
Strategic Housing Land Availability Assessment

Main Report

May 2014

Warwick District Council

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1. INTRODUCTION

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base that will support the Council's Local Plan and its approach to the delivery of new housing within the District, including the amount of new housing to be provided.
- 1.2 The primary role of the SHLAA is to:
- Identify buildings or areas of land (including previously developed and greenfield land) that could have potential for housing, including within mixed use developments;
 - Identify sustainability issues and physical constraints that might make a site unsuitable for development;
 - Identify constraints that might make a site unachievable or unviable for development;
 - Identify what action, if any, could be taken to overcome constraints on these sites;
 - Assess the potential level of housing that could be provided on developable sites;
 - Assess the timescale for delivery of housing on developable sites;
 - Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
 - Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development; and
 - Based on the above information, estimate the potential capacity of housing sites within the three 5 year periods between April 2014 and April 2029
- 1.3 This is the third review of the SHLAA. The first version was published in March 2009 and subsequently reviewed in June 2009 to include additional sites identified by the Council. Following the Government's announcement of its intention to abolish Regional Spatial Strategies in July 2010, Warwick District Council resolved not to proceed with the preparation of the Core Strategy but to review all the evidence on future growth within the context of a new Local Plan. This led to a further review of the SHLAA published in 2012. This 2014 review builds on the previous SHLAA work, but updates the site information and includes a number of new sites that have been put forward, including those in and adjacent to rural settlements. The review has been carried out by:
- Contacting site promoters to establish whether any changes need to be made to existing site details
 - Contacting parish councils, landowners, developers and other local organisations to identify additional potential sites
 - Withdrawing sites which have obtained planning permission or where the promoter no longer wishes the site to be included
 - Adding sites which have been put forward since May 2012, including the "Alternative Sites" put forward by interested parties as part of the three consultations in 2012, 2013 and 2013/14
 - Reviewing certain assumptions, such as densities and build rates, which are likely to change either due to the change in the economic climate; changes to national planning policy; or changes brought about by other legislation
 - Reviewing windfall allowances, in March 2014
- 1.4 As part of this review, SHLAA has included a significant number of new sites in rural areas. This reflects the revocation of the Regional Spatial Strategy (which restricted growth in the rural areas of the District), the changes to national planning policy in the National Planning Policy Framework and Executive's decision in 2012 to explore the potential to locate a proportion of the District's

housing within the most sustainable rural settlements. The Council has therefore worked proactively with Parish Councils, site owners and other interested parties to identify a range of sites in rural areas for further assessment.

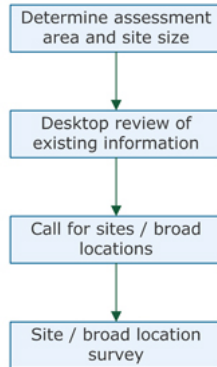
- 1.5 The SHLAA has been produced in-house by the Planning Policy Team within the Council and has been developed in partnership with key local stakeholders in the Local Plan process. This has included working with the SHLAA Partnership, an advisory group made up of local agents, architects, house builders, and social housing providers who have informed the assessment, particularly in relation to the delivery and viability of housing sites. The SHLAA has also been prepared in accordance with the Draft National Planning Practice Guidance published in 2013 and has been checked against the National Planning Practice Guidance published in March 2014. The timing of the publication of the new guidance meant the majority of the work on this SHLAA had been completed prior to its publication. However, the differences in the methodology used (see SHLAA methodology paper) and the National Planning Practice Guidance are minor and have not required the SHLAA to be revisited. It should be noted that the assessment has not been undertaken at a sub-regional or housing market area level, as advocated in the practice guidance, because the various local authorities are at different stages in the preparation of their Core Strategies/ Local Plans and are not able to alter their timetables to enable a joint study to be undertaken.
- 1.6 The findings of the SHLAA have informed the the preparation of the Draft Local Plan 2014. The assessment was undertaken during, and following, the Local Plan "Revised Development Strategy" consultation which sought to gauge views about the distribution of development.
- 1.7 This report briefly explains the process undertaken by the Council and then sets out the findings of the assessment undertaken. The report is structured as follows:
 - Methodology (Section Two)
 - Core Outputs (Section Three)
 - Analysis (Section Four)
 - Monitoring and Review (Section Five)

2 METHODOLOGY

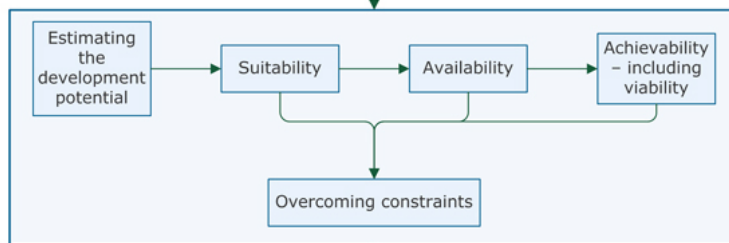
- 2.1 The methodology used by the Council has been published separately in "Strategic Housing Land Availability Assessment - Methodology May 2014" and is available on the Council's website.
- 2.2 This has followed the Government's practice guidance which can be summarised in the following table.

