

SHLAA PARTNERSHIP MEETING

06 March 2014

Agenda

1. Introduction
2. Declarations of Interest
3. Local Plan Timetable
4. Scope of the SHLAA Review
5. Sites for Consideration for Viability and Marketability
6. Densities/ Gross to Net Assumptions
7. Any other Business

Local Plan Timetable

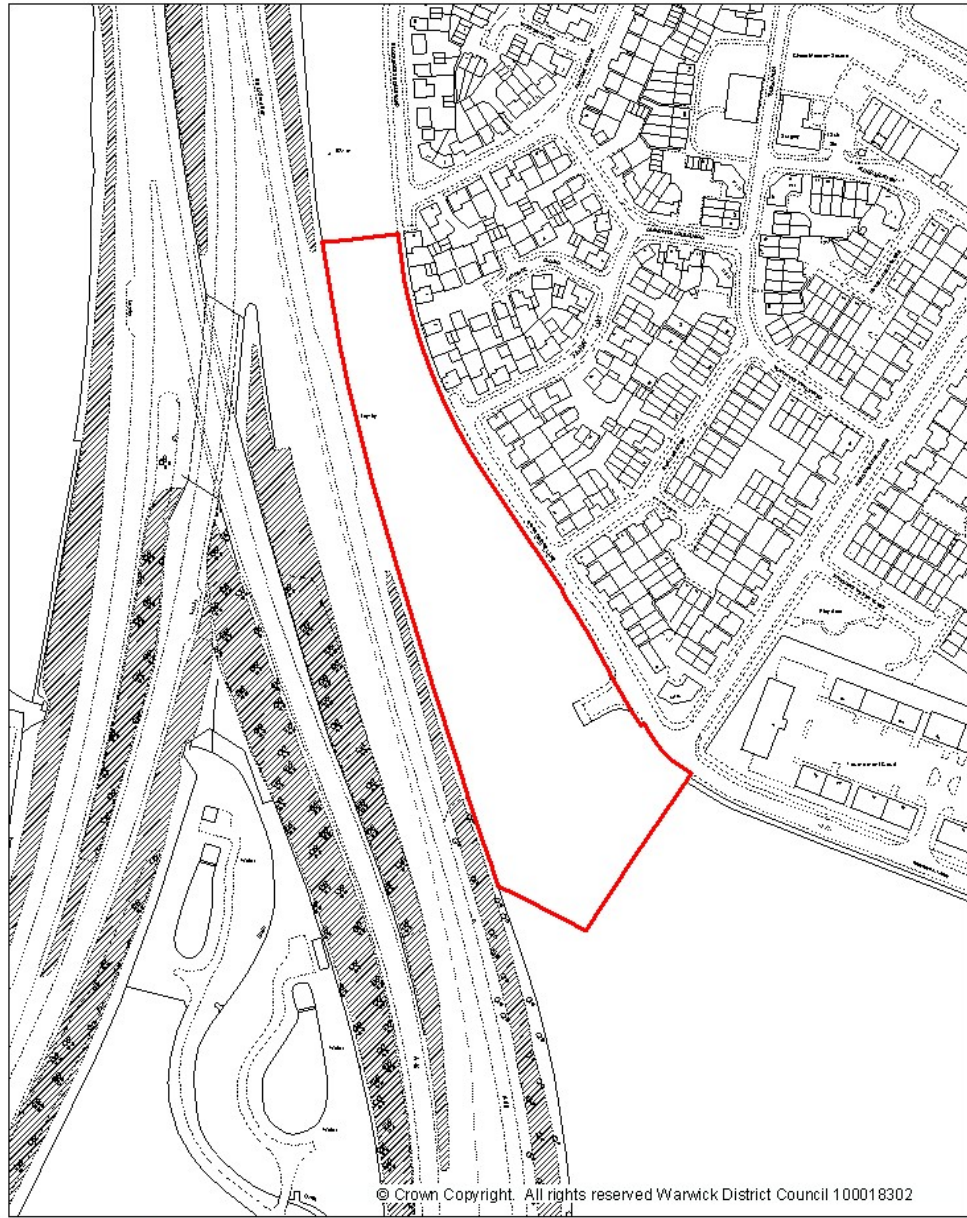
23 April 2014	Local Plan Submission Draft to Full Council
May/ June 2014	Consultation on Submission Draft
By September 2014	Submission to Secretary of State
January 2014	Examination
March/ April 2014	Estimated date of Adoption

