



Five Year Housing Land Assessment

2013-2018

July 2013

1 INTRODUCTION

- 1.1 Government planning policy guidance for housing is set out in the National Planning Policy Framework (the Framework) issued in March 2012. One of the aims of the housing policies in the Framework is that local planning authorities should deliver a wide choice of high quality homes and boost significantly the supply of housing. They should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. To be considered “deliverable”, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 1.2 The Framework states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.
- 1.3 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing.
- 1.4 This report includes Warwick District Council’s Assessment for the five year period 2013-2018 and is based on housing land monitoring information as at 1st April 2013.
- 1.5 The Assessment is a three stage process:
 - determining the requirement for the five years from 2013 to 2018,
 - quantifying the 5 year supply of housing land for that period and
 - assessing the extent to which the supply meets the requirement

2 THE HOUSING REQUIREMENT

The Development Plan

- 2.1 The Development Plan for Warwick District consists of the saved policies of the Warwickshire Structure Plan and the Warwick District Local Plan (2007). The Localism Act provides the Secretary of State with power to revoke Structure Plans and Regional Strategies. The

West Midlands Regional Strategy was revoked in May 2013. The National Planning Policy Framework (NPPF) (March 2012) states that due weight should be given to policies in existing plans according to their degree of consistency with the Framework¹.

- 2.2 The Local Plan is currently under review. A Revised Development Strategy was published in June 2013 for consultation during June and July.

The Housing Requirement

- 2.3 There is no adopted housing requirement for the District. The Regional Strategy was revoked in May 2013 and the emerging Local Plan has yet to be submitted to the Secretary of State. The housing requirement in the emerging Local Plan of 12,300 aims to meet the housing needs and demand of the District, in accordance with the aims of the NPPF.
- 2.4 Warwick District Council, along with other Warwickshire authorities and Coventry City Council, has recently commissioned a Joint Strategic Housing Market Assessment. This will examine housing need and demand across the Housing Market Area. Pending the outcome of this study, the current housing requirement is subject to change. However, in the meantime the requirement of 12,300 takes into account the latest ONS and CLG 2011-based population and household projections as well as the economic forecasts for the District².

THE HOUSING REQUIREMENT: 12,300 HOMES 2011- 2029

3 THE FIVE YEAR REQUIREMENT

- 3.1 The five year requirement is calculated by firstly determining the number of houses which should have been built by 2018 (five years on from 2013). The number of completions since the start of the plan period (2011) is then subtracted from this and the balance is the five year requirement.

The Buffer of 5% or 20%

- 3.2 The Framework states that an additional buffer of 5% of sites should be added to the five year requirement in order to ensure choice and competition in the market for land. However, where there has been a

¹ NPPF 2012 Paragraphs 214-215

² Revised Development Strategy (June 2013). Paragraphs 4.1.2 – 4.1.10

record of persistent under delivery of housing local planning authorities should increase the buffer to 20%.

- 3.3 It is assumed that the under delivery of housing is measured against the housing targets or requirements in place at the time. Warwick District's record of housing delivery is set out in Appendix 1. It demonstrates that since 1996 the Council has over delivered on its housing requirements. Between 1996 and 2004, the Structure Plan housing requirement was exceeded by 1,851 or 43%. Between 2001 and 2012, the Regional Strategy housing requirement was exceeded by 925 or 18%, even with a Housing Moratorium policy in place between September 2005 and February 2009.
- 3.4 In view of the above, a buffer of 5% is applied to the housing requirement.

TABLE 1 THE FIVE YEAR REQUIREMENT EMERGING WARWICK DISTRICT LOCAL PLAN	
	Dwellings
Requirement 2011 - 2029	12,300
Annual Requirement	683
Requirement to 2018 (5 years beyond 2013)	4,781
Completions 2011-2013	447
Balance	4,334
Plus Buffer of 5%	+216
Five Year Requirement	4,550

THE FIVE YEAR REQUIREMENT : 4,550 HOMES 2013 – 2018

4 THE FIVE YEAR LAND SUPPLY

- 4.1 The five year supply of housing land includes sites which have a realistic prospect of being developed within the next 5 years. The following sites are considered:
- sites with planning permission and under construction
 - sites in the Strategic Housing Land Availability Assessment (SHLAA)
 - windfall sites

An allowance is made for windfall sites on the basis that these consistently form part of the Council's land supply (see 4.5 below).