TABLE ONE: SHLAA PROCESS

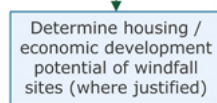
Stage 1 - Site / broad location identification



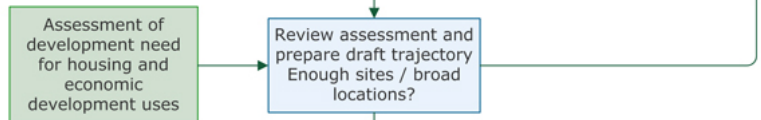
Stage 2 - Site / broad location assessment



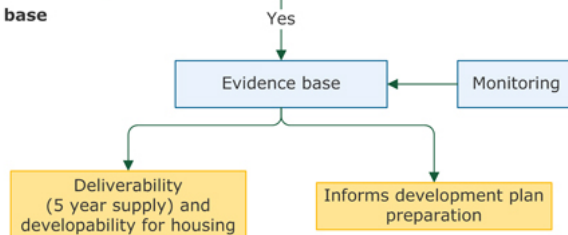
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



3. CORE OUTPUTS

SCOPE OF THE ASSESSMENT

- 3.1 The assessment considered all potential housing sites within the District with a capacity of five or more dwellings. Sites with planning permission, or sites already committed for housing, at December 2013, are included in the final analysis but are not individually assessed as their suitability has already been accepted.
- 3.2 Appendix One sets out the list of all sites that were individually assessed. These included sites that were put forward by developers/landowners as possible future housing sites, as well as potential housing sites known to the Council. A plan showing the boundary of each site, and details of the assessment, is included in the Assessments sections of the SHLAA.
- 3.3 Only sites in sustainable locations consistent with national planning policy were assessed in order to avoid wasting resources assessing sites not in conformity with national policy. These locations were considered sufficiently comprehensive to meet any likely housing growth targets.
- 3.4 In terms of the type of sites assessed, there were only a limited number of vacant previously developed sites included in the study. This reflects the nature of the urban areas and the strength of the housing market in Warwick District, where urban brownfield sites have been vacated and redeveloped in a very short period of time. This makes it difficult to identify such sites in a SHLAA in advance of their being made redundant. Similarly, few opportunities for redevelopment or intensification of residential areas were identified due to the resources required in identifying such suitable sites, e.g. large houses that would be suitable for conversion to apartments. In addition, a limited number of public sector sites were identified reflecting the fact that there are no major Government bodies with landholdings in the District. The majority of sites identified were therefore greenfield, urban and rural extensions put forward by landowners. In a limited number of cases, the location of the site was requested to be kept confidential by the landowner. This is usually because the site is currently occupied by a tenant.
- 3.5 Consideration was also given to sites which were put forward during the consultations on the Preferred Options, Revised Development Strategy and Village Sites and Settlement Boundaries. These consultations provided the opportunity to suggest additional areas or sites to those put forward by the Council.

ASSESSMENT OF SUITABILITY

- 3.6 All the sites identified, except those already benefiting from planning permission, were assessed by officers of the Council for their suitability for housing, sometimes in consultation with the SHLAA Partnership. In assessing suitability, the following aspects were considered:
 - the location and size of the site;
 - existing policy restrictions;
 - the existence of any physical constraints on development of the site;
 - the potential impact of development of the site (in relation to surrounding areas); and,
 - the environmental conditions which would be experienced by residents of the development.

3.7 This exercise was informed by:

- consultation with key partners, for example the Council's Environmental Health Officers (in respect of local air quality, noise or land contamination constraints), Conservation Officers and English Heritage (in respect of protecting the historic environment from inappropriate development), Engineers (in respect of knowledge of drainage and flooding constraints on sites) and Local Highway Authority Officers (in respect of the ability to secure access to sites);
- other evidence gathered by the Council to inform the Core Strategy, including the Strategic Flood Risk Assessment; Habitat Biodiversity Audit; the Green Belt Study and Landscape Assessment; the Open Space Audit and the Employment Land Review;
- existing environmental and historic designations; and,
- existing planning policy designations designed to constrain development, e.g. Green Belt - these were noted but (in accordance with the Best Practice Guidance) not used to automatically dismiss sites on grounds of suitability.

3.8 In the light of all this information and evidence, officers made a judgement as to each site's suitability for housing and, importantly, whether or not it could contribute towards the creation of sustainable, mixed communities as required by national planning policy. Where such sites were regarded as suitable but constrained by planning policy designations, these were recorded as 'potentially' suitable as their suitability would need to be determined by the Local Plan. In some cases the suitability of a site depended upon third party land for a suitable access and in these cases a judgement was made as to the likelihood of an access being achieved in the medium or long term.

3.9 Sites in the rural areas have also been considered where they are consistent with national policy. However the capacity of these has not been included in the overall calculation of available land as many of the sites have a larger capacity than would be appropriate to allocate given the nature of the settlements and services in the area.

ASSESSMENT OF AVAILABILITY

3.10 The assessment of availability has relied upon the evidence given by landowners and their agents in response to the Council's consultation. Where such availability is reliant upon third party land or an existing use re-locating, consideration has been given to the implications this might have on the timing of any possible development.

ASSESSMENT OF ACHIEVABILITY

3.11 In cases where sites are assessed as potentially suitable and available an assessment of achievability was made.

3.12 The assessment of achievability considered factors such as the likely cost of the development, market factors and delivery rates. This element of the site assessment was partly informed by site constraints and land ownership/availability in so far as they impact on development costs and the timetable for delivery. The expertise of the SHLAA Partnership was also important, particularly in respect of the market factors and the viability/attractiveness of development. The Partnership was also able to advise officers on the effect of the economy on future house building

rates so that this could be taken into account when estimating the time period for when sites might be developed.

