

Warwick SHLAA

Partnership Meeting

December 2008

Purpose of the Meeting

- To update on the emerging housing policy context and the role of the SHLAA
- To discuss the role of the partnership and the current market position
- To update you on progress to date with preparing the SHLAA
- To give an overview of the sites identified in the study
- To seek views on the achievability of a selection of sites.

Policy Context

West Midlands Regional Spatial Strategy

- Phase 2 Revision at Preferred Option Stage
- “NLP Study” commissioned by Government to look at ways of achieving higher growth levels
- Range for Warwick District between 10,800 and 20,800 dwellings, plus some allowance for Coventry

Core Strategy

- Growth Options Consultation
- Evidence gathering prior to consultation on preferred option

Policy Context

Role of the SHLAA

- provide evidence to inform the Core Strategy and RSS
 - to identify sites with potential for housing
 - to assess their potential contribution
 - to assess when they are likely to be developed
 - no scoring or ranking

Policy Context

- Sites with potential must
 - Be in a suitable location and able to contribute to the creation of sustainable mixed communities
 - Have no physical or environmental constraints
 - Be available for development
 - Be achievable

Policy Context

- Role of the Partnership
- What is achievable?
 - Market factors
 - Development viability
 - Cost factors
 - Capacity of the development industry
 - Delivery factors

Refresh on Process

Stages of the SHLAA

- 1 Planning the assessment
- 2 Which sites to include
- 3 Desktop review of existing information
- 4 Determining which sites & areas to be surveyed
- 5 Survey
- 6 Estimating housing potential of each site
- 7 Assessing when & whether sites likely to be developed
- 8 Review of the assessment
- 9 Identifying & assessing housing potential of broad locations
- 10 Determining housing potential of windfalls

Progress to Date

- Formed Partnership
- Consulted on methodology
- Invited interested parties to submit sites
- Surveyed Sites
- Consulted agencies re: infrastructure
- Assessing development potential of each site

Overview of Sites in the Study

Sites with planning permission:

- Sites from Housing Land Availability database (136 sites/ 1,600 dwellings)

Sites added in SHLAA process (157 sites/ 1,700 Hectares):

- Sites submitted by interested parties
- Sites allocated in Local Plan (Opportunity Sites) and Planning Briefs
- Sites promoted through Local Plan but unsuccessful (Omission Sites)
- Sites the subject of pre-application enquiries/ sites with planning history
- Other sites

Sites added in SHLAA Process

Criteria for SHLAA Site Submissions

Site Size Threshold

- Sites capable of accommodating >4 dwellings

Locational Criteria

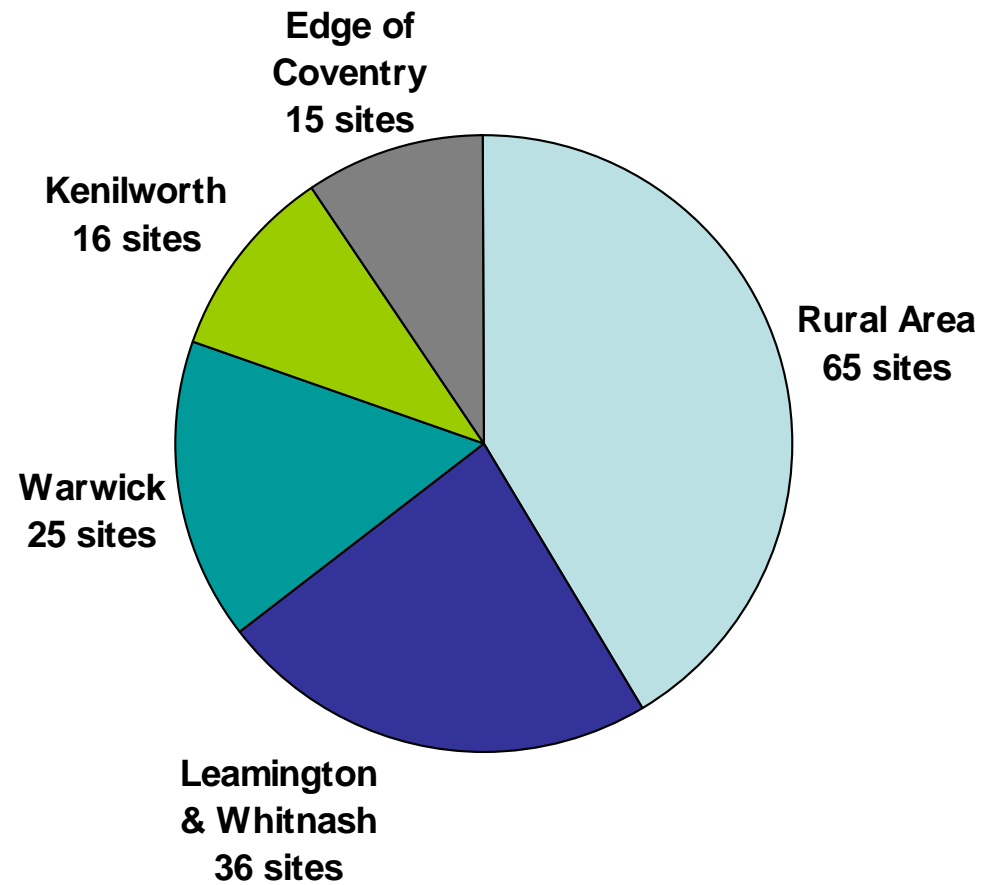
- Sites meeting RSS strategy for locations for growth