With the exception of sites under construction, these sites are discounted by 5% for non-implementation.

Sites with planning permission

- 4.2 Guidance in the Framework states that land with planning permission should be considered deliverable until permission expires unless there is clear evidence that the scheme will not be implemented within 5 years.

Sites in the SHLAA

- 4.3 The purpose of the SHLAA is to assess the suitability of sites, both brownfield and greenfield, for housing development. The SHLAA does not make recommendations on whether or not a site should be allocated since that is one of the functions of the emerging Local Plan. The status of the SHLAA is essentially one of many pieces of evidence from which the new Local Plan will draw in developing proposals for future growth in the District. Warwick District's SHLAA was first published in 2009 and was revised in 2012.
- 4.4 Sites in the SHLAA are examined according to the likelihood of them coming forward for development before 2018. Only those sites which meet current planning policy are included. The SHLAA does not include sites with a capacity of less than 5 dwellings. Only 50% of the confidential SHLAA sites which are expected to come forward in the next 5 years are included. This is because most of these include premises which are currently occupied and so there is less probability of them coming forward.

Windfall Sites

- 4.5 The NPPF states that an allowance may be made for windfall sites in the five year supply if there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a valuable source of supply. The Council has carried out a thorough analysis of the types of windfall sites which have come forward in the past; and likely future trends taking into account changing government policy and market trends. Double-counting with SHLAA sites has also been considered³.
- 4.6 It is worth noting that the rate of windfall site development is showing signs of increasing compared with the slowdown of recent years. In the year from 1st April 2012 to 31st March 2013 a total of 616 dwellings on new windfall sites received planning permission.

³ Estimating a Windfall Allowance: Preferred Options Stage. Warwick District Council (May 2012)

The Five Year Supply of Housing Land

4.7 The five year supply of housing land is as follows:

TABLE 2 THE FIVE YEAR HOUSING LAND SUPPLY 2013 – 2018	
Component of Supply	Dwellings
Dwelling sites with permission (not started)	1,084
Dwelling sites with permission subject to S106	0
SHLAA sites	514
Windfall allowance (@116 per year)	580
Total	2,178
Less 5% non-implementation	109
Deliverable dwelling sites (total less 5%)	2,069
Add dwelling sites under construction	506
Total (deliverable sites + sites under construction)	2,575
The 5 Year Requirement 2012-2017	4,550
Number of Years Supply	2.8

4.8 Sites included in the above table are listed in Appendix 3.

4.9 Information about how the windfall allowance was calculated is available in the paper "Estimating a Windfall Allowance: Preferred Options Stage". See the Council's website:
<http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Local+Development+Framework/Evidence+Base/>

APPENDICES

Appendix 1: Assessment of Housing Delivery in Warwick District 1996-2012

DELIVERY AGAINST WARWICKSHIRE STRUCTURE PLAN (1996-2011)					
Year	Annual Target	Cumulative Target	Annual Completions	Cumulative Completions	Over/ Under Delivery
1996/97	533	533	490	490	-43
1997/98	533	1066	510	1000	-66
1998/99	533	1599	575	1575	-24
1999/00	533	2132	962	2537	405
2000/01	533	2665	1000	3537	972
2001/02	533	3198	872	4409	1211
2002/03	533	3731	973	5382	1651
2003/04	533	4264	733	6115	1851

DELIVERY AGAINST REGIONAL STRATEGY 2008 (2001-2021)					
Year	Annual Target	Cumulative Target	Annual Completions	Cumulative Completions	Over/ Under Delivery
2001/02	526	594	872	872	278
2002/03	526	1,120	973	1,845	725
2003/04	526	1,646	733	2,578	932
2004/05	526	2,172	746	3,324	1,152
2005/06*	526	2,698	782	4,106	1,408
2006/07*	526	3,224	523	4,629	1,405
2007/08*	395	3,619	606	5,235	1,616
2008/09*	395	4,014	427	5,662	1,648
2009/10	395	4,409	188	5,850	1,441
2010/11	395	4,804	97	5,947	1,143
2011/12	355	5,159	137	6,084	925
*Years covered by a Housing Moratorium to address the oversupply of housing in relation to the RS requirement which was a maximum target					