Purpose of the SHLAA Update

- Add new sites arising from consultation process (Local Plan Revised Development Strategy and Villages Consultations)
- Add any other sites put forward since last Review
- Update/ review existing sites in 2012 SHLAA

Sites for Consideration

- Site at Goggbridge Road, Chase Meadow
- Site West of Racecourse
- Site at Longbridge
- Land at Lock Lane
- Land at Old Budbrooke Road
- R/O Birmingham Road, Stoneleigh
- Former Poultry Houses, Norton Lindsey



W36 Land at Goggbridge Lane


LOCATION PLAN

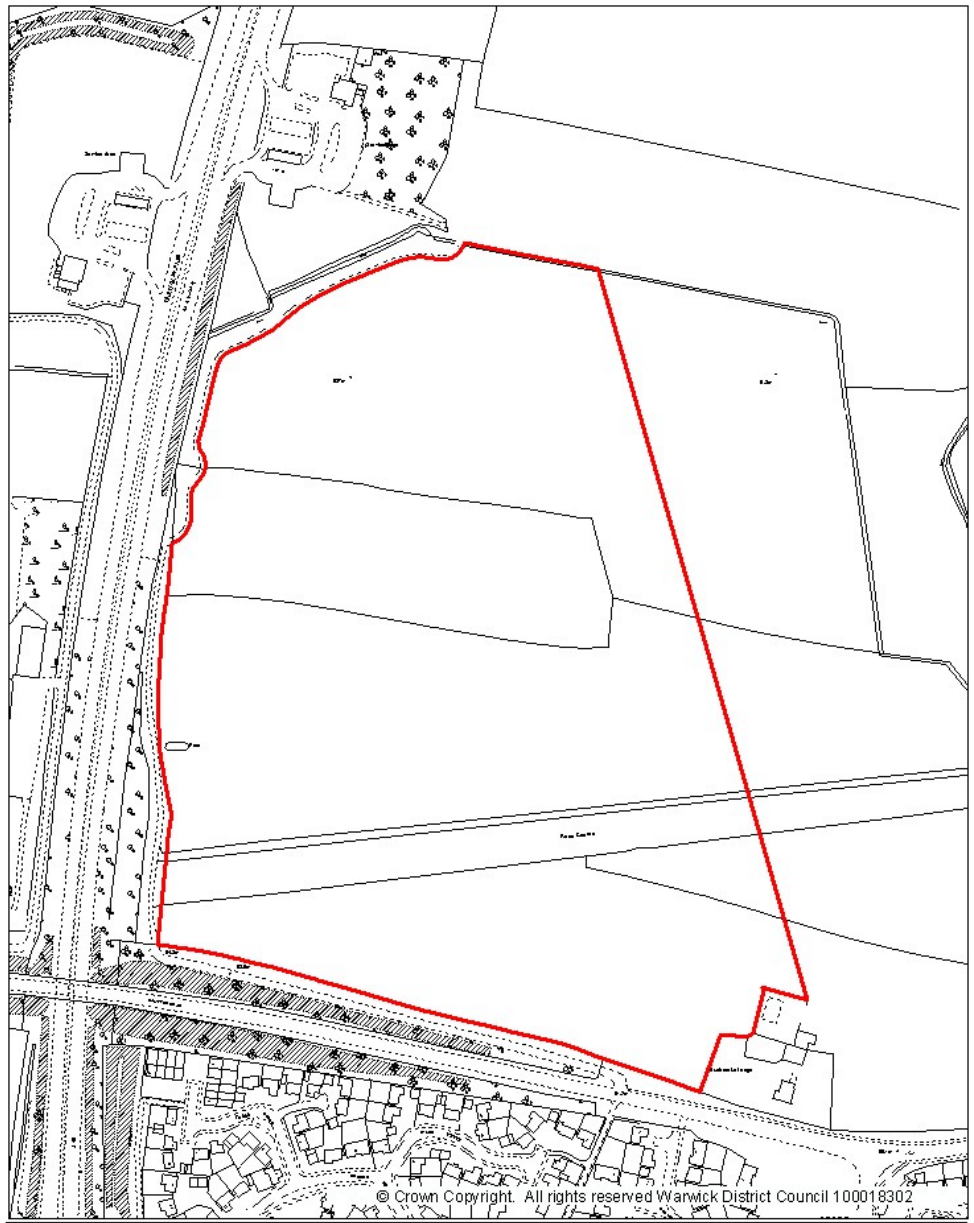
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1:2500