Sites added in SHLAA Process

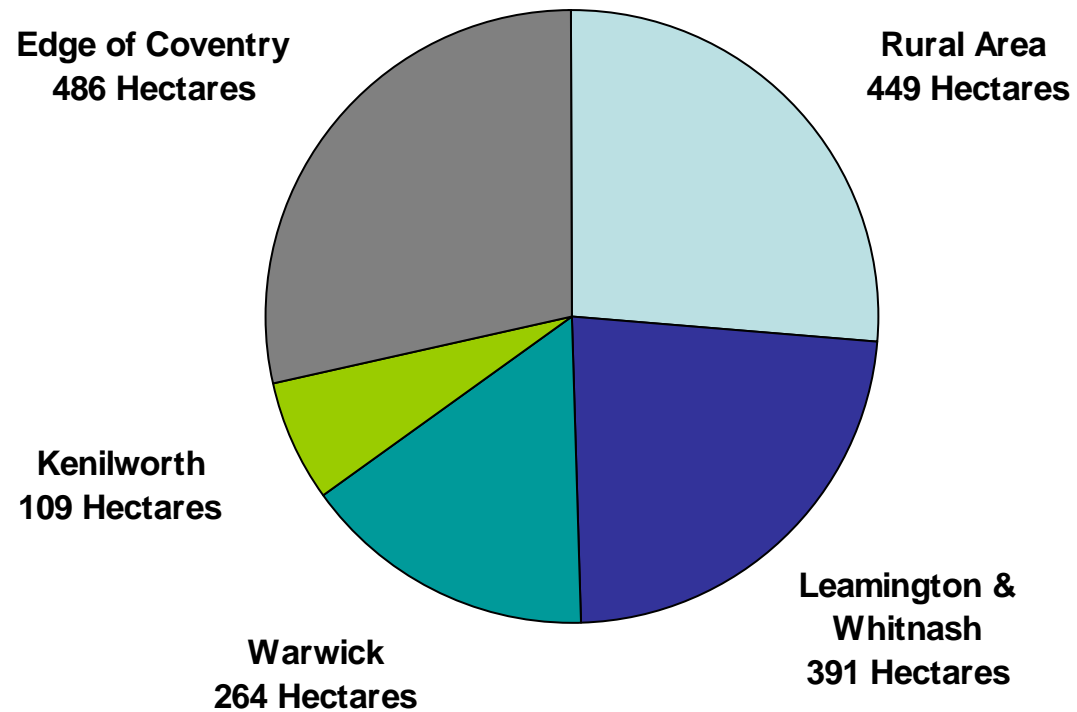
Location Criteria

- Land & buildings within urban areas
- Sites adjacent to urban areas (including Coventry)
- Sites within, & adjacent to, villages with a reasonable level of services
- Potential rural exception sites