Appendix 2

A Sites with Planning Permission

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
01140	Hill Farm, Offchurch Road, Cubbington	20021636	3	3	0	2	UC	2
01246	Metallic Protectives & Benfords, Cape Road, Warwick	20042170	170	170	0	15	UC	15
01265	Village Farm, Offchurch	19940208	3	3	0	2	UC	2
01597	Guys Nursing Home, Warwick New Road, Leamington Spa	19990532	7	7	0	5	UC	5
01604	Adj 3, Cross Street, Leamington Spa	20111127	1	1	0	1	PPD	1
01755	Adj 122, The Gables, Rouncil Lane, Kenilworth	20120909	1	1	0	1	PPD	1
01827	Land west of Aylesford School (Market), off Verden Avenue, Warwick	20110074	134	134	0	134	OPP	134
01827	Land west of Aylesford School (Affordable), off Verden Avenue, Warwick	20110074	88	88	0	88	OPP	88
01827	Phase 9 (Market), off Verden Avenue, Warwick	20090142	56	56	20	32	UC	52
01827	Phase 9 (Affordable), off Verden Avenue, Warwick	20091042	20	20	0	20	PPR	20
01827	Academy Drive (Market), off Verden Avenue, Warwick	20121370	46	46	0	46	PPR	46
01827	Academy Drive (Affordable), off Verden Avenue, Warwick	20121370	30	30	0	30	PPR	30
01918	51, Hill Street, Warwick	20101237	6	6	0	6	PPD	6
02044	56, Russell Terrace, Leamington Spa	20031096	16	15	15	0	UC	15
02069	N & NW Part, Talisman Square, Kenilworth	20031260	4	4	4	0	UC	4
02126	Church Farm, , Honiley	20041476	1	1	1	0	UC	1
02140	Lower Fosse Farm, Fosse Way, Radford Semele	20041744	4	4	2	2	UC	4
02146	Portobello Development, Emscote Road, Warwick	20111238	5	5	0	5	PPD	5
02146	Pottertons (Market), Emscote Road, Warwick	20051258	227	227	0	160	UC	160
02146	Pottertons (Affordable), Emscote Road, Warwick	20051258	24	24	0	2	UC	2

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
02153	The Oak Inn, Radford Road, Leamington Spa	20051071	9	8	8	0	UC	8
02161	78, Haddon Road, Leamington Spa	20051135	2	1	1	0	UC	1
02165	Kenilworth House, Kenilworth Road, Leamington Spa	20052082	42	42	2	0	UC	2
02196	Warwick Printers, Theatre Street, Warwick	20111239	16	16	0	16	PPD	16
02226	Park Farm Barns, Stareton, Stoneleigh	20051446	3	3	0	2	UC	2
02265	Adj 135, Warwick Road, Kenilworth	20110646	12	11	0	11	OPP	11
02273	Nunnery Coppice, Rising Lane, Baddesley Clinton	20091388	1	0	0	0	UC	0
02279	Wiggerland Wood Farm, Banbury Road, Bishops Tachbrook	20060506	2	2	1	0	UC	1
02306	52, Chapel Lane, Lapworth	20121060	1	0	0	0	PPD	0
02324	39, Clarendon Square, Leamington Spa	20121409	1	1	0	1	PPD	1
02324	39, Clarendon Square, Leamington Spa	20071521	6	5	5	0	UC	5
02333	5-7, Inchbrook Lane, Kenilworth	20091299	2	2	0	1	UC	1
02334	Oak Tree House, Oak Tree Court, Leamington Spa	20111019	1	0	0	0	UC	0
02336	146, Myton Road, Warwick	20101416	1	0	0	0	PPD	0
02338	Dairy House, Kenilworth Road, Leamington Spa	20120597	8	8	0	8	PPD	8
02341	2-24, Kenilworth Street (Affordable), Leamington Spa	20081717	12	12	0	12	PPD	12
02341	2-24, Kenilworth Street (Market), Leamington Spa	20081717	18	18	0	18	PPD	18
02342	4A, Wise Street, Leamington Spa	20081208	4	4	4	0	UC	4
02344	16, Wise Street, Leamington Spa	20081438	7	7	7	0	UC	7
02348	14, Wise Street, Leamington Spa	20080878	4	4	4	0	UC	4
02349	Gaydon House, Badger Lane, Rowington	20080171	1	0	0	0	UC	0
02351	Purbrook, Five Ways Road, Hatton	20110775	1	0	0	0	PPD	0
02352	Brook Furlong Farm, Back Lane, Shrewley	20081001	1	1	1	0	UC	1
02357	Cheswood Grange, Chessetts Wood Road, Lapworth	20101099	1	0	0	0	PPD	0
02359	4A, Wise Terrace, Leamington Spa	20081208	4	4	4	0	UC	4
02360	Binswood Hall, Binswood Avenue, Leamington Spa	20080924	83	83	83	0	UC	83