Drawn By:
SJ

Date:
05 June 2013

Grid Reference:
426601 E, 263242 N

North: 



W35 Land west of Warwick Racecourse

LOCATION PLAN




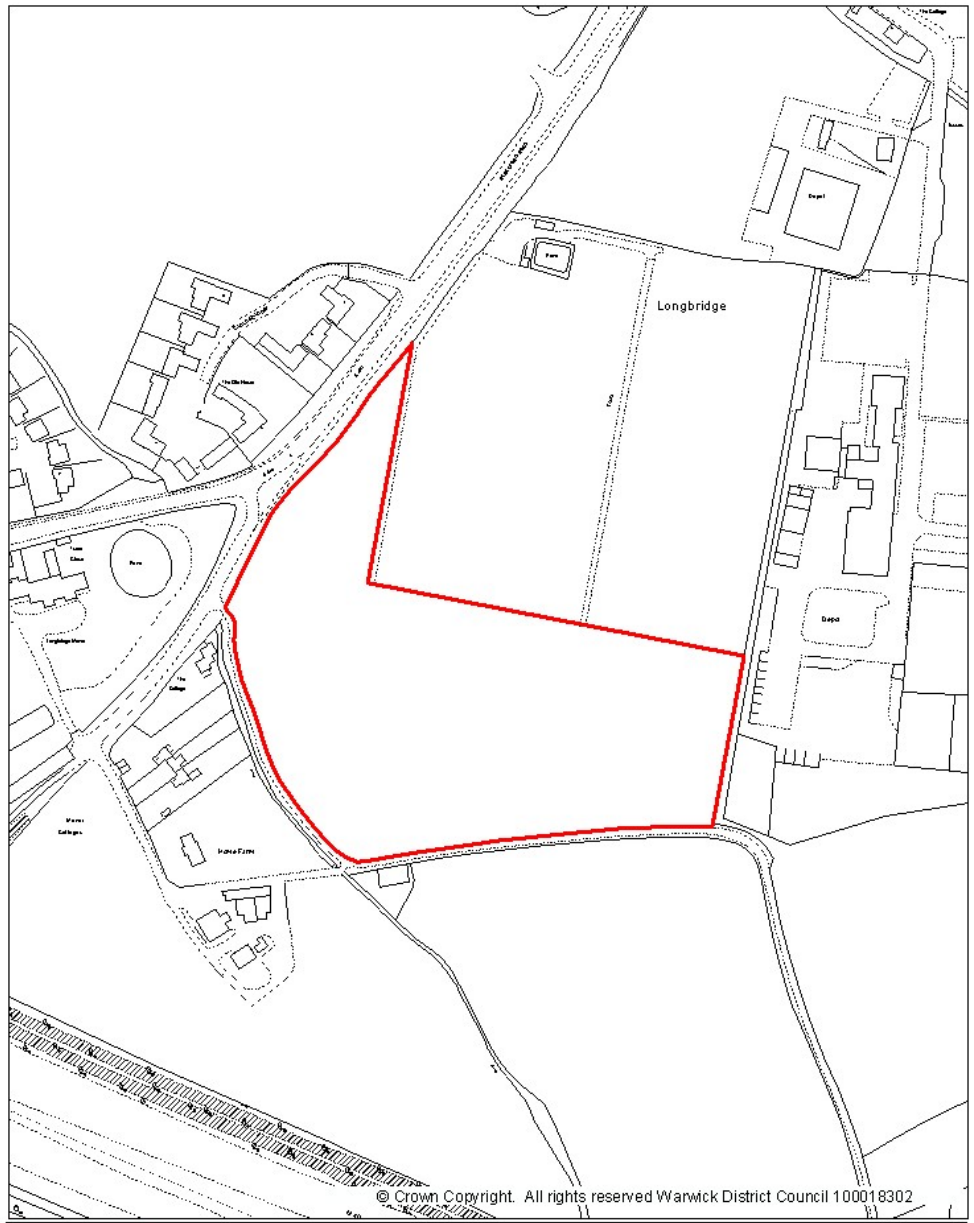
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Drawn By:
SJ

Date:
05 June 2013


Grid Reference:
426706 E, 264329 N

North: 