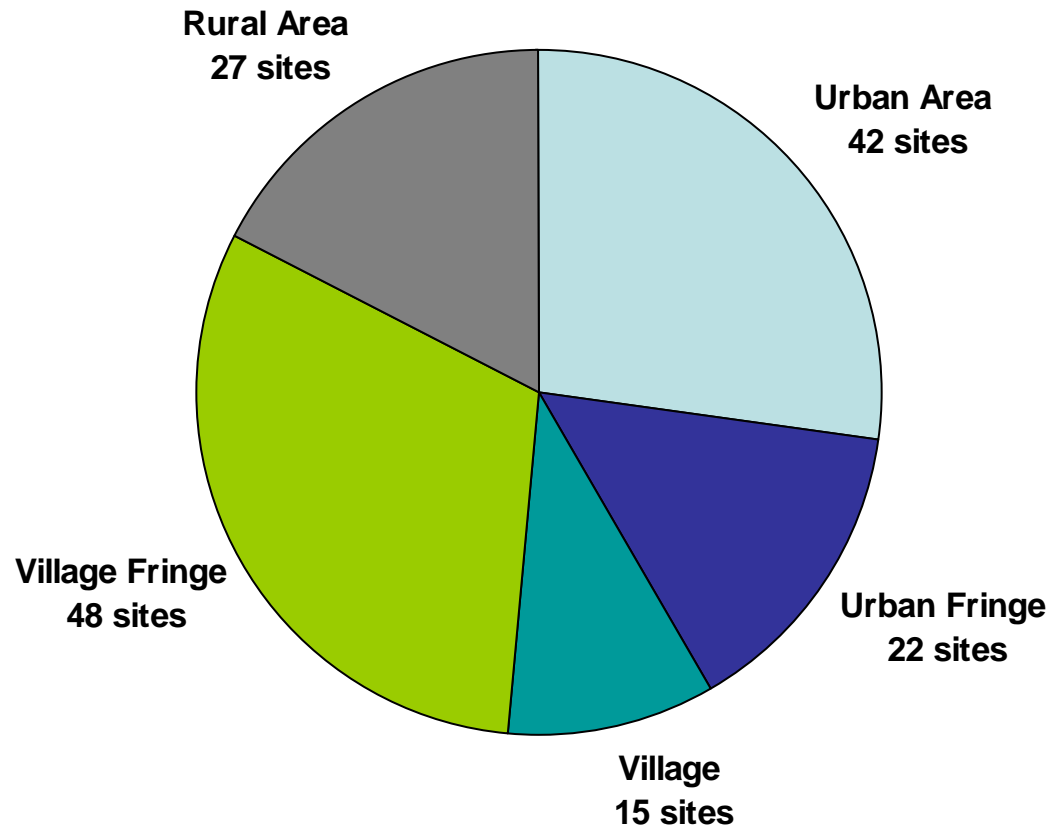
Sites added in SHLAA Process



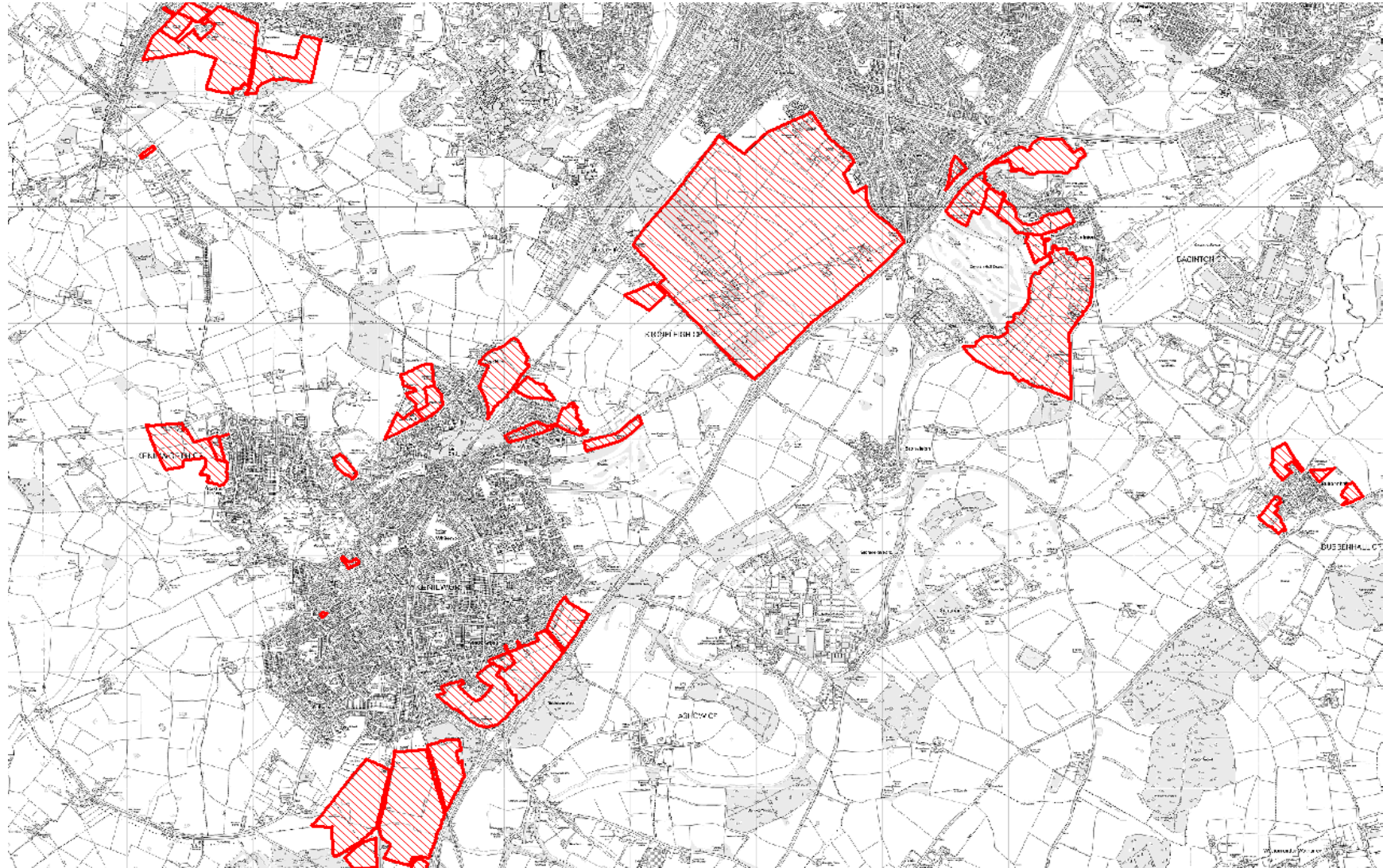
Sites added in the SHLAA Process



Sites added in the SHLAA Process



Sites added in the SHLAA Process



Site Assessment

Site surveys

Topography, boundaries, access, physical constraints, neighbours, current uses etc

Consultations with relevant agencies

Highways, Education, Health, Police, Fire, Social Services, Environmental Health etc

Desk top assessment

Flood Risk Zones, Conservation Areas, Sites of Interest for Nature Conservation, Sites of Ancient Monuments, protected trees & hedgerows, landfill sites, agricultural land quality

Site Assessment Summary Form

Suitability for housing

Sustainability, policy designations, physical constraints, potential impacts, environmental conditions