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
02366	Tollgate House & The Bungalow, Banbury Road, Bishops Tachbrook	20121221	6	6	0	6	OPP	6
02369	2A, Moorlands Close, Kenilworth	20100056	1	1	0	1	OPP	1
02370	The Little White House, Five Ways Road, Shrewley	20110315	1	0	0	0	PPD	0
02372	114, Leicester Lane, Leamington Spa	20091387	1	0	0	0	UC	0
02374	R/O 207, Rugby Road, Leamington Spa	20121382	1	1	1	0	UC	1
02384	1, Barrow Road, Kenilworth	20120383	3	2	0	2	PPD	2
02403	Adj 37, Elizabeth Road, Leamington Spa	20090276	1	1	1	0	UC	1
02407	R/O 427 - 433, Tachbrook Road, Whitnash	20090555	2	2	2	0	UC	2
02407	R/O 427 - 433, Tachbrook Road, Whitnash	20080481	6	5	5	0	UC	5
02407	R/O 427 - 433, Tachbrook Road, Whitnash	20100107	2	2	2	0	UC	2
02408	The Fosse, Fosse Way, Radford Semele	20100627	0	0	0	0	PPD	0
02412	26, Clemens Street, Leamington Spa	20091332	3	2	0	2	PPD	2
02413	Union Court, Ranelagh Terrace, Leamington Spa	20100082	1	1	0	1	PPD	1
02414	71, Clarendon Street, Leamington Spa	20100186	2	1	0	1	PPD	1
02416	Adj 71, Northumberland Road, Leamington Spa	20091278	1	1	0	1	PPD	1
02419	46 - 48, Bedford Street, Leamington Spa	20101644	3	3	3	0	UC	3
02423	R/O Cherry Street, Cherry Street, Warwick	20100530	9	9	0	9	PPD	9
02427	141, Cromwell Lane, Stoneleigh	20110867	1	0	0	0	UC	0
02429	217A, Cromwell Lane, Stoneleigh	20100052	1	1	0	1	PPD	1
02435	Lower Rookery, Rookery Lane, Rowington	20100638	1	0	0	0	UC	0
02436	Uplands Farm, Preston Road, Rowington	20100565	1	0	0	0	PPD	0
02437	The Rising, Rising Lane, Lapworth	20110308	1	0	0	0	PPD	0
02438	1 Church Street, Church Street, Warwick	20100696	1	1	0	1	PPD	1
02441	North Leamington School (Market), Park Road, Leamington Spa	20101250	35	35	2	16	PPD	18