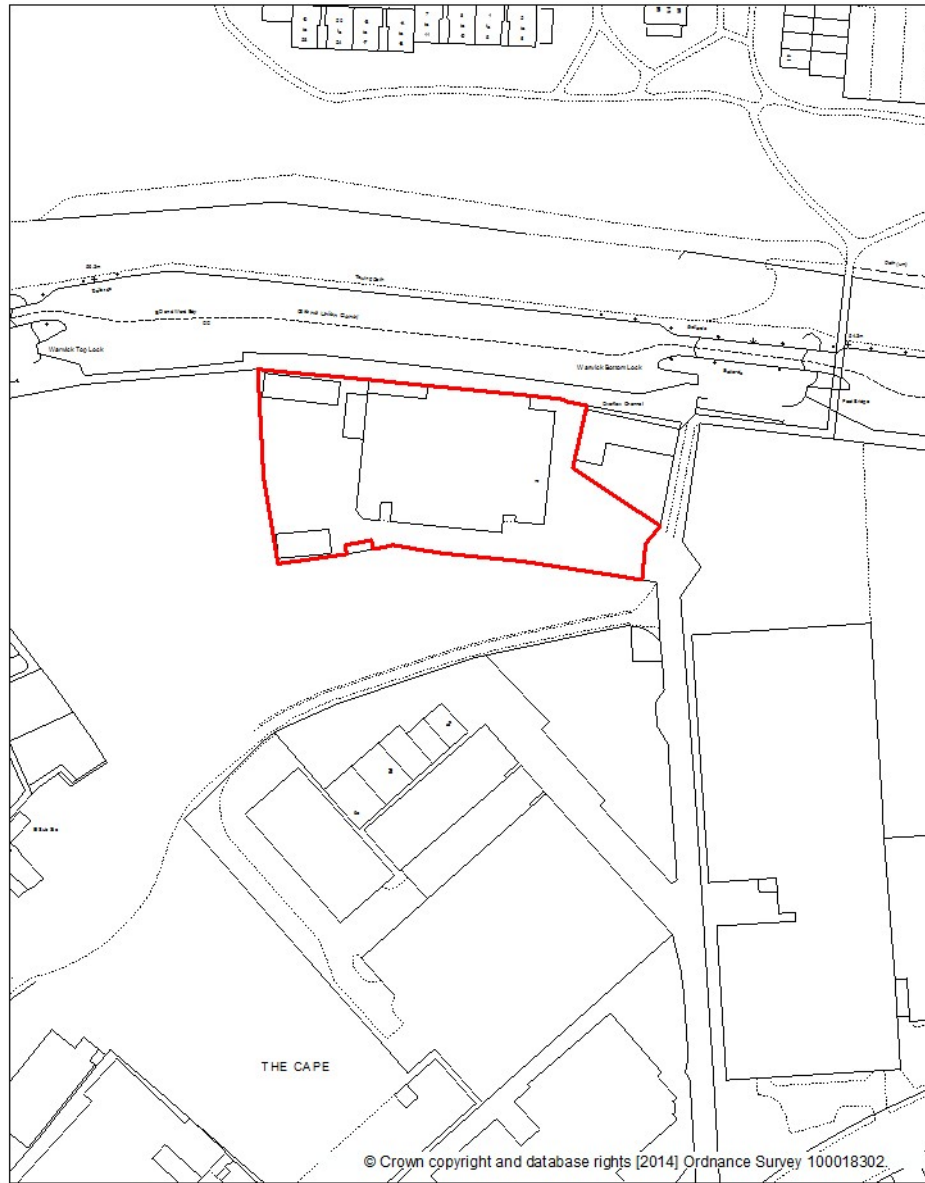


W38 Land at Stratford Road, Longbridge

LOCATION PLAN

Scale: 1:2500 Drawn By: SJ Date: 05 June 2013 Grid Reference: 427077 E, 262562 N North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.