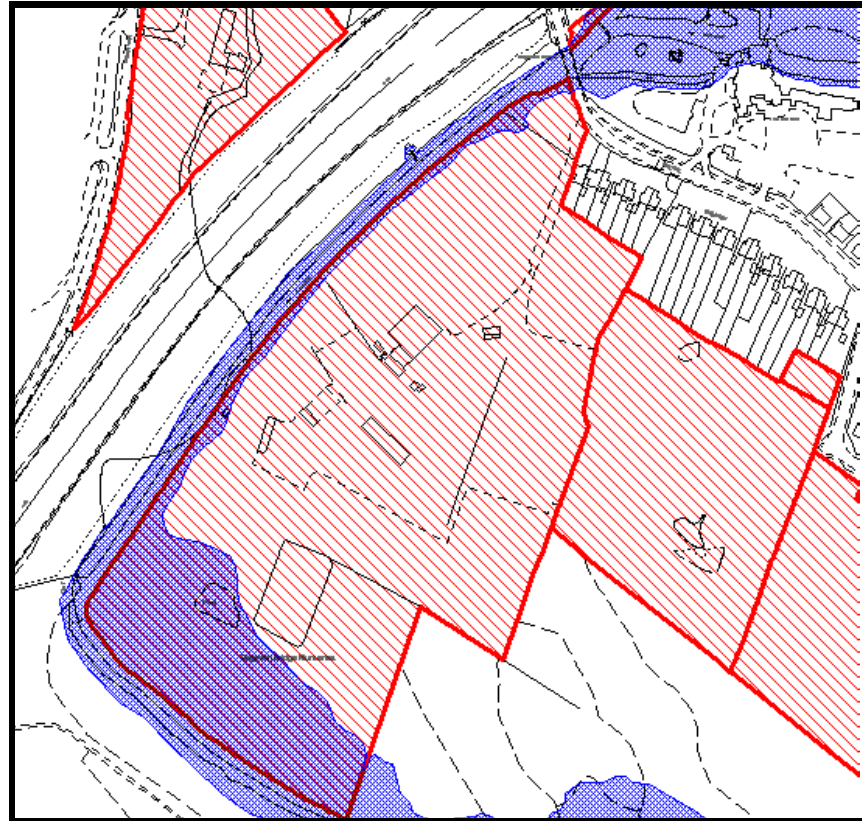
Availability

Willingness of owner to bring forward, existence of ownership constraints etc

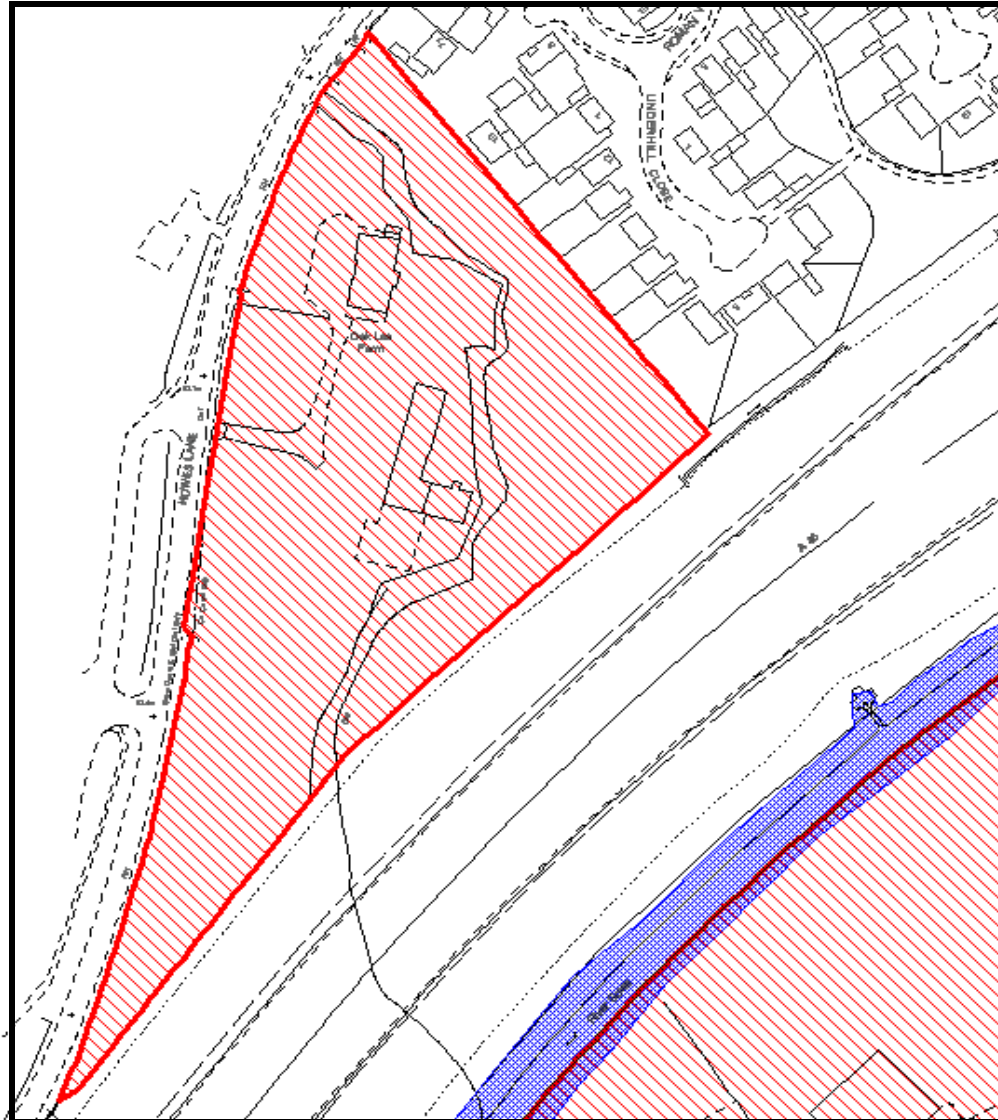
Achievability

Economic viability, availability of infrastructure, the housing market, ability to overcome constraints, issues of phasing