- 3.13 In addition, officers engaged with key infrastructure and service providers to assess whether there is sufficient capacity or potential capacity within the local infrastructure to meet the demands generated by the new homes. Some infrastructure providers found it difficult to comment at this stage given the lack of resources and the absence of certainty about which sites might be developed. Furthermore, their own service plans often do not extend beyond two or three years. However, the key conclusions from the consultees were:

The Care Commissioning Group has indicated that there are only limited funds available to finance new health facilities (premises) although there would be funding for the on-going provision of increased services. Any new development proposals may therefore be required to fund new GP premises or extensions to existing premises.

Warwickshire Education Authority has indicated that the primary school population across the District has grown significantly since 2005/06 and will continue to do so as this cohort of pupils travel through primary school. This will lead to a sharp decline in the number of primary school surplus places. In Kenilworth primary pupil numbers are looking stable but there will be a significant rise in pupil numbers in Warwick and Leamington and some additional school capacity is already being provided with possibly more still required. The secondary school population is forecast to be reasonably constant in the period up to approximately 2015 following which it is expected to rise steadily as the higher pupil numbers, currently beginning to enter primary schools, work through. While the higher numbers will take up the current surplus capacity in some schools in Warwick and Leamington, those currently full may come under considerable pressure from within their priority areas. In these circumstances most significant new housing developments will require the expansion of existing schools or the provision of new schools, both primary and secondary. .

Warwickshire Highway Authority, in partnership with the Highways Agency, have undertaken 4 strategic transport study between 2011 and 2014 based on a range of growth options and development strategies. These studies have looked at the capacity of the District's transport networks to cope with increased movements associated with growth. This studies have shown that all options would be possible with associated mitigation measures. However the study recognised that the increase in road congestion would be closely related to the level of growth. The mitigation would need to take the form of substantial transport and highway improvements.

Warwickshire Social Services will be able to accommodate growth where it arises.

Water Resources and Waste Water A Water Cycle Study, carried out for the local authorities in the sub-region, has concluded that water conservation measures should be adopted by the Council in order to ensure that any increase in the demand for water can be met. Further, the timing of the delivery of any new infrastructure required to meet growth may impact on the phasing of development. As far as waste water is concerned, there is currently sufficient capacity to the medium term. Beyond this, there will be a requirement for Severn Trent Water to expand existing works at Finham and Longbridge and, again, this may impact upon the phasing of new development. As far as water quality is concerned, the Council will need to continue discussions with Severn Trent Water and the Environment Agency to establish whether any further discharge consents would be required and whether these would be granted

National Grid has indicated that new housing growth in Warwick District is unlikely to create capacity issues given the scale of the electricity and gas transmission networks.

Central Networks has indicated that it will be able to meet the increased demand for electricity by reinforcing and extending the 33kV and the 11kV network and constructing new primary substations.

Emergency Services Additional housing growth will lead to a need for enhanced district-wide policing services and capital funding for more localised operational policing services as set out in the IDP. Similarly the Fire and Rescue Service is undergoing rationalisation of premises although the service has indicated that it can accommodate the demands of the proposed level of growth.

ASSESSMENT OF CAPACITY

3.14 All sites considered to be potentially suitable, available and achievable were then assessed in terms of the amount of housing that they might reasonably accommodate if developed.

3.15 The assessment of capacity was informed by:

- the site's constraints;
- the proportion of the site which would be required for other supporting uses; and
- density.

3.16 The assessment of constraints gave an indication as to whether any parts of the site would be undevelopable because of, for example, the risk of flood, the need for a protective buffer zone to a major road, or the presence of a designated historic or natural asset. This area was then discounted from the capacity exercise.

3.17 In the case of larger sites, a proportion of the site would be required for other supporting uses such as employment, open space and allotments, community facilities, landscaping and major roads. For the purposes of this study it was assumed that, in the case of sites over 10 hectares, 50% of the site would be required for other supporting uses and, in the case of sites under 10 hectares, it was assumed that 33% of the site would be required. In some cases, undevelopable land would be suitable for open space. In the case of small sites, the proportion was determined on a case by case basis. For example, some small town centre sites would be suitable for a mix of uses such as retail or offices and housing, whilst other small urban sites may be suitable for 100% housing.

3.18 The assessment of constraints and the need for supporting uses gave an indication of the area which is developable for housing. Three possible density levels (30, 40 and 50 dwellings per hectare) were then applied to the developable area to give an indication of capacity. The indicative capacity concluded for each site was typically around 35 dwellings per hectare, balancing the sustainability attributes of higher density development with the likelihood of reduced numbers of apartments on sites and the need for lower densities on more sensitive urban fringe locations. This figure is a reduction from the figure of 40 which was applied to sites in the previous SHLAA. It reflects advice from the SHLAA Partnership which was that densities are reducing due to change in Government guidance regarding densities and parking standards, the reduction in the number of flats in new developments and the need for more space around homes for sustainable drainage systems. Whilst densities tend to be in the region of 30-35 at

present, there is the possibility that in future years the provision of flats will become viable once again.

- 3.19 It was not always possible to give a realistic quantitative assessment of capacity for rural sites as many rural sites are either located within the Green Belt and/or within or adjacent to villages with a very limited range of services. For example, a large site adjacent to a Green Belt village with a very limited range of services may be suitable in terms of physical constraints and impacts but would be an unsuitable location for a large amount of housing in terms of access to services. However, a small amount of development to meet local needs or provide rural exception housing may be appropriate but is difficult to quantify outside of the Local Plan process or without evidence of need for affordable housing. In addition, it would be unrealistic to include the capacities of these large sites to the final analysis.