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
02442	Edmonscote Manor (Market), Warwick New Road, Leamington Spa	20100748	21	21	0	21	OPP	21
02442	Edmonscote Manor (Affordable), Warwick New Road, Leamington Spa	20100748	14	14	0	14	OPP	14
02444	1, Guys Cliffe Road, Leamington Spa	20120520	2	2	2	0	UC	2
02448	Ashley House, School Lane, Radford Semele	20100878	7	7	0	7	PPD	7
02449	131-137, Regent Street, Leamington Spa	20111624	6	6	6	0	UC	6
02450	25, Clemens Street, Leamington Spa	20101044	2	2	0	2	PPD	2
02451	Garage Court, Holly Street, Leamington Spa	20111117	1	1	1	0	UC	1
02453	77, Lillington Road, Leamington Spa	20110538	9	9	9	0	UC	9
02454	110A, New Street, Leamington Spa	20110294	2	2	0	2	PPD	2
02455	Buckland Lodge Hotel, Avenue Road, Leamington Spa	20110158	4	3	0	3	PPD	3
02459	7, The Parade, Leamington Spa	20110588	5	4	4	0	UC	4
02462	5-6, Milverton Crescent West, Leamington Spa	20090251	6	6	0	6	PPD	6
02466	Emscote Mill, Wharf Street, Warwick	20110988	8	8	0	8	PPD	8
02470	Coten House, Coten End, Warwick	20101162	2	2	0	2	PPD	2
02472	R/O 40, Lee Road, Leamington Spa	20120299	1	1	1	0	UC	1
02473	114, Rouncil Road, Kenilworth	20110875	1	0	0	0	UC	0
02474	34 - 40, Warwick Road, Kenilworth	20110116	8	8	0	8	PPD	8
02475	2, Rouncil Lane, Kenilworth	20110603	1	0	0	0	PPD	0
02478	119, Warwick Road, Kenilworth	20100647	2	1	0	1	PPD	1
02480	Rose Cottage & Quince Cottage, Barracks Lane, Beausale	20110978	2	0	0	0	UC	0
02481	Hatton Oaks, Former Piggery, Brownlow Green, Hatton	20101052	4	4	0	4	PPD	4
02482	Fairfield, Old Warwick Road, Lapworth	20110030	1	0	0	0	PPD	0
02483	Adj Old School Hall, Church Hill, Bishops Tachbrook	20110742	1	1	0	1	PPD	1
02484	Stable Block (Bldg No 119), Stoneleigh Park, Stoneleigh	20111254	0	0	0	0	PPD	0
02487	The Spinney, Rising Lane, Lapworth	20110302	1	0	0	0	PPD	0

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
02490	Oaklands Farm, Birmingham Road, Budbrooke	20100245	1	0	0	0	PPD	0
02492	Former Filling Station, Coventry Road, Stoneleigh	20101661	1	1	0	1	PPD	1
02493	Hollyfast, Purlieu Lane, Kenilworth	20101651	1	0	0	0	UC	0
02494	University of Warwick, Gibbet Hill Road, Stoneleigh	20071120	167	167	0	167	OPP	167
02496	13 - 17, Kenilworth Street, Leamington Spa	20101370	7	7	0	7	PPD	7
02498	Wilton House, Southbank Road, Kenilworth	20101288	51	51	51	0	UC	51
02499	Haseley Manor, Birmingham Road, Beausale	20120138	15	15	0	15	PPD	15
02501	Land off, Queensway, Leamington Spa	20120892	178	178	178	0	UC	178
02502	York Road Centre, Avenue Road, Leamington Spa	20121004	28	28	28	0	UC	28
02503	Kingsway Community Centre, Edinburgh Crescent, Leamington Spa	20121026	9	9	9	0	UC	9
02504	Aylesford House, Clarendon Street, Leamington Spa	20091536	3	3	0	3	PPD	3
02507	R/O, Southborough Terrace, Leamington Spa	20100132	8	8	0	8	PPD	8
02509	2, Church Street, Barford	20110804	2	1	0	1	PPD	1
02510	2, Lime Avenue, Leamington Spa	20120273	3	3	0	3	PPD	3
02512	Squab Hall Farm, Harbury Lane, Bishops Tachbrook	20110459	1	0	0	0	PPD	0
02515	Land at Willow House, Chessetts Wood Road, Lapworth	20101099	1	0	0	0	PPD	0
02521	Corner of, Mill Lane, Lapworth	20110467	5	5	5	0	UC	5
02526	18 - 20, Warwick Road, Kenilworth	20111142	3	2	0	2	PPD	2
02527	Woodcote, Lapworth Street, Lapworth	20111171	1	0	0	0	PPD	0
02528	57, Common Lane, Kenilworth	20111248	3	2	0	2	PPD	2
02529	2a, Alexander Road, Leamington Spa	20111365	1	1	0	1	PPD	1
02530	Mulberry Cottage, Warwick Road, Leek Wootton	20111431	0	0	0	0	PPD	0
02533	37 - 39, Regent Grove, Leamington Spa	20120655	9	9	0	9	PPD	9
02534	New Binswood Tavern, Rugby Road, Leamington Spa	20120660	9	9	0	9	PPD	9
02535	Fernhill Farm, Rouncil Lane, Kenilworth	20100716	0	0	0	0	UC	0
02537	35, Warwick Street, Leamington Spa	20120717	1	1	1	0	UC	1

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
02539	Adj 26, Fieldgate Lane, Kenilworth	20120780	1	1	1	0	UC	1
02541	27, Clinton Lane, Kenilworth	20120918	1	0	0	0	UC	0
02542	Bericote Knoll, Stoneleigh Road, Blackdown	20120974	1	0	0	0	UC	0
02543	R/O 16, High Street, Kenilworth	20120988	2	2	0	2	PPD	2
02544	Icon House, Jury Street, Warwick	20121027	4	4	0	4	PPD	4
02546	9, Charlotte Street, Leamington Spa	20130135	4	2	0	2	PPD	2
02547	166, The Parade, Leamington Spa	20130012	3	3	0	3	PPD	3
02548	Bungalow Hill Farm, Harbury Lane, Whitnash	20121642	1	0	0	0	PPD	0
02550	36, Warwick Street, Leamington Spa	20121595	6	5	0	5	PPD	5
02551	Redhill, Preston Road, Rowington	20121540	1	0	0	0	UC	0
02552	Land at Honiley Hall, Church Road, Honiley	20121537	1	0	0	0	PPD	0
02553	5, Siddeley Avenue, Kenilworth	20121495	1	1	1	0	UC	1
02554	Rye Lodge, Catesby Lane, Lapworth	20121358	1	0	0	0	PPD	0
02555	Bushwood Hall, Bushwood Lane, Rowington	20121353	2	2	0	2	PPD	2
02556	Rose Cottage, Meadow Way, Beausale	20121341	1	0	0	0	UC	0
02557	The Laurels, Five Ways Road, Shrewley	20121293	2	0	0	0	PPD	0
02558	South side, Talisman Square, Kenilworth	20121256	6	6	0	6	PPD	6
02559	25 & 27, Haddon Road, Leamington Spa	20121239	2	2	2	0	UC	2
02560	Wappenbury Hall, Main Street, Wappenbury	20121189	1	1	0	1	PPD	1
02561	1, De Montfort Road, Kenilworth	20121151	1	0	0	0	PPD	0
02564	62 -64, West Street, Warwick	20120457	6	5	0	5	PPD	5
02565	20 - 24, High Street, Warwick	20120358	9	9	9	0	UC	9
02567	68 - 70, Spinney Hill, Warwick	20120492	9	9	0	9	PPD	9
02568	48 -50, Waverley Road, Kenilworth	20121371	22	20	20	0	UC	20
02570	Trinity Street Storage Site, Queensway, Leamington Spa	20121428	72	72	0	72	PPD	72
02571	31a, Warwick Street, Leamington Spa	20120557	4	4	0	4	PPD	4
02572	Garages, 18, Hill Street, Leamington Spa	20120505	1	1	0	1	PPD	1

Ref. No.	Address	App'n. No.	Gross Dwells	Net Dwells	UC (net)	NS (net)	Status	5YLS (net)
02573	Fizmore House, Fosse Way, Radford Semele	20120548	1	0	0	0	PPD	0
					506	1084		1590

KEY

UC	Under Construction
NS	Not Started
OPP	Outline Planning Permission
PPD	Full Planning Permission
PPR	Reserved Matters Approved

C. SHLAA Sites

SHLAA Ref	Site Name	Town	Dwellings
L10	Lime Avenue	Leamington Spa	10
L04	Former Factory, Clarendon Street	Leamington Spa	5
L16	77, Lillington Road	Leamington Spa	5
L35	Land at Station Approach	Leamington Spa	220
L37	Riverside House	Leamington Spa	50
L41	Castel Froma	Leamington Spa	40
L45	Leamington Fire Station	Leamington Spa	50
W02	2-22 Northgate Street	Warwick	16
W18	Land at Montague Road	Warwick	45
W25	Nelson Club Car Park	Warwick	5
W32	Warwick Fire Station	Warwick	8
K15	Talisman Theatre Site	Kenilworth	5
	Confidential SHLAA sites		55
Total			514