W40 MPS Premises, Lock Lane, Warwick

LOCATION PLAN

Scale:
1:1250

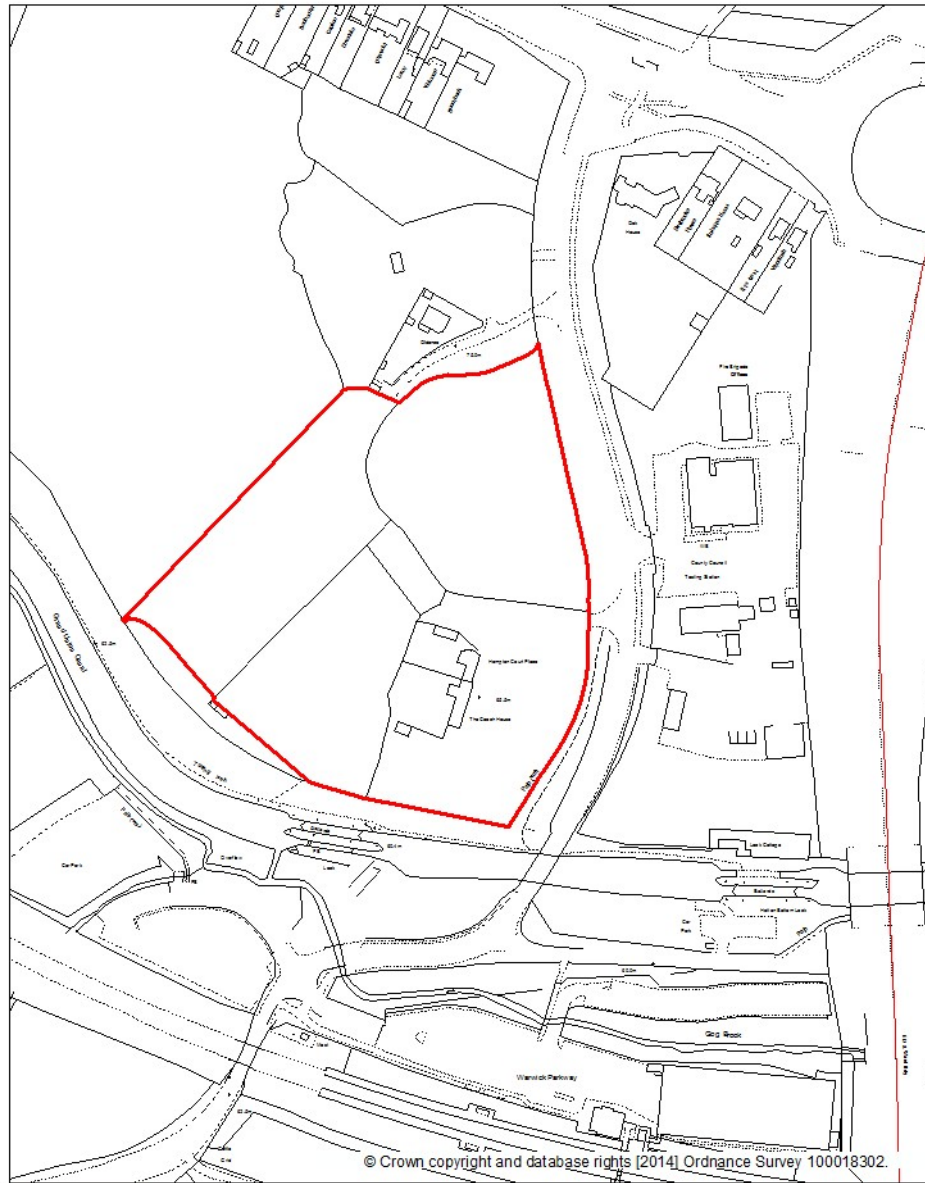
Drawn By:

Date:
06 March 2014

Grid Reference:
427856 E, 266053 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.