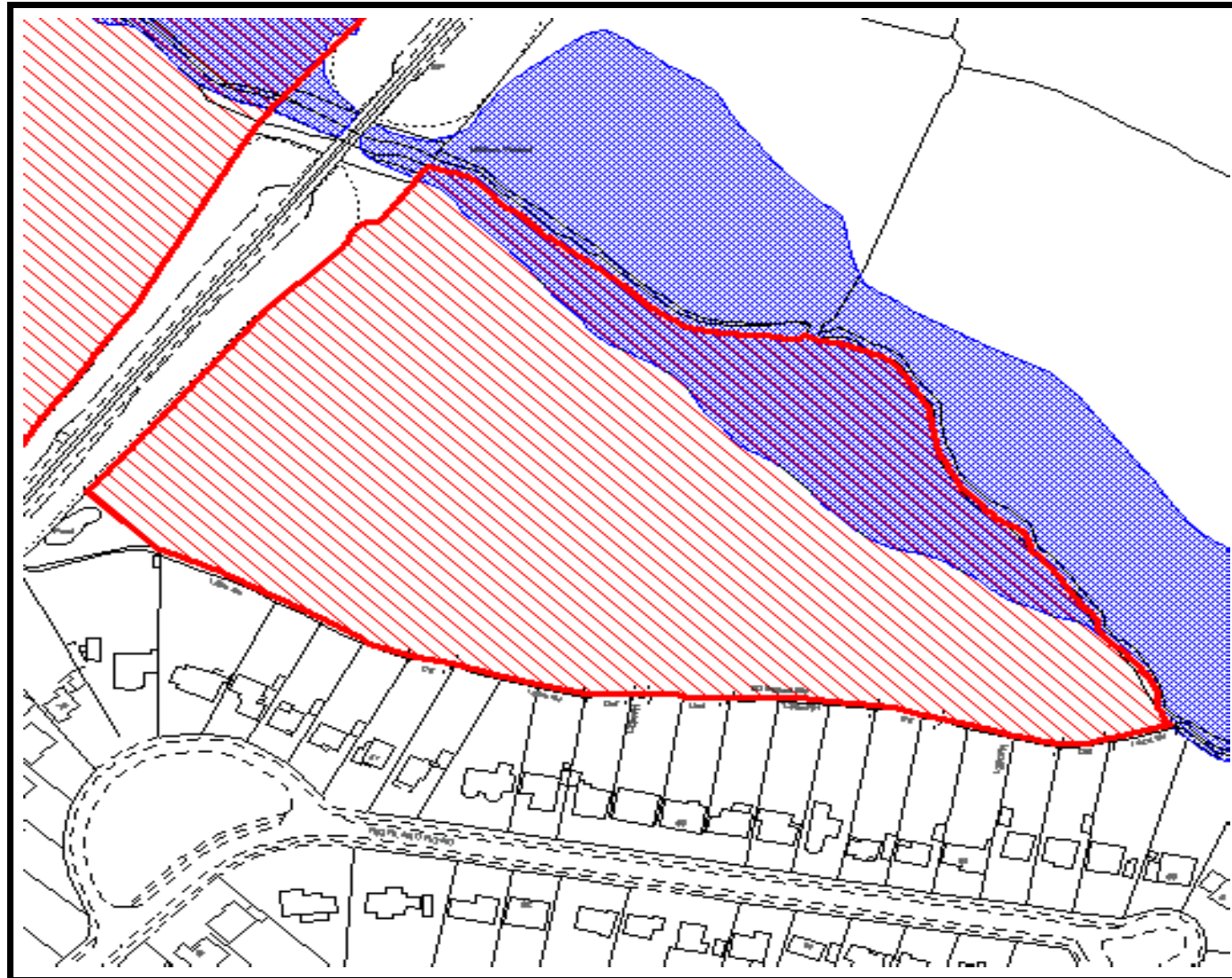
Russells Garden Centre, Baginton



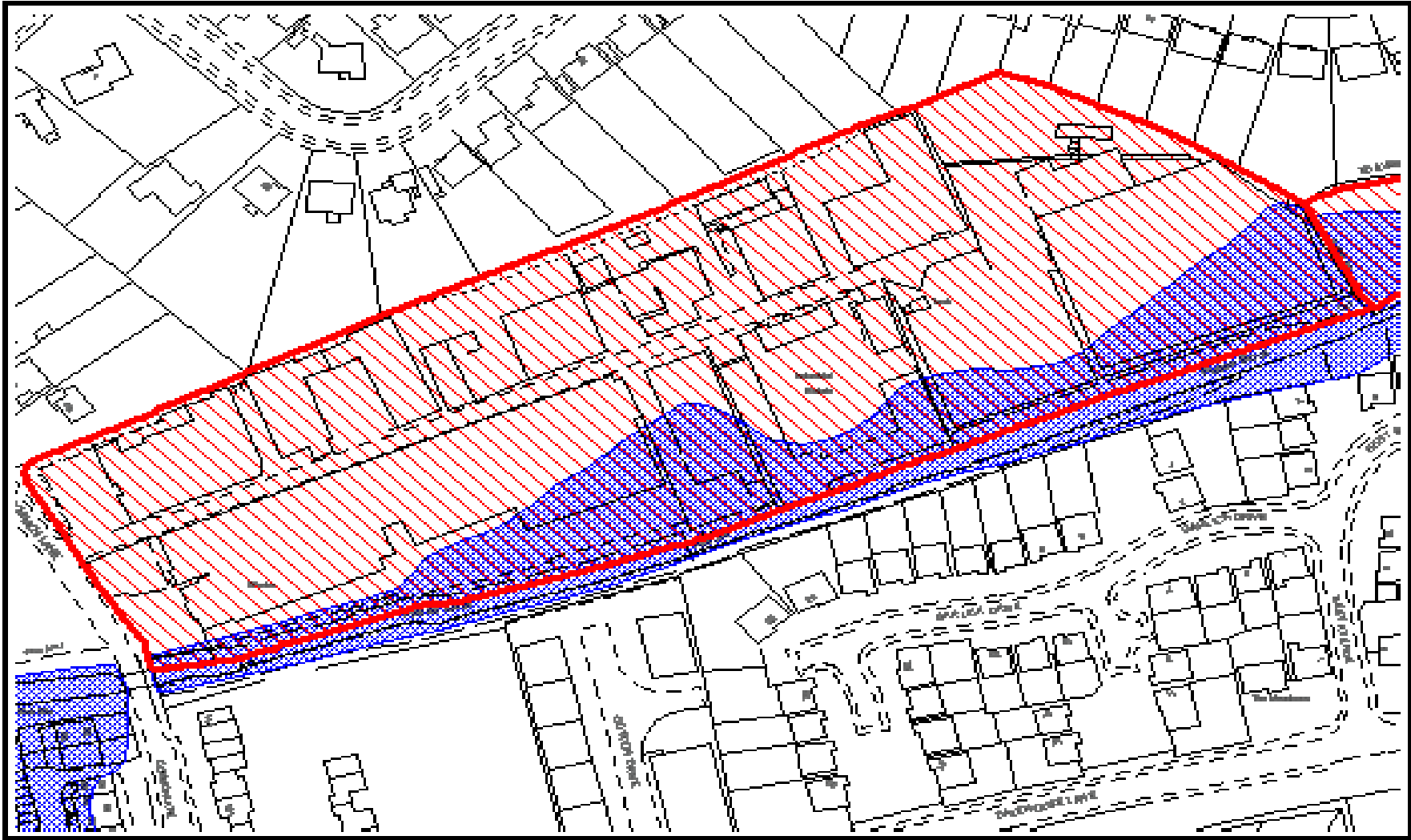
Howes Lane, Finham



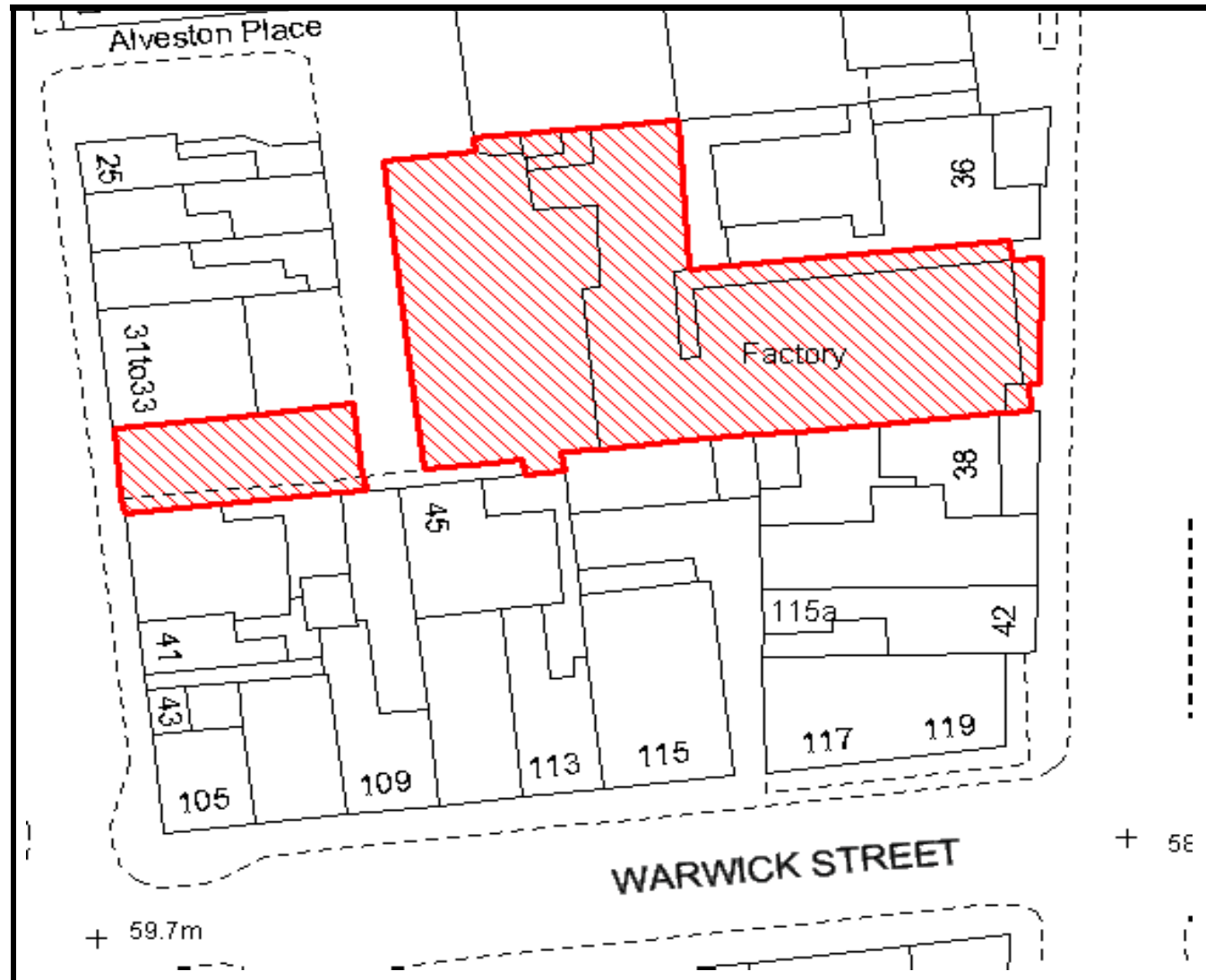
North of Highland