56), and Whitnash (28). Developments in the rural area reflect the continuing progress of the allocated Local Plan site at Central Hospital, Hatton which is nearing completion. Rural greenfield completions are all due to barn conversions. It should be noted that these are based on gross figures and do not take account of any losses that may have occurred. Information on lost dwellings is given at the end of this section.

**Figure 1**

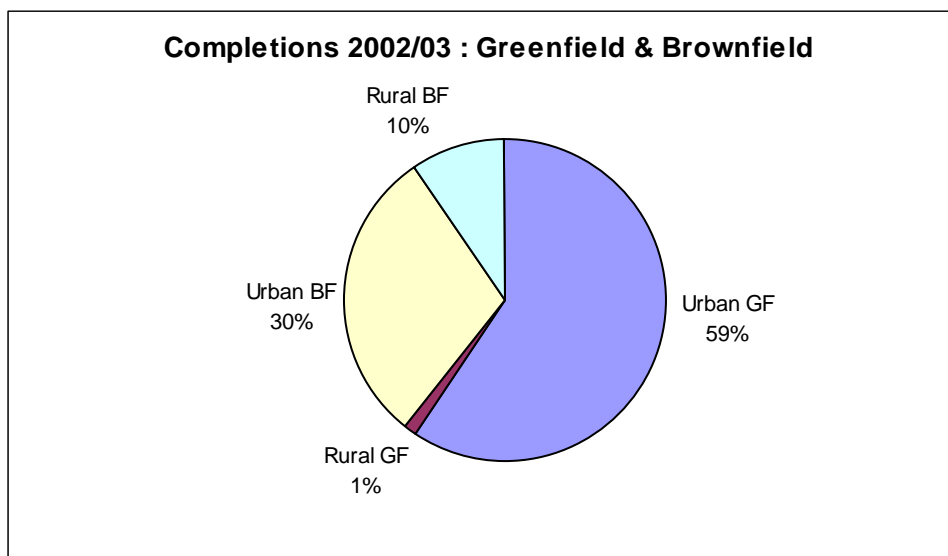
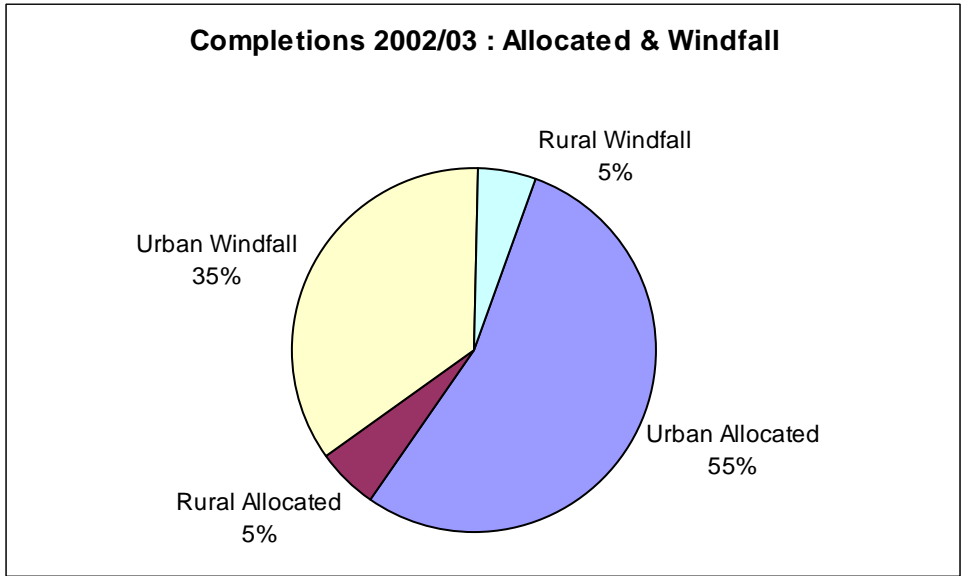


Table 2 and Figure 2 show the annual completions by allocated Local Plan sites and windfall sites. Completions on allocated sites made up 59% of the annual figure compared with 70% in 2001/02. The level of windfall completions, a total of 395 dwellings, was the highest during the period since 1996 and this demonstrates the increasing importance of windfall sites in terms of the district's overall supply of housing.