ASSESSMENT OF TIMING OF DELIVERY

- 3.20 The assessment of the timing of when this housing development might take place on these sites has been informed by the assessments of constraints, availability and achievability as well as advice from the SHLAA Partnership. The assessment is based on earliest practical delivery. The majority of the larger sites identified in the SHLAA would not come forward until after the adoption of the Local Plan (early 2014). Having regard to the time required in planning and preparing sites for development, including delivering infrastructure, it was not envisaged that any significant numbers of houses would be built on the larger sites before 2019. Ultimately, however, this will obviously depend on the size and nature of the sites identified in the Local Plan and their phasing.
- 3.21 Depending on the strength of the housing market, it was assumed that in the short term (to 2019) large sites might yield a maximum of 100 dwellings per annum assuming more than one housebuilder. In the longer term (after 2019) it was assumed that sites might yield up to 150 dwellings per annum. This allows for an improvement in the housing market beyond 2019.
- 3.22 Appendix Three lists the sites which are assessed as potentially suitable, available and achievable along with an assessment of the potential timing of their delivery. The three 5-year time periods commence in April 2014, which is the year of the likely adoption of the Local Plan, and end in 2029, allowing for a 15 year time period.
- 3.23 The following table shows the capacity of potentially suitable, available and achievable sites over the three five-year time periods to 2029, excluding rural sites for the reasons given in paragraph 3.9 above.

TABLE TWO: POTENTIAL CAPACITY (excluding rural sites)

Time Period	Net Capacity (No. of Homes)
2014-2019	2,360
2019-2024	5,731
2024-2029	3,555
Total	11,646

4. ANALYSIS OF HOUSING SUPPLY

- 4.1 This section analyses the amount of housing which can be provided and at what point in the future.

COMMITMENTS AT 31ST DECEMBER 2013

- 4.2 Existing housing commitments in the District equate to 3,223 dwellings.

HOUSING SUPPLY 2014-2019

- 4.3 Beyond 2014 the new Local Plan will draw on sites identified in this SHLAA. For the period 2014-2019, the first five years of the new Local Plan, the Council is required to draw on information in the SHLAA to identify sufficient, specific **deliverable** sites. To be considered deliverable, sites must be suitable, available and achievable within the first five year period. The SHLAA identifies sites capable of delivering approximately 2,360 homes within this period.

HOUSING SUPPLY 2019-2024

- 4.4 The Council must also identify sufficient **developable** sites for the next five years of the plan period (2019-2024). To be considered developable, sites should be suitable and there should be a reasonable prospect that the site is available and could be developed at the point envisaged. Table Two identifies sufficient specific developable sites to deliver approximately 5,731 homes.

HOUSING SUPPLY 2024-2029

- 4.5 Finally, the Council must also identify sufficient developable sites or broad locations for the remaining five years of the plan period (2024-2029). Table Two identifies sufficient specific developable sites to deliver approximately 3,555 homes.

WINDFALL ASSUMPTIONS

- 4.6 Windfall development has historically made a significant contribution towards the supply of new housing in Warwick District. It can be seen from the following table that housing completions on windfall developments have historically averaged 351 dwellings per year. It should be noted, however, that the Council introduced a policy of restraint on urban windfall housing between late 2005 and early 2009 due to the high numbers of windfalls and the rate of development which was above the then regional housing requirement.

TABLE THREE: HOUSING COMPLETIONS ON WINDFALL SITES 2001-2011

Year	No. of Homes
2003/04	354
2004/05	620
2005/06	704
2006/07	450
2007/08	448
2008/09	349
2009/10	120
2010/11	70
2011/12	135
2012/13	261
Total 2003-13	3511
Average (10 yrs)	351

- 4.8 It is recognised, that previous high levels of windfalls are unlikely to be achieved in the short term due the fact that the higher densities achieved in the past were partly due to the large numbers of new apartments. A very conservative estimate of urban and rural windfalls has therefore been made averaging 161 dwellings per year for the period 2014-2029. This also takes account of the fact that some urban brownfield sites have already been identified in this SHLAA¹. The Council will annually monitor the supply of windfalls and should windfall dwellings come forward at a quicker rate than estimated, the Council will re-examine these figures in future reviews of housing land availability.

HOUSING TRAJECTORY

- 4.9 The following trajectory sets out the potential supply of housing taking into account the capacity of suitable SHLAA sites and windfall assumptions.

TABLE FOUR: HOUSING TRAJECTORY 2014-2029

Time Period	Estimated No. of Homes		
	SHLAA Capacity	Windfalls	Total Supply
2014-2019	2,360	610	2,970
2019-2024	5,731	1,085	6,816
2024-2029	3,555	758	4,313
2014-2029	11,646	2,453	14,099

5. MONITORING AND REVIEW

- 5.1 It is intended that the Council will regularly monitor and review the SHLAA to support the updating of its housing trajectory and five year housing land supply. This will enable the Council to monitor housing availability on brownfield sites and avoid the release of greenfield sites unless necessary to maintain supply.