R138 Land at Old Budbrook Road

LOCATION PLAN

Scale:
1:2250

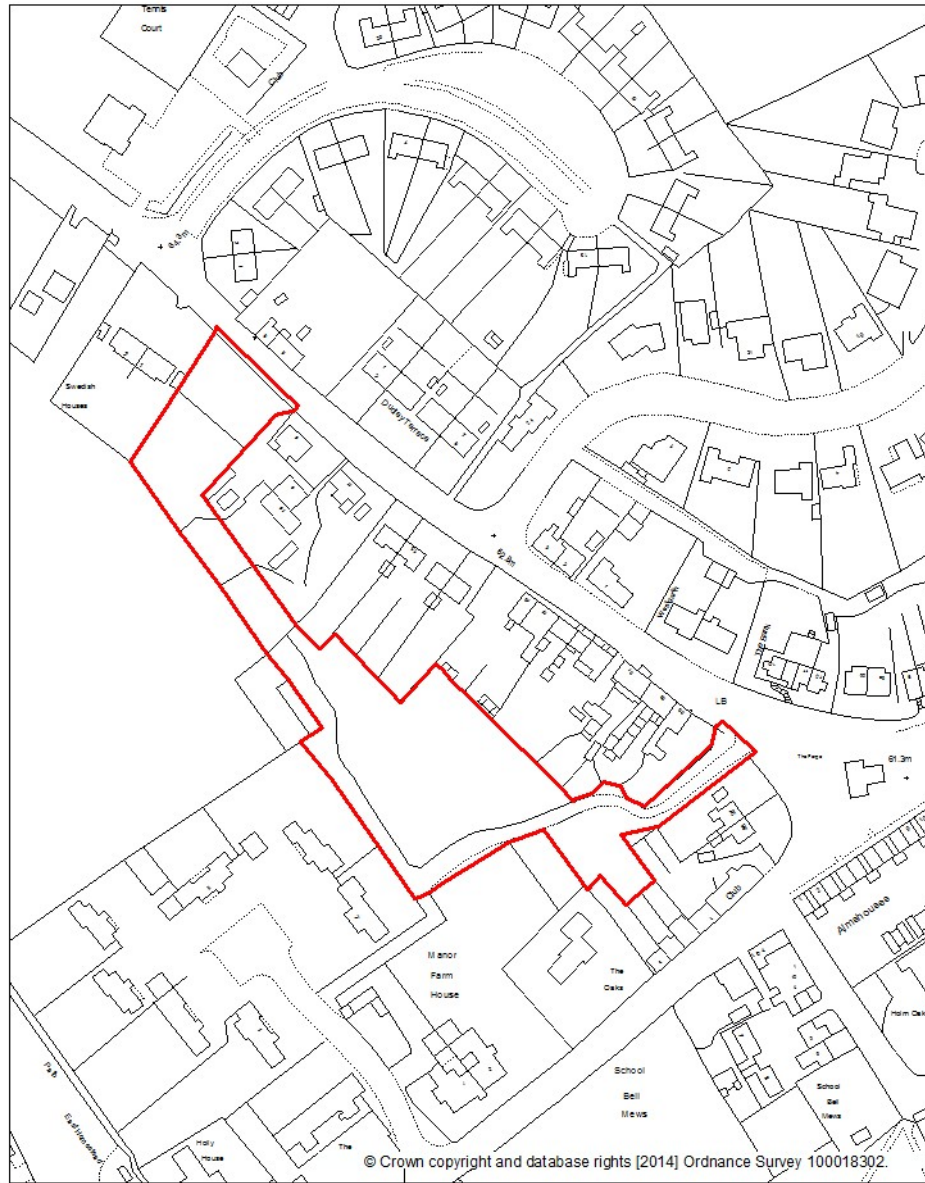
Drawn By:

Date:
06 March 2014

Grid Reference:
426502 E, 265649 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.



R148 Birmingham Road, Stoneleigh

LOCATION PLAN

Scale:
1:1500

Drawn By:

Date:
06 March 2014

Grid Reference:
432906 E, 272798 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.



R119 Poultry Houses - Extended Site

LOCATION PLAN



Scale:
1:2000

Drawn By:

Date:
06 March 2014

Grid Reference:
423058 E, 263360 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Densities and Gross to Net Assumptions (Housing Capacity)

Capacity of sites in SHLAA determined with reference to:

- Site constraints
- Proportion of site required for other uses
- Housing density

Site Constraints

Some site constraints may mean parts of the site are undevelopable because, for example:

- there is a need for a buffer to protect the site from noise or to protect a SINC from the development
- the site has an awkward configuration some of which is not suitable for development
- part of the site is liable to flood

Non-housing Uses

The SHLAA used simplistic assumptions based on research work at Milton Keynes.

Sites >10 has:

Assume 50% Housing & 50% Other Uses

Sites <10 has:

Assume 67% Housing & 33% Other Uses

Small Sites:

Decided on a case by case basis

Density

The SHLAA tests 3 densities: 30dph, 40dph and 50dph

A density is selected based on:

- location of site (sustainability of location, density of surrounding area etc)
- suitability for flats

For greenfield sites, a density of 35 dph is generally selected. Higher densities considered on brownfield sites.

Assessment of Capacity on Allocated Sites

Looking at allocated sites in more detail:

- what other uses or supporting infrastructure will be required (employment, education, community, open space)?
- what is the land take for this?
- of the residual, we need to make reasonable assessments of the number of dwellings (gross to net assumptions)

Assessment of Capacity on Allocated Sites

Are there any techniques we can use?

Possible Considerations:

- distributor road/s
- housing types/ mix
- plot sizes
- SUDs
- