

Warwick District Council

Strategic Housing Land Availability Assessment

Minutes of the meeting of the Warwick District SHLAA Partnership held on 10 November 2011 at the Council Offices, Riverside House, Milverton Hill, Leamington Spa

Present:

Sally Jones (Warwick DC – Planning Policy)
Brian Bassett (Brian Bassett - Architect)
Reuban Bellamy (Cala Homes)
Mike Hill (Bromford Housing)
Richard Hardy (EHB Property)

Apologies:

Satnam Kaur (Warwick District Council – Housing)
Paul Hanley (Jephson Housing)
Robert Hepworth (Miller Homes)

1. Welcome & Introductions

Sally Jones welcomed the partners and thanked them for attending the meeting

2. Declarations of interest

Declarations of interest would be received on a site-by-site basis as sites are discussed

3. Local Plan Timetable

SJ set out the revised Local Plan timetable. The next meeting of full Council would agree the levels of growth and the vision. In 2012 the Council would consult on the Preferred Options and publish a Draft Local Plan. The Plan would be submitted to the Secretary of State in Spring 2013 with a view to an Examination in Autumn 2013 and adoption the following Spring.

4. The SHLAA Review

The SHLAA was currently the subject of a review. This would include sites which had been put forward during the consultation on the Core Strategy as well as other new sites which had emerged as a result of the review. Some sites would be deleted where development had commenced or where the site had been withdrawn.

5. Site Assessments – New Sites

The meeting discussed the following sites. No declarations of interest were made.

Kenilworth Wardens Cricket Club

Members were of the view that this was a deliverable site subject to the relocation of the club. A search for an alternative site for the rugby club was on-going and there was a possibility of both clubs joining together on a new site. It was suggested that flooding around the pavilion had been a problem in the past and this would need to be resolved.

Woodside Training Centre

The site is adjacent to the Cricket Club. There was uncertainty as to whether the house would be converted to flats with new development in the grounds or the whole site redeveloped. Both options considered to be potentially deliverable although the current access point would not be suitable

Land at Champion School/ South of Sydenham

There were concerns about how this site could be delivered. Assuming parts of the school buildings were relocated to allow for an access from the north, there would be severe problems associated with the impact of construction traffic (in terms of noise, dirt and health & safety) on the running of the school. There were further concerns about the viability of the project if a new school was to be constructed to the south of the site.

Glebe Farm, Cubbington

Partners were of the opinion that this site was unlikely to be deliverable due to the impact of coalescence of Cubbington & Lillington; the steeply sloping topography; the impact of flooding in Cubbington; unsatisfactory access; and the impact on local landscape.

Loes Farm, Guy's Cliffe

This site was considered to be very desirable from the market viewpoint but a suitable access would need to be resolved

Land at Hurst Farm South, Burton Green

The access to the site would be from a minor road and the site does not relate well to the existing built up area

Land at Baginton

The partners considered that the site was too large to consider in its entirety but that some small sites might be considered suitable, subject to the future operations of the airport

Warwick Fire Station

There were doubts about the viability of the site due to its location adjacent to the former gas works

Leamington Fire Station

This was considered to be a desirable site in terms of its location close to Leamington town centre. It was considered to be suitable for up to 4 stories and capable of accommodating up to 60 dwellings.

Bath Place Community Centre

Flooding was considered to be an issue in this area.

Oaks Farm, Kenilworth

This was considered to be unsuitable due to the impact on Kenilworth Castle

Leamington Cricket Club

The location was considered to be very desirable from a marketing viewpoint. However, it was suggested that flooding around the pavilion had been a problem in the past and this would need to be resolved.

6. Review of Assumptions

Densities

Densities would be affected by increased parking and Sustainable Urban Drainage (SUDS). There was a general recognition that constraints on parking in the past had led to on-street parking and problems associated with congestion. The increase in car ownership and the need to accommodate more delivery vehicles, as well as emergency and refuse vehicles, need to be taken into account. As far as SUDS are concerned, there will be a need to provide sufficient capacity for natural drainage and this will vary from site to site depending upon geological conditions. Overall, the partnership took the view that densities of between 30 and 35 are likely to be achieved.

Delivery Rates

In general, build rates are likely to be around 40/ 50 dwellings per builder per annum. It was considered that on large (strategic) sites it would be reasonable to assume that the first completions would emerge about 3 years following the receipt of outline permission. The first year could deliver 100 units followed by 150 units in subsequent years.

The meeting discussed land values which are rising and are currently around £800k/ acre. Build costs are at around £90 sq. ft.

7. SHLAA Capacity

Preliminary findings of the capacity of SHLAA sites were shared with the meeting

8. Next Steps

Highway comments from Warwickshire County Council were still awaited. Once these have been incorporated into the site assessments, the revised SHLAA would be finalised and placed on the website.