¹ See paper on "Local Plan Windfall Allowance - April 2014"

APPENDIX ONE: LISTS OF SITES SUBMITTED TO THE COUNCIL FOR CONSIDERATION
SITES WITHIN OR ON THE EDGE OF LEAMINGTON SPA AND WHITNASH

Site Ref	Site Name	Site Area (Hectares)
L01	Lime Avenue	0.37
L02	R/O 22 Llewelyn Road	0.14
L03	R/O Bamburgh Grove	1.79
L04	Former Factory, Clarendon Street	0.11
L05	Trinity Storage Site, Queensway	1.53
L07	Land North of Milverton	83.30
L09	Land at Grove Farm	62.18
L10	Land South of Sydenham	7.56
L11	Golf Lane/ Fieldgate Lane	4.04
L12	Land at Golf Lane	0.26
L13	Soans Site & Land Adjacent Sydenham Industrial Estate	2.57
L14	Land at Woodside Farm	10.99
L15	Court Street/ Cumming Street	0.09
L16	77 Lillington Road	0.11
L17	Cubbington East	11.76
L18	Allotment Land, Rugby Road	2.28
L19	Land at North Cubbington	54.06
L20	Land at South Cubbington	13.5
L21	St Mary's Allotments, Radford Road	7.78
L23	Land at Red House Farm, Campion Hills	11.57
L24	Confidential Site	0.27
L25	Confidential Site	0.24
L26	Confidential Site	0.67
L27	R/O Homebase	2.00
L28	Land off Princes Drive	1.3
L30	Telephone Exchange	0.32
L31	Garage Site, Russell Street	0.37
L32	Jewsons & Quarry Street Dairy	1.60
L33	Court Street Opportunity Site	1.48
L34	Wise Street Opportunity Site	1.60
L35	Land at Station Approach	4.47
L36	Warwickshire College	5.78
L37	Riverside House	1.75
L38	Glebe Farm	53.20
L39	Land at Campion School/ Whitnash East	51.49
L40	Leamington Cricket Club	3.19
L41	Castel Froma	1.14
L43	Allotments, Paddocks and Waverley Equestrian Centre	3.38

Site Ref	Site Name	Site Area (Hectares)
L44	Confidential Site	0.40
L45	Leamington Fire Station	0.52
L46	Confidential Site	0.45
L47	Former Bath Place Community Venture	0.14
L48	Land at Blackdown	66.74
L49	Kingsley School Playing Fields	3.8
L50	Land at Beech House, Blackdown	1.15
L51	Land at Lakeside Lawns	2.24
L52	Blackdown Hall	1.83
L53	North of Bungalow Farm, Cubbington	0.37
L54	Confidential Site	0.78

Please note that some of these sites overlap

SITES WITHIN OR ON THE EDGE OF WARWICK

Site Ref	Site Name	Site Area
W01	Tamlea Building, Nelson Lane	0.47
W02	2-22 Northgate Street & Offices to Rear	0.54
W03	Heathcote Sewage Works	13.10
W04	Former Car Park at IBM	4.35
W05	Hintons Nursery, Coventry Road	1.60
W06	Land at Stratford Road	4.44
W07	Lower Heathcote Farm and adjoining land	122.90
W08	Land West of Europa Way	38.86
W09	Ponderosa, Wedgenock Lane	0.71
W10	Land to the South of Gallows Hill	14.9
W11	Campbell House, Stratford Road	1.70
W12	Home Farm, Longbridge	18.42
W13	Darsons Yard, Miller Road	0.85
W14	Land at Corner of Cross Street and Priory Road	0.02
W15	Confidential Site	0.37
W16	Confidential Site	0.29
W17	Confidential Site	0.17
W18	Land at Montague Road	3.67
W19	Land at Gogbrook Farm	7.07
W20	Warwick Gates Employment Land	9.77
W21	County Land Europa Way	24.43
W23	R/O Cherry Street	0.33
W24	64 West Street	0.06
W25	Nelson Club Car Park	0.12

Site Ref	Site Name	Site Area
W26	Gallows Hill/ Europa way	21.53
W27	The Asps, Europa Way	58.73
W28	Loes Farm, Guy's Cliffe	28.54
W29	Heathcote Farmhouse	0.46
W30	Confidential Site	0.98
W31	Confidential Site	0.78
W32	Warwick Fire Station	0.16
W33	Confidential Site	22.38
W34	Confidential Site	0.53
W35	West of Warwick Racecourse	14.06
W36	Land at Goggbrook Lane	2.34
W37	Land west of Warwick Racecourse	17.91
W38	Land at Stratford Road	3.16
W39	Confidential Site	0.73
W40	Former MPS Premises, Lock Lane	0.40
W41	Garage Site, Theatre Street	0.1
W42	Confidential Site	0.28

Please note that some of these sites overlap.

SITES WITHIN OR ON THE EDGE OF KENILWORTH

Site Ref	Site Name	Site Area
K01	Land at Thickthorn	16.51
K02	Crackley Triangle and east of Kenilworth Road	14.26
K03	North of Highland Road	3.26
K04	East of Inchbrook Road	3.67
K05	Kenilworth RFC Land off Rocky Lane	7.72
K06	Kenilworth Rugby Club	1.76
K07	Kenilworth Golf Club, Dalehouse Lane	51.04
K08	Common Lane Industrial Estate	2.97
K09	Jersey Farm, Glasshouse Lane	15.47
K10	Land to the West of Clinton Lane	1.54
K11	Land at New Street	1.83
K12	Land at Clinton Road	16.5
K13	Land at Crackley Lane/ Coventry Road	9.01
K14	Playing Fields at Coventry Road/ Princes Drive	3.13
K15	Talisman Theatre Site	0.13
K17	Southcrest Farm, Glasshouse lane	18.27
K18	Glasshouse Lane/ Crewe Lane	37.28

Site Ref	Site Name	Site Area
K19	Woodside Training Centre	15.01
K20	Kenilworth Wardens Cricket Club	4.75
K21	Oaks Farm	102.26
K22	Former Magistrates Court	0.24
K23	Confidential Site	0.61
K24	Confidential Site	0.35
K25	East of Warwick Road	5.68
K26	Land NW of Kenilworth	204.49
K27	Castle VI Form	5.16
K28	Confidential Site	0.5
K29	Kenilworth School	9.41
K30	Land off Common Lane	3.24

SITES ON THE EDGE OF COVENTRY

Site Ref	Site Name	Settlement	Site Area
C01	Russells Garden Centre	Baginton	7.89
C02	Land SW of Westwood Heath Road	Burton Green	2.44
C03	Westwood Heath Road/Bockendon Road	Westwood Heath	14.40
C04	Land at Oak Lea, Howes Lane	Coventry	1.75
C05	Land off Cromwell Lane	Burton Green	3.21
C06	King's Hill Lane, Finham	Coventry	269.2
C07	Land at Mill Hill	Baginton	9.97
C08	Russells Garden Centre East	Baginton	2.34
C09	Lodge Farmhouse	Westwood Heath	0.13
C10	Land south of Baginton	Baginton	62.26
C12	Seven Acre Egg Farm	Coventry	3.91
C13	Lodge Farm	Westwood Heath	30.48
C14	Land North of Baginton - Junction A45/A46	Baginton	13.59
C15	Land off Church Road	Baginton	2.75
C18	Hurst Farm South	Burton Green	99.19
C19	Land at Baginton	Baginton	531.35
C20	North of Rosewood Farm, Baginton	Baginton	1.82
C21	Land East of Andrew's Close	Baginton	1.91
C23	Land off Cromwell Lane and Westwood Heath Rd	Burton Green/Edge of Coventry	5.64

SITES IN THE RURAL AREA

Site Ref	Site Name	Settlement	Site Area
R01	The Valley, Radford Semele	Radford Semele	0.14
R02	Hill Farm	Bishops Tachbrook	18.54
R03	Tinkers Close	Radford Semele	0.73
R04	Land adjacent to The Meadow House	Lapworth	0.11
R06	Land South of Baddesley Clinton	Baddesley Clinton	3.49
R07	Adjacent to Oak Gable Cottage	Baddesley Clinton	0.38
R08	Land North of Oakley Cottage, Bedlam's End	Chadwick End	0.78
R09	Barford House	Barford	4.39
R10	South of Barford House	Barford	0.83
R11	South of School	Bishops Tachbrook	4.11
R12	Land north of Croft Close	Bishops Tachbrook	1.84
R13	Shrewley Gate Nursery	Shrewley	1.35
R14	Land east of Oakley Wood Road	Bishops Tachbrook	2.54
R15	Land west of Wellesbourne Road	Barford	0.17
R16	Sherbourne Nursery	Barford	2.59
R17	Land at Brickyard Cottage	Bishops Tachbrook	3.55
R18	Land NW of Rye Fields	Bishops Tachbrook	0.61
R19	Land at Brickyard Farm	Bishops Tachbrook	35.34
R20	Land at Brickyard Barn	Bishops Tachbrook	0.28
R21	Land South of Radford Semele	Radford Semele	2.62
R22	Land West of Bishop's Tachbrook	Bishops Tachbrook	2.41
R23	Low Hill, Oakley Wood Road	Bishops Tachbrook	0.44
R25	Ward's Hill & Snitterfield Lane	Norton Lindsey	0.25
R26	Land West of Old Budbrooke Road	Budbrooke	1.50
R27	Land Fronting Ward's Hill	Norton Lindsey	0.90
R28	Land adj. Hall Farm Cottages	Hunningham	0.20
R29	R/O 65 Lewis Road & Thornley Close	Radford Semele	0.18
R30	Land south of Westham Lane	Leamington Spa	1.25
R31	Land at Tachbrook Hill Farm	Bishops Tachbrook	18.43
R33	South East of Convent Farm	Baddesley Clinton	0.76
R34	Land West of Baddesley Clinton	Baddesley Clinton	20.66
R35	Land at the Plough	Eathorpe	0.2
R37	East of Barcheston Drive	Hatton	1.35
R38	North of Birmingham Road	Hatton	7.78
R39	Land at Hatton Green	Hatton	0.36
R40	Land at the Gatehouse	Shrewley	0.42
R41	Land at Southam Road	Radford Semele	7.78
R42	Land at Village Farm	Offchurch	0.68
R43	Sydon's Piece	Offchurch	3.84

