

Five Year Housing Land Assessment

2009-2014



Development Services
August 2009

INTRODUCTION

- 1.1 Government planning policy guidance for housing is set out in Planning Policy Statement 3: Housing (PPS3) issued in November 2006. One of the aims of PPS3 is that Local Planning Authorities maintain a “flexible, responsive supply of land”. In order to achieve this they should ensure, on an annual basis, that there is a continuous five year supply of “deliverable” sites which fulfils the requirement in existing plans. To be considered “deliverable”, sites should be available, suitable and achievable.
- 1.2 An up-to-date five year supply of deliverable sites is an important consideration when determining planning applications for housing development¹. Where an up-to-date supply can be demonstrated and applications come forward for sites that are allocated in the overall supply but not in the first five years, then Local Planning Authorities need to consider whether granting permission would undermine the achievement of policy objectives. Conversely, where an up-to-date five year supply cannot be demonstrated, applications should be considered favourably having regard to other policy objectives in PPS3.
- 1.3 The level of housing to be identified in the five year supply should be based on the housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered.²
- 1.4 This report includes Warwick District Council’s Assessment for the five year period 2009-2014 and is based on housing land monitoring information as at 1st April 2009. All the housing figures are gross figures, in line with the housing provision figures in the Development Plan.
- 1.5 The Government has issued a list of Core Output Indicators³ to monitor regional and local planning policy documents. These should be published in authorities’ Annual Monitoring Reports. Core Output Indicator H2(c) covers likely future levels of housing, including the first five years of ready to develop sites. This indicator will be included in the Council’s Annual Monitoring Report to be published in December 2009. In line with Government guidance, the five year supply in H2(c) will include net housing figures and will take a more forward look, covering the period 2010-2015.

REGIONAL AND LOCAL PLANNING POLICY

- 1.6 The Development Plan for Warwick District includes the adopted West Midlands Regional Spatial Strategy (RSS) (2004) and the Warwick District Local Plan (2007). The RSS is currently under review and the Local Plan will be superseded by the Core Strategy for which work is currently in progress.

¹ PPS3 Paragraphs 69-74

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

³ Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update July 2008

West Midlands Regional Spatial Strategy 2001-2021

- 1.7 The West Midlands Regional Spatial Strategy was adopted in June 2004. The RSS includes a maximum target for the amount of new housing to be built within Warwickshire between 2001 and 2021. The figures are presented as average annual rates over three time periods (see Table 1 below). The review of the RSS has commenced and Phase Two of the Revision includes housing issues. The Phase Two Revision Preferred Option was endorsed by the region in October 2007 and submitted to the Secretary of State in December 2007. This has been the subject of public consultation and the Examination in Public took place between April and June 2009. It is expected that the Revision will be adopted in 2010.
- 1.8 The adopted RSS includes a housing provision figure for Warwickshire County. Advice from Government at adoption was to apportion figures to Districts based on the then Structure Plan housing proportions or “more up-to-date information”. The latest advice is to use the District proportions in the housing provision figures in the emerging RSS (Policy CF3). In Table 1 of this policy, 26.3% of the housing provision figure for Warwickshire is apportioned to Warwick District. This proportion is, therefore, applied to the adopted RSS figures for Warwickshire, giving a housing provision figure for Warwick District of 8,286 dwellings between 2001 and 2021 and 5,801 between 2001 and 2014.

Warwick District Local Plan 1996-2011

- 1.9 The Warwick District Local Plan was adopted in September 2007. The Plan carries forward committed sites which were allocated in the previous Local Plan but where development had not yet started. In addition, the Plan supports housing development on urban, previously developed land on unidentified sites and these, together with the committed sites, are sufficient to meet the RSS requirements without the need for new housing allocations.

Emerging Warwick District Core Strategy 2006 – 2026

- 1.10 The Core Strategy is part of the Local Development Framework, the new planning system which was introduced in the Planning and Compulsory Purchase Act 2004. It will provide the strategic framework for development in the District. In November 2007 the District Council consulted on the “Issues” to be addressed in the strategy. This was followed by a consultation exercise on the “Options” in May 2008. In June 2009, the Council agreed the Core Strategy Preferred Options for a 12 week public consultation exercise ending in September 2009. The Draft Core Strategy will be published in 2010. This Draft will be submitted to the Government and will also be the subject of a further round of consultation prior to the Examination in Public.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2009

- 1.11 The purpose of the SHLAA is to assess the suitability of sites, both brownfield and greenfield, for housing development in the period up to 2026. The SHLAA does not make recommendations on whether or not a site should be allocated since that is one of the functions of the Core Strategy. The status of the SHLAA is

essentially one of many pieces of evidence from which the Core Strategy will draw in developing proposals for future growth in the District. Warwick District's SHLAA was first published in March 2009 and revised in June 2009⁴.

- 1.12 Sites with planning permission are, at present, sufficient to meet the five year supply of housing without the need to draw on SHLAA sites.