<b>TABLE 2 COMPLETIONS 2002-2003</b>						
<b>Allocated and Windfall Sites</b>						
	<b>Urban Area</b>		<b>Rural Area</b>		<b>Total</b>	
	<b>No</b>	<b>%</b>	<b>No</b>	<b>%</b>	<b>No</b>	<b>%</b>
<b>Allocated Sites</b>	526	54.1	52	50.0	578	59.4
<b>Windfall Sites</b>	343	35.2	52	50.0	395	40.6
<b>TOTAL</b>	<b>869</b>	<b>89.3</b>	<b>104</b>	<b>100.0</b>	<b>973</b>	<b>100.0</b>

**Figure 2**



The average density on sites which were totally completed during the period 2002/03 was 32.9 dwellings per hectare.

## Dwelling Sites under Construction at 01/04/03

At the end of the monitoring period, 1<sup>st</sup> April 2003, 661 dwellings were under construction. The majority of these (65%) were located on brownfield sites and 52% were located on urban brownfield sites. In the District as a whole, 252 dwellings (38%) were located on allocated sites.

<b>TABLE 3 DWELLINGS UNDER CONSTRUCTION AT 01/04/03</b>			
<b>Urban Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	347	<b>354</b>
Allocated	220	0	<b>220</b>
<b>Total</b>	<b>227</b>	<b>347</b>	<b>574</b>
<b>Rural Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	7	48	<b>55</b>
Allocated	0	32	<b>32</b>
<b>Total</b>	<b>7</b>	<b>80</b>	<b>87</b>
<b>District</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	14	395	<b>409</b>
Allocated	220	32	<b>252</b>
<b>Total</b>	<b>234</b>	<b>427</b>	<b>661</b>
<b>% Total (GF/BF)</b>	<b>35.4</b>	<b>64.6</b>	<b>100.0</b>

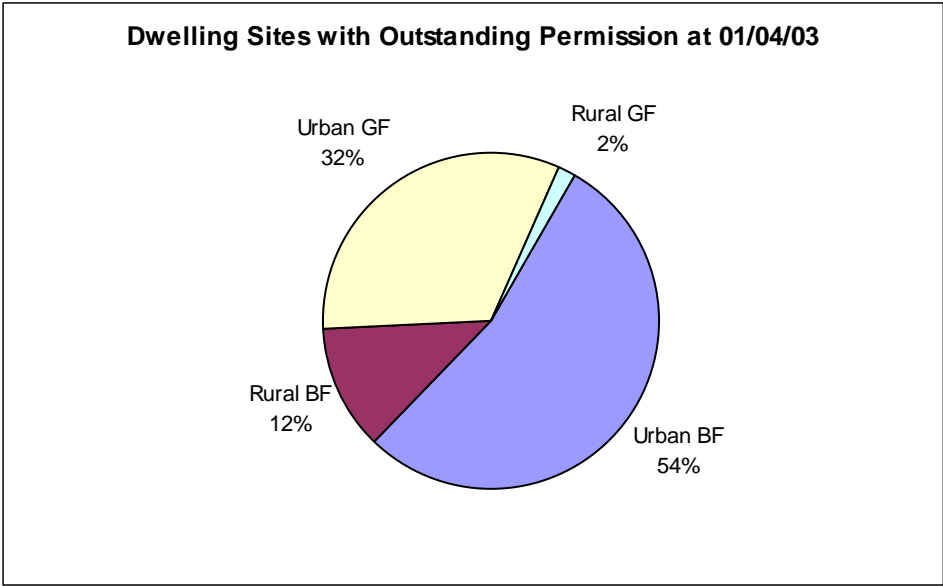
## Dwelling Losses

Dwellings are lost as a result of demolitions, changes to non-residential uses and through conversion of residential properties. During the year 2002/03, 3 dwellings were demolished and 24 dwellings were lost through conversion schemes.

## Dwelling Sites with Outstanding Permission at 01/04/03

At 1<sup>st</sup> April 2003 a total of 1304 dwellings were the subject of planning permission but had yet to be started. The figure below shows that of these sites, just over half (54%) are located on urban brownfield sites. With the exception of a few large sites, such as the Regent Hotel, Cape Engineering and Trinity School sites, the majority of these sites fall within the size category of small to medium. The rural brownfield sites consist almost exclusively of the Central Hospital and King Edward VII sites at Hatton while the urban greenfield sites consist of the allocated sites at Heathcote, Sydenham, Whitnash and South West Warwick.

**Figure 3**



The following table shows that allocated sites account for 435 (33%) of the total number of dwellings with outstanding permission.

<b>TABLE 4 DWELLINGS WITH OUTSTANDING PERMISSION (Not Started) AT 01/04/03</b>			
<b>Urban Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	3	702	<b>705</b>
Allocated	422	0	<b>422</b>
<b>Total</b>	<b>425</b>	<b>702</b>	<b>1127</b>
<b>Rural Area</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	22	142	<b>164</b>
Allocated	0	13	<b>13</b>
<b>Total</b>	<b>22</b>	<b>155</b>	<b>177</b>
<b>District</b>			
	Greenfield	Brownfield	<b>Total</b>
Windfall	25	844	<b>869</b>
Allocated	422	13	<b>435</b>
<b>Total</b>	<b>447</b>	<b>857</b>	<b>1304</b>
<b>% Total (GF/BF)</b>	<b>34.3</b>	<b>65.7</b>	<b>100.0</b>

During the period 2002/03, planning permission was granted for a total of 847 dwellings. Of these, 355 dwelling sites were newly emerging sites which had not previously been the subject of a planning permission or an allocation in a local plan.

## Identified Capacity at 01/04/03

The identified capacity for new housing at 1<sup>st</sup> April 2003 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.)

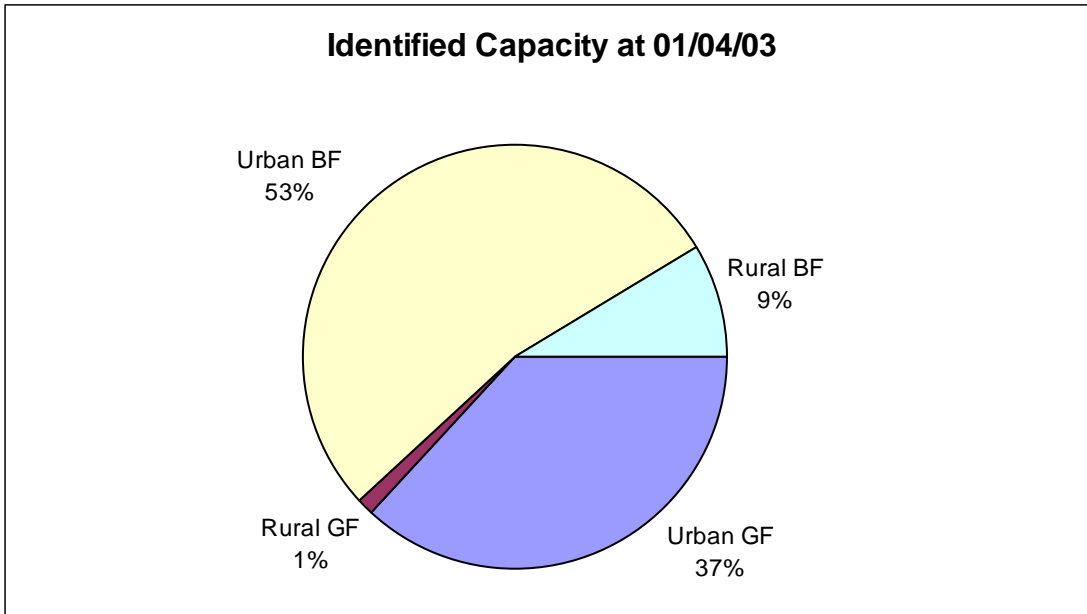
The details of individual sites are given in Appendices 2 & 3 at the end of this document. It should be noted that that not every site that is granted planning permission will be developed. Expired permissions accounted for 16 dwellings in the past year.

Table 5 shows that the majority of commitments (47%) comprise windfall sites with planning permission. Allocated sites (with and without permission) amount to 46% of the total capacity.

<b>TABLE 5 IDENTIFIED CAPACITY AT 01/04/03</b>						
	<b>Urban</b>		<b>Rural</b>		<b>Total</b>	
	<b>GF</b>	<b>BF</b>	<b>GF</b>	<b>BF</b>	<b>No</b>	<b>%</b>
<b>Sites with Planning Permission (including those under construction)</b>						
Windfall	10	1049	29	190	1278	47.0
Allocated	642	0	0	45	687	25.3
<b>Total</b>	<b>652</b>	<b>1049</b>	<b>29</b>	<b>235</b>	<b>1965</b>	<b>(72.3)</b>
<b>Sites without Planning Permission</b>						
Allocated (No pp)	30	0	0	0	30	1.1
Allocated (pp subject to S106)	320	200	0	0	520	19.1
Windfall (pp subject to S106)	0	35	0	0	35	1.3
Windfall (subject of Devt. Brief)	0	169	0	0	169	6.2
<b>Total</b>	<b>350</b>	<b>304</b>	<b>0</b>	<b>0</b>	<b>754</b>	<b>(27.7)</b>
<b>All Sites</b>						
<b>Total</b>	<b>1002</b>	<b>1453</b>	<b>29</b>	<b>235</b>	<b>2719</b>	<b>100.0</b>

The figure below shows that, of the sites coming forward for development in the future, an increasing proportion will be located on brownfield sites – 62% compared with completions this year of 42% on brownfield land.

**Figure 4**



The majority of greenfield capacity is on allocated Local Plan sites, with and without permission, at Heathcote Home Farm, South Sydenham, Whitnash Allotments and South West Warwick. Over 90% of the identified capacity can be found in the urban areas. A major element in the capacity in rural areas is the remainder of development at Central Hospital, Hatton and the site at the neighbouring King Edward VII Hospital which has outline permission.

## 5 MEETING THE STRUCTURE PLAN REQUIREMENT

The Warwickshire Structure Plan requires Warwick District to provide 8,000 new dwellings between 1996 and 2011. The following table sets out the housing land supply position as at 1<sup>st</sup> April 2003.

<b>TABLE 6 MEETING THE STRUCTURE PLAN REQUIREMENT 1996 – 2011</b>	
<b>A Completions 1996 - 2003</b>	
<b>Year</b>	<b>Dwellings</b>
1996/97	490
1997/98	510
1998/99	575
1999/00	962
2000/01	1000
2001/02	872
2002/03	973
<b>Total completions 1996-2003</b>	<b>5382</b>
<b>B Commitments at 01/04/03</b>	
Dwellings under construction	661
Dwellings with outstanding permission	1304
Allocated sites without permission	520
Other commitments	204
<b>Total Commitments</b>	<b>2689</b>
<b>C Completions and commitments at 01/04/03</b>	<b>8071</b>
<b>D Balance to be provided 2003-2011</b>	<b>0</b>

Since 1996, development on windfall sites has averaged 323 dwellings per annum. If this trend continues, this would increase the supply of housing by 2584 dwellings between 2003 and 2011. This would increase capacity from the current commitments of 2689 dwellings to 5273 dwellings.

## 6 GREENFIELD AND BROWNFIELD DEVELOPMENT 1996 – 2003

Table 7 shows brownfield and greenfield completions in Warwick District between 1996 and 2003. The high proportion of greenfield completions since 1999/2000 reflects development of the allocated Local Plan sites at Heathcote Home Farm, Sydenham and South West Warwick.