Road, Kenilworth



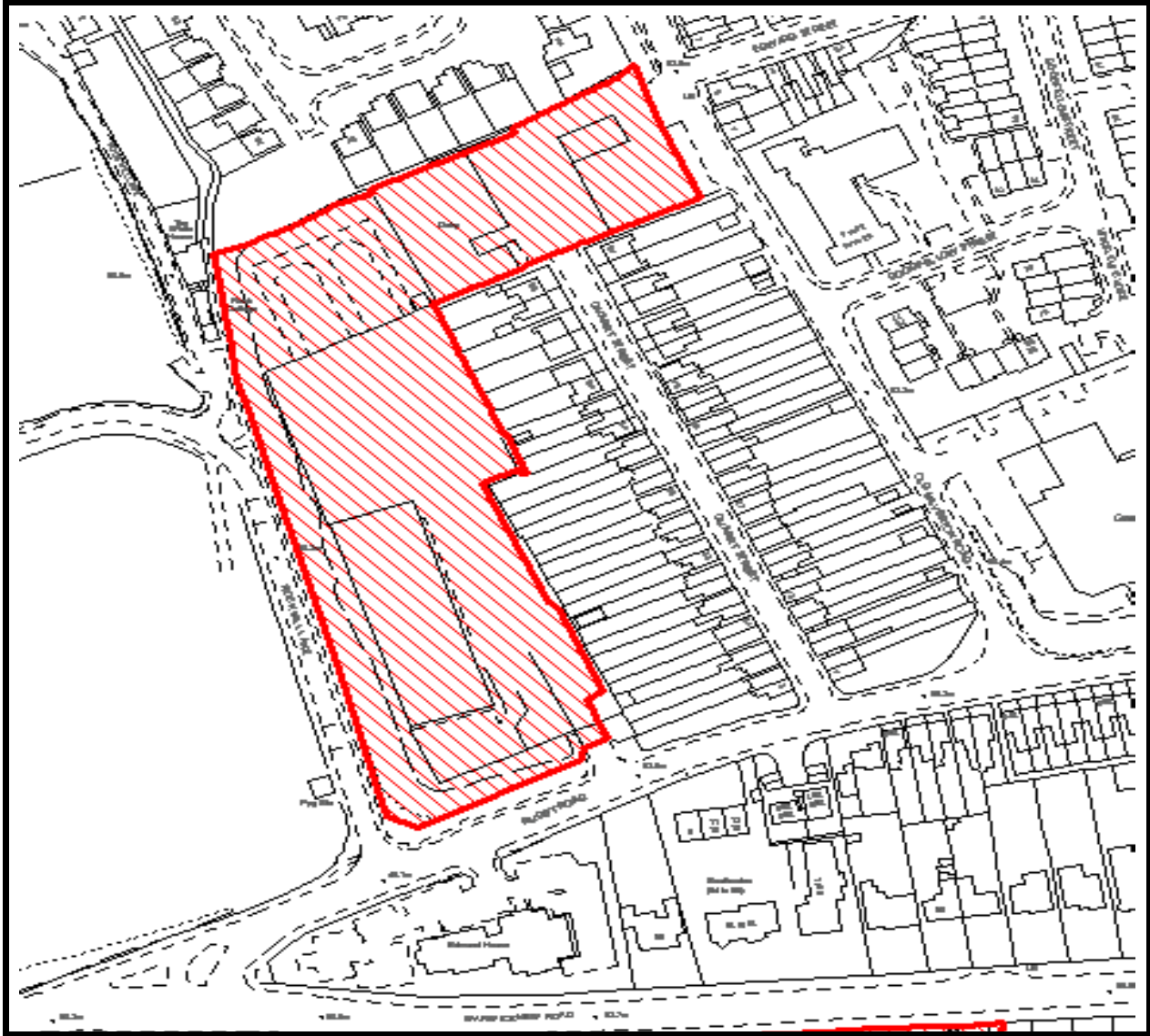
Common Lane Industrial Estate, Kenilworth



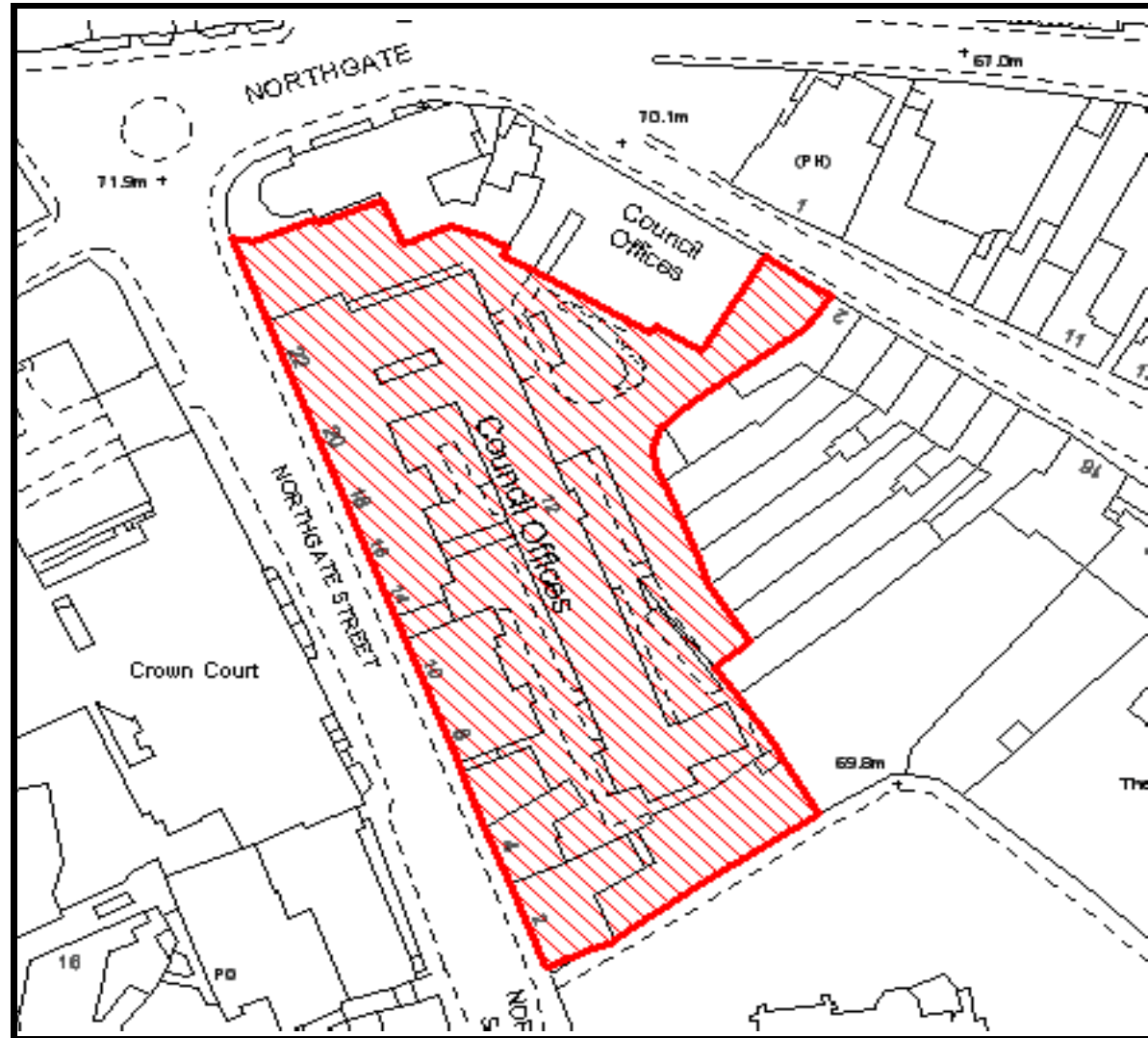
Clarendon Street, Leamington Spa



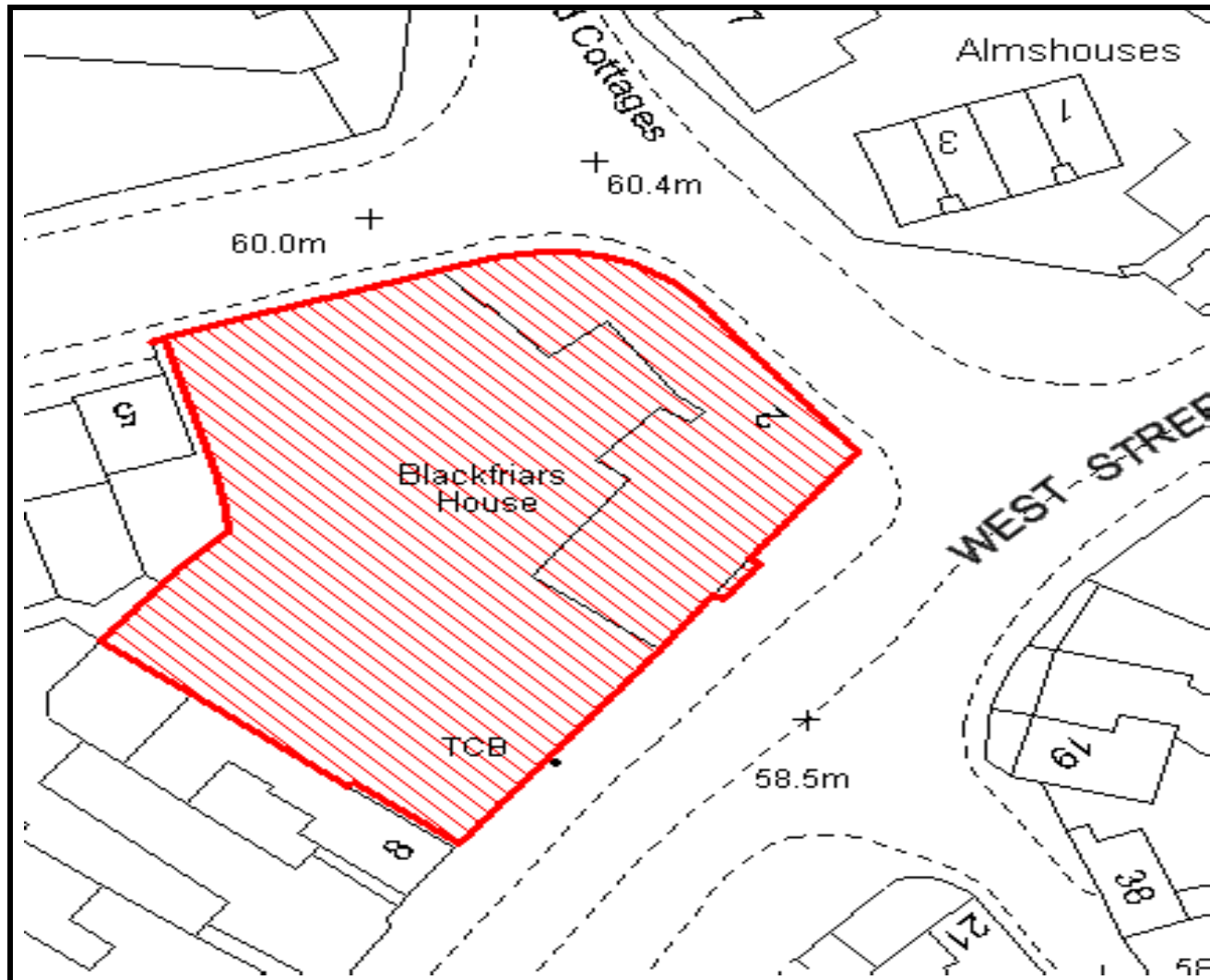
Jewsons & Quarry Street Dairy, Leamington



2-22 Northgate Street, Warwick



2 West Street, Warwick



Next Steps

- Complete site assessments
- Review the assessment & overall capacity against RSS housing requirement
- Assess Windfalls
- Conclude study
- Draft SHLAA to Partnership for comments (January)
- Complete SHLAA (by the end of January)