Site Ref	Site Name	Settlement	Site Area
R44	Canal Field, Offchurch Lane	Radford Semele	2.58
R45	Canal Wharf, Offchurch Lane	Radford Semele	1.14
R46	Land West of School Lane	Radford Semele	14.06
R47	Land R/O Rectory	Barford	0.28
R48	West of School Hill	Offchurch	0.26
R49	Land off Green Lane, Little Shrewley	Shrewley	0.32
R50	Land at Convent Farm	Baddesley Clinton	0.28
R51	Land SE of Shrewley Common	Shrewley	0.27
R52	New House Farm	Bishops Tachbrook	78.97
R53	R/O The Hamlet	Leek Wootton	3.35
R54	Land N of Hill Wootton Road	Leek Wootton	1.85
R55	West of Mill Lane	Barford	0.55
R56	South West Radford Semele	Radford Semele	5.94
R57	Land off Moat Close, Bubbenhall	Bubbenhall	1.00
R58	Land at Red Lane	Burton Green	0.43
R59	Land off Pit Hill/ Church Road	Bubbenhall	3.02
R60	Land R/O Lower End	Bubbenhall	3.82
R61	Land off Ryton Road	Bubbenhall	1.73
R62	Land Off Warwick Road	Leek Wootton	4.59
R63	Land NW of Leek Wootton	Leek Wootton	25.44
R64	Land NE of Leek Wootton (1&2)	Leek Wootton	46.88
R65	R/O Savages Close	Bishops Tachbrook	2.45
R66	Land fronting Old Warwick Road	Lapworth	0.19
R67	Land Fronting Southam Road	Radford Semele	3.38
R68	Sunnyside, Valley Road	Radford Semele	2.23
R69	South of Elmdene Close	Hatton	1.25
R70	North of Hatton Station	Hatton	2.06
R71	West of Station Road	Hatton	1.20
R72	Cubbington Wood Yard	Cubbington	1.04
R73	Land off Starmer Place	Hatton	0.60
R74	Land South of Arras Boulevard	Hampton Magna	6.45
R75	407 Birmingham Road & Land to West	Hatton	1.15
R76	Confidential Site	Kenilworth	19.63
R77	Former Storage Depot	Hatton	1.17
R78	Village Field (North)	Eathorpe	0.60
R79	Village Field (South)	Eathorpe	0.38
R80	Penns Lane	Eathorpe	0.72
R81	Confidential Site	Pinley Green	0.81
R83	Land off Wasperton Lane	Barford	1.31
R84	Land off Bremridge Close	Barford	0.62
R85	Land south of Westham Lane	Barford	1.79
R86	Land North of Telephone Exchange	Barford	1.25
R87	Red Lane to the south of New Farm	Burton Green	2.44

Site Ref	Site Name	Settlement	Site Area
R88	Land North of The Small Holding, Red Lane	Burton Green	2.02
R89	Land off Hodgetts Lane	Burton Green	2.18
R90	Burrow Hill Nursery	Burton Green	11.7
R91	Land at the rear of Peeping Tom Public House	Burton Green	1.76
R94	Land west of Stanks Farm	Hampton Magna	3.88
R95	Land north of Montgomery Avenue	Hampton Magna	1.30
R96	Land at Maple Lodge	Hampton Magna	5.53
R97	Land south of Lloyd Close	Hampton Magna	5.39
R98	Land to the East of Clinton Avenue	Hampton Magna	5.62
R99	Land at Hatton Hill/East of Canal Road	Hatton Park	4.72
R100	Land south of Charingworth Drive/Birmingham Road Roundabout	Hatton Park	0.98
R101	Land NW of Severn Trent Treatment Works	Hatton Park	1.24
R102	Land off Station Road	Hatton Station	0.31
R104	Former Aylesbury House Hotel and Surrounds.	Hockley Heath	4.90
R105	Swallowfield Stud	Kingswood	0.25
R106	Land rear of Kingswood Cottages	Kingswood	0.48
R107	Old Bakehouse, west of Mill Lane.	Kingswood	0.19
R108	The Meadow House, Kingswood	Kingswood	2.32
R109	Kingswood Farm	Kingswood	1.25
R110	Land to East of Station Lane	Kingswood	10.06
R111	Station Lane opposite Gowan Bank	Kingswood	6.5
R112	Land off Brome Hall Lane	Kingswood	0.55
R113	Land S of The Stables, Station Lane	Lapworth/ Kingswood	0.55
R114	Land to the south of Rising Lane, Kingswood	Kingswood	1.82
R115	Rear of Brome Hall Lane	Kingswood	0.56
R116	East of Lensana, Warwick Road	Kingswood	0.15
R117	Priory Farm, Kingswood	Kingswood	0.40
R118	Land south of Hill Wootton Road	Leek Wootton	6.46
R120	The Paddock, Warwickshire Police HQ	Leek Wootton	2.27
R121	Land north of main entrance, Warwickshire Police HQ	Leek Wootton	0.32
R122	Former Tennis Courts, Warwickshire Police HQ	Leek Wootton	0.57
R123	Warwickshire Police HQ – Northern Lodge	Leek Wootton	0.36
R124	Black Spinney Fields	Leek Wootton	2.72
R125	Warwickshire Golf and Country Club Car Park	Leek Wootton	0.32
R127	Open Field, Warwickshire Golf and Country Club	Leek Wootton	5.12
R128	Land to the East of Church Lane	Radford Semele	8.80
R129	Land south of Southam Road	Radford Semele	13.45
R130	Land at Home Farm, Leek Wootton	Leek Wootton	2.26
R132	Land to the South West side of Old Warwick Road, Rowington	Rowington	0.9
R133	Land to the South of the Almshouses, Rowington Green	Rowington Green	1.20

Site Ref	Site Name	Settlement	Site Area
R136	Bishop's Tachbrook, Allotments	Bishops Tachbrook	0.81
R137	Former Police HQ Buildings, Woodcote	Leek Wootton	2.62
R138	Land at Old Budbrooke Road	Warwick	3.11
R139	Land west of New Road	Norton Lindsey	0.97
R140	Land S of Warwick Road	Norton Lindsey	0.51
R141	Land near School	Leek Wootton	6.81
R142	Land east of Curlieu Lane	Norton Lindsey	2.15
R147	Land north of Hockley Road	Hatton Green	3.2
R148	Birmingham Road, Stoneleigh	Stoneleigh	0.68
R149	Land west of Ferncumbe Primary School	Hatton Green	0.68
R150	Confidential Site	Bishops Tachbrook	0.68
R155	Land south of Hill Wootton Road	Hill Wootton	0.50

Please note that some of these sites overlap.

Confidential Sites

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APPENDIX TWO: ESTIMATED CAPACITY OF POTENTIALLY SUITABLE SITES (URBAN AND EDGE OF URBAN SITES ONLY)

The figures in brackets represent the net capacity allowing for sites which overlap (see below for details of overlapping sites)

Site Ref	Site Name	Settlement	Potential Capacity (Dwellings)		
			2014-2019	2019-2024	2024-2029
L01	Lime Avenue	Leamington Spa	10	0	0
L02	R/O 22 Llewelyn Road	Leamington Spa	0	5	0
L03	R/O Bamburgh Grove	Leamington Spa	0	35	0
L04	Former Factory, Clarendon Street	Leamington Spa	5	0	0
L07	Land North of Milverton	Leamington Spa	200	750	330
L09	Land at Grove Farm	Leamington Spa	0	420	0
L18	Allotment Land, Rugby Rd, Cubbington	Leamington Spa	0	52	0
L23	Land at Red House Farm, Champion Hills	Leamington Spa	200	0	0
L30	Telephone Exchange	Leamington Spa	0	0	10
L31	Garage Site, Russell Street	Leamington Spa	0	0	10
L32	Jewsons & Quarry Street Dairy	Leamington Spa	0	0	40
L33	Court Street Opportunity Site	Leamington Spa	50	0	0
L34	Wise Street Opportunity Site	Leamington Spa	0	0	30
L35	Land at Station Approach	Leamington Spa	0	150	0
L36	Warwickshire College	Leamington Spa	0	0	300
L37	Riverside House	Leamington Spa	0	0	50
L39	Land at Champion School/ Whitnash East	Leamington Spa	0	350	
L40	Leamington Cricket Club	Leamington Spa	0	70	0
L41	Castel Froma	Leamington Spa	40	0	0
L45	Leamington Fire Station	Leamington Spa	50	0	0
L48	Land at Blackdown	Leamington Spa	0	470	700
L49	Kingsley School Playing Fields	Leamington Spa	88	0	0
L50	Land at Beech House, Blackdown	Leamington Spa	40	0	0
L52	Blackdown Hall	Leamington Spa	64	0	0
W03	Heathcote Sewage Works	Warwick	0	225	0
W04	Former Car Park at IBM	Warwick	100	0	0
W07	Lower Heathcote Farm	Warwick	(0)	750 (65)	1200
W08	Land West of Europa Way	Warwick	200	480	0
W10	Land to South of Gallows Hill	Warwick	0	255	0
W18	Land at Montague Road	Warwick	80	0	0
W21	County Land Europa Way	Warwick	200	225	0
W25	Nelson Club Car Park	Warwick	5	0	0
W28	Loes Farm, Guy's Cliffe	Warwick	0	180	0
W29	Heathcote Farmhouse	Warwick	6	0	0
W38	Land at Stratford Road	Warwick	10	0	0

W40	Former MPS Premises, Lock Land	Warwick	0	20	0
W41	Garage Site, Theatre Street	Warwick	20	0	0
K01	Land at Thickthorn	Kenilworth	200	85	0
K02	Crackley Triangle and East of Kenilworth Road	Kenilworth	90 (0)	0	0
K05	Kenilworth RFC Land off Rocky Lane	Kenilworth	0	130	0
K06	Kenilworth Rugby Club	Kenilworth	0	40	0
K07	Kenilworth Golf Club	Kenilworth	0	440	435
K09	Jersey Farm, Glasshouse Lane	Kenilworth	200	70	0
K15	Talisman Theatre Site	Kenilworth	5	0	0
K17	Southcrest Farm, Glasshouse lane	Kenilworth	200	115	0
K18	Glasshouse Lane/ Crewe Lane	Kenilworth	200 (0)	450 (335)	0
K19	Woodside Training Centre	Kenilworth	175	0	0
K20	Kenilworth Wardens Cricket Club	Kenilworth	0	44	0
K25	East of Warwick Road	Kenilworth	0	100	0
K27	Castle VI Form	Kenilworth	0	0	130
K29	Kenilworth School	Kenilworth	0	0	250
K30	Land off Common Lane	Kenilworth	90	0	0
C02	Land SW of Westwood Heath Road	Burton Green	57	0	0
C03	Westwood Heath Road/ Bockendon Road	Westwood Heath	0	190	0
C04	Land at Oak Lea, Howes Lane	Coventry	25	0	0
C05	Land off Cromwell Lane	Burton Green	0	75	0
C09	Lodge Farmhouse, Westwood Heath Road	Westwood Heath	5	0	0
C10	Land South of Baginton	Baginton	35 (0)	0	0
C13	Lodge Farm, Westwood Heath Road	Westwood Heath	0	325	0
C20	North of Rosewood Farm	Baginton	35	0	0
C23	Land off Cromwell Lane and Westwood Heath Road	Westwood Heath	57 (0)	75 (0)	0
	Confidential Sites		173	30	70
Total Capacity (excluding rural sites and taking account of overlapping sites)			2,360	5,731	3,555

Overlapping Sites

Glasshouse Lane/ Crewe (K18) overlaps Southcrest Farm (K17)
Lower Heathcote Farm (W07) overlaps Land at Grove Farm (L09) and Heathcote Sewage Works (W03)
Campion School/ Whitnash East (L39) overlaps Land South of Sydenham (L10)
Land South of Gallows Hill (W10) overlaps Gallows Hill/ Europa Way (W26)

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