ASSESSMENT OF SITES

- 1.13 Sites included in the current supply (as at 1st April 2009) are those which are the subject of a Council resolution such as the grant of planning permission (including permission subject to a Planning Agreement); sites the subject of a Development Brief; or sites allocated in a Development Plan Document. PPS3 requires sites in the five year supply to be deliverable (i.e. suitable, available and achievable).
- 1.14 In the case of sites with permission, or subject to a planning agreement, it is assumed that the sites are both suitable and available. Achievability is an assessment of whether development will take place within the next five years. There is traditionally a strong housing market in the District and only a small minority of sites with permission do not proceed to development within the lifetime of the permission. However, this is more difficult to assess in the current economic climate. Advice from the SHLAA Partnership (of stakeholders in the housing development industry) suggests that, locally, housing delivery will begin to return to normal levels towards the end of 2010. Unless discussions with developers have indicated otherwise, therefore, it is assumed that the majority of sites with permission are achievable within 5 years. A discount of 2.5% is applied to allow for the minority where development does not take place.
- 1.15 Two sites at the Station Area are the subject of a Development Brief but without permission. The Ford Foundry site is currently on the market and Land at Station Approach is available now but the timing of the development may depend upon adjoining uses. However, since the adequacy of the supply is not dependent upon these two sites no further investigations have taken place.
- 1.16 The following tables set out the five year housing requirement and the current five year supply.

⁴ The latest SHLAA is available on the Council's web site warwickdc.gov.uk/shlaa

A THE FIVE YEAR REQUIREMENT

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

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

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

TABLE 3: THE FIVE YEAR HOUSING REQUIREMENT 2009-2014	
	Dwellings
Requirement 2001-2014	5,801
Completions 2001-2009	5,664
Balance 2009-2014	137
Five Year Requirement	137

B THE FIVE YEAR SUPPLY

Tables 4-6 list all committed sites of over 5 dwellings and Table 8 lists sites which are committed but without permission.

TABLE 4: LARGE COMMITTED SITES (25 dwellings and over with permission)			
Site	Dwelling Sites: Situation at 01/04/09		
	Under Construction	Not Started	Comments
South West Warwick	52	317	Phases 7 & 8 currently under construction
Benfords, Warwick	8	39	Site under construction
South Sydenham	7	38	Site under construction
Former Pottertons	158	26	Site under construction
Kenilworth House	2	0	Site under construction
Land at Dalehouse Lane	12	29	Site under construction
TOTAL	239	449	

TABLE 5: MEDIUM COMMITTED SITES (10-24 dwellings with permission)			
Site	Dwelling Sites: Situation at 01/04/09		
	Under Construction	Not Started	Comments
Abbey End	5	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
56 Russell Terrace	0	16	
40 Kenilworth Road	0	14	
132-136 The Parade	0	13	External works commenced
Alveston Place	0	13	
131-135 Warwick Road	0	12	
46 Warwick Place	0	11	
6 Lillington Avenue	0	10	
19 Church Street	0	13	
Pottertons (mixed site)	0	13	
61 Lillington Road	0	12	
Coton End, Warwick	10	0	Site under construction
TOTAL	15	145	

TABLE 6: SMALL COMMITTED SITES (Sites under 10 dwellings with permission)			
Site	Dwelling Sites: Situation at 01/04/09		
	Under Construction	Not Started	Comments
Oak Inn, Radford Road	0	9	
Talisman Square	9	0	Under construction
32, Bath Street	0	9	
16,18-22 Clemens Street	0	9	
Southborough Terrace	0	8	
34-40 Warwick Road	0	8	
16 Wise Street	0	7	
26 Warwick New Road	0	5	
38-40 Market Street	0	7	
2-24 Kenilworth Street	6	0	Under construction
26 Leam Terrace	6	0	Under construction
3 George Street	0	6	
427 Tachbrook Road	0	6	
51 Hill Street	0	6	
Bath Assembly Rooms	8	0	Under construction
12 Kenilworth Road	0	8	
York Road Centre	0	6	
Land off Queen Square	0	6	
131-137 Regent Street	0	9	
39 Clarendon Square	6	0	Under construction
7 Wise Street	0	9	
TOTAL Sites 6-9	35	118	
Sites 5 and under	43	109	
TOTAL Sites under 10	78	227	

TABLE 7: OTHER COMMITTED SITES (Sites without permission)		
Site	Dwelling Sites: Situation at 01/04/09	
	Estimate of Dwellings	Comments
Station Approach	150	Subject of approved Development Brief and allocated as opportunity site in Local Plan.
Former Ford Foundry	75	Subject of approved Development Brief. Site being marketed
14-20 The Parade	16	Agreed subject to S 106
Dairy House, Kenilworth Road	11	Agreed subject to S 106
TOTAL	252	

C ASSESSING THE FIVE YEAR SUPPLY AGAINST THE REQUIREMENT

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

TABLE 8: MEETING THE FIVE YEAR HOUSING REQUIREMENT 2009-2014	
Requirement 2009-2014	137
Dwelling sites under construction	332
Dwelling sites with permission	821
Other committed sites	252
Total Commitments	1,405
Less 2.5% for non-implementation	-35
Deliverable Commitments	1,370