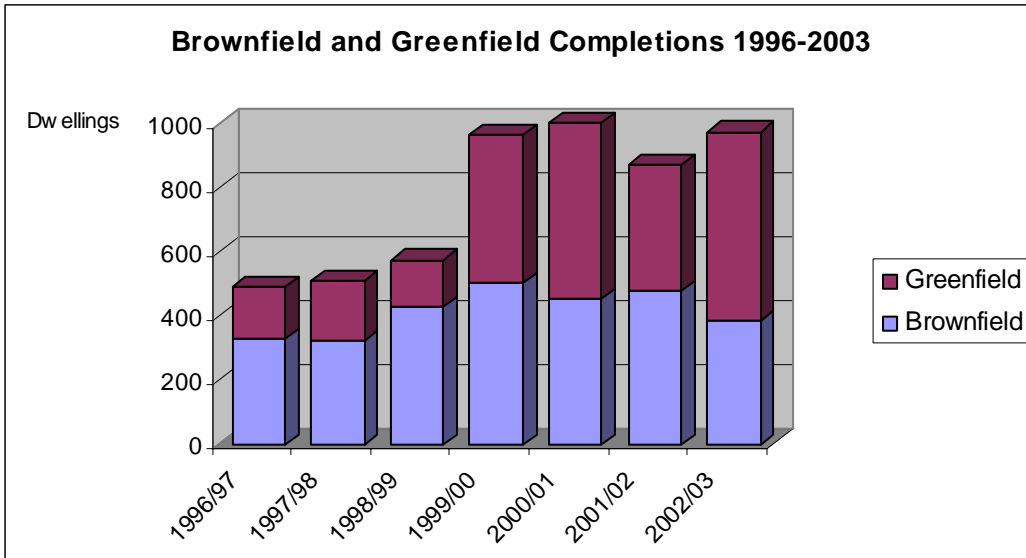
Year	Total Comps	Brownfield				Greenfield			
		Urban		Rural		Urban		Rural	
		No	%	No	%	No	%	No	%
1996/97	490	315	64.3	13	2.7	137	28.0	25	5.1
1997/98	510	247	48.4	76	14.9	167	32.7	20	3.9
1998/99	575	243	42.3	183	31.8	139	24.2	10	1.7
1999/00	962	241	25.1	262	27.2	437	45.4	22	2.3
2000/01	1000	335	33.5	117	11.7	537	53.7	11	1.1
2001/02	872	392	45.0	85	9.7	374	42.9	21	2.4
2002/03	973	292	30.0	93	9.6	577	59.3	11	1.1
<b>Total</b>	<b>5382</b>	<b>2065</b>	<b>38.4</b>	<b>829</b>	<b>15.4</b>	<b>2368</b>	<b>44.0</b>	<b>120</b>	<b>2.2</b>

In the year 2002/03, the proportion of total dwellings built on brownfield sites (40%) was the lowest during the period since 1996. The proportion of dwellings delivered on brownfield sites over the whole period 1996-2003 was 54 %. The Warwickshire Structure Plan indicative target for Warwick District for the plan period 1996-2011 is 45%. Although the proportion of dwellings built on brownfield sites has tended to decrease over the period, the numbers have generally increased since the early part of the period.

	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
<b>Total</b>	<b>2894</b>	<b>53.8</b>

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

Figure 5



## 7 LOCAL PLAN HOUSING ALLOCATIONS 1996 – 2003

Progress has continued on sites allocated in the adopted Local Plan 1989-2001. The following Table lists the allocated sites and the position at 01/04/03.

<b>TABLE 9 ALLOCATED LOCAL PLAN SITES: SITUATION AT 01/04/03</b>					
<b>Area</b>	<b>Policy Ref</b>	<b>Site Name</b>	<b>Type</b>	<b>Dwellings Allocated</b>	<b>Dwellings Completed</b>
Rural	DW H6	Central Hospital, Hatton	BF	650	550
Leamington & Warwick	LW H2	Heathcote Home Farm	GF	1430	1433
		South Sydenham	GF	290	143
		South West Warwick	GF	1100	195
	LW H3	Kingland Drive	GF	45	45
		Mercia Way	GF	5	5
		Gresham Avenue	GF	150	162
		Whitnash Allotments	GF	260	233
		Coventry Rd /Montague Rd *	GF	30	0
		The Quarry /Coventry Rd	BF	15	15
		Myton Hamlet	GF	15	15
		Myton Rd /Europa Way	GF	25	25
		Edmonscote Playing Field *	GF	40	0
		Warneford Hospital	BF	110	110
Leamington Town Centre	LTC H6	Ranelagh Terrace	BF	100	148
Kenilworth	K H2	Queens Road	GF	20	0
		St Johns Street *	BF	10	0
		Whateleys Drive	BF	70	70
* Sites which are unlikely to be developed					

Three of the allocated Local Plan sites are unlikely to be implemented. The site at Coventry Road /Montague Road is a greenfield site which had not been developed within the plan period and therefore was de-allocated in the local plan review. The site at Edmonscote Playing Field lies within the flood plain and the site at St John's Street is unlikely to be capable of providing a feasible development opportunity. The site at Queen's Road, Kenilworth has full planning permission and is likely to be developed in 2003/04.

The major allocated sites at Heathcote Home Farm (Warwick Gates), Central Hospital, South Sydenham, Whitnash Allotments and South West Warwick are all well underway. The site at Heathcote Home Farm is likely to be completed by 2003/04 and those at Central Hospital, and Whitnash Allotments by 2004/05.

## 8 WINDFALL DEVELOPMENT 1996 – 2003

Table 10 shows windfall completions from 1996 to 2001 by location and type. It should be noted that barn conversions are defined as development on greenfield sites.

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
<b>Total</b>	<b>209</b>	<b>9.2</b>	<b>1689</b>	<b>74.6</b>	<b>100</b>	<b>4.5</b>	<b>266</b>	<b>11.7</b>

In the year 2002-03, the level of windfall completions was the highest in the period since 1996. A number of windfall sites delivered more than 20 dwellings during the year including:

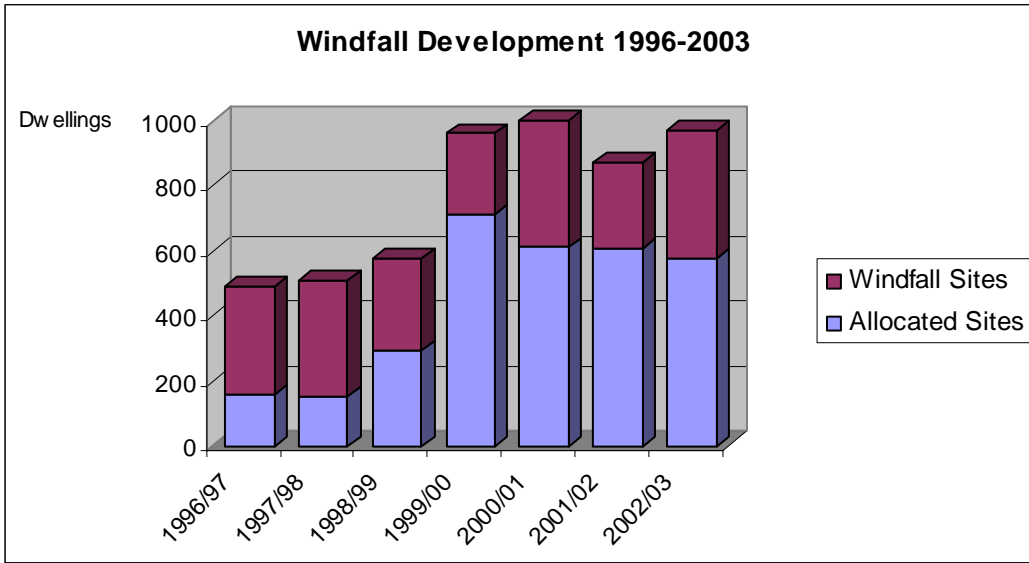
- 1-5 Clarence Street, Leamington Spa
- 38-40 Warwick Street, Leamington Spa
- Former Emscote Lawn School, Warwick
- Former Cold Storage Depot, Warwick
- Land at South Farm, Whitnash

The relatively high level of greenfield windfall completions in the year 2002/03 is largely due to the completion of development at South Farm, Whitnash.

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
<b>Total</b>	<b>309</b>	<b>13.6</b>	<b>1955</b>	<b>86.4</b>	<b>2264</b>	<b>5382</b>	<b>42.1</b>

Between 1996 and 2003 the proportion of completed dwellings which were provided on windfall sites was 42.1%. Annually, this figure has ranged from a high of 70% in 1997/98 to a low of 26% in 1999/00.

Figure 6



## 9 AFFORDABLE HOUSING 1996 – 2003

Policy H2 of the Warwickshire Structure Plan (1996-2011) suggests that 3600 affordable dwellings may be required in Warwick District during the plan period but states that district councils should assess local need based on an up-to-date housing needs assessment. A review of the Housing Needs Assessment in Warwick District was carried out in 2001 by Fordham Research. This updated the previous study (1998) and extrapolated housing need up to 2011. The updated estimate gives a requirement of 7072 additional affordable homes from 1998-2011 or 544 dwellings per annum, if all housing needs were to be met. Table 12 shows the number of affordable dwellings completed since 1996.

<b>TABLE 12 AFFORDABLE HOUSING COMPLETIONS 1996-2003</b>	
<b>Tenure</b>	<b>No</b>
Housing Association	614
Local Authority	16
Total	630

Table 13 below lists the major sources of affordable housing completions since 1996. These are generally larger housing developments where affordable housing has been secured under a Section 106 Agreement.

<b>TABLE 13 AFFORDABLE HOUSING COMPLETIONS ON LARGE SITES. 1996-2003</b>	
<b>Site</b>	<b>Affordable Dwellings</b>
Heathcote Home Farm	186
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	21

The following sites have outstanding planning permission for an element of affordable housing. Affordable housing on the King Edward VII site will be negotiated as part of the Reserved Matters application.

<b>TABLE 14 AFFORDABLE HOUSING WITH OUTSTANDING PLANNING PERMISSION AT 01/04/03</b>	
<b>Site</b>	<b>Affordable Dwellings</b>
South West Warwick	38
Wallsgrave Close	5
Greville Road	7
Upper Holly Walk	7
Langley Road, Whitnash	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 that is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development. Brownfield land is also referred to as "Previously Developed Land"

### **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 Briefs**

A detailed planning document relating to a particular site or area which provides detailed guidance on the nature and form of the type of development that may take place there.

### **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**

Land where no development has previously taken place or where the remains of any structure or activity has blended into the landscape. Greenfield definition also includes agricultural and forestry uses, allotments and horticulture and playing fields.

### **Net Density**

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

## **Outline planning permission**

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

## **Previously Developed Land**

See Brownfield

## **PPG3**

Planning Policy Guidance Note 3 sets out the Governments policies on a range of planning issues related to the provision of housing. It is taken into account by regional planning bodies and local planning authorities in preparing regional planning guidance and development plans and may also be material to decisions on individual planning applications and appeals.

## **Registered Social Landlord**

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

## **Rural Area**

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

## **Section 106 Agreement**

Planning permission may be granted subject to a legal agreement between the developer and the planning authority, requiring the developer to meet certain planning obligations which arise as a result of the development. In the case of larger housing developments, these often include a requirement to provide affordable housing. Planning permission is not deemed to have been granted until the Section 106 Agreement has been signed and the planning permission has been formally issued.

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

Supplementary Planning Guidance is produced by a local planning authority to supplement the policies of the Local Plan. It may take the form of design guides, area development briefs or may supplement other specific policies in a plan. It must be consistent with the Local Plan and have been through a public consultation process before adoption by council resolution.

## **Urban Area**

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

## **Windfall Sites**

Sites where planning permission for housing development has been granted that were not allocated in the Local Plan. These contribute towards the total housing requirement of the Structure Plan.

## APPENDIX 1

### Urban Capacity Study 2002

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

**APPENDIX 2**  
**Committed Sites without Planning Permission**

Committed Sites without Planning Permission		
SITE NAME	ESTIMATED CAPACITY	GF/BF
<b>Allocated Sites with Permission Subject to S 106 Agreement</b>		
South West Warwick Areas 2 & 4	320	GF
South West Warwick Aylesford School	200	GF
<b>Windfall Sites with Permission Subject to S 106 Agreement</b>		
Compton's Garage	24	BF
Rugby Road	9	BF
St Mark's Road	2	BF
<b>Windfall Sites without Permission - Subject of a Development Brief</b>		
Bread & Meat Close	85	BF
Station Approach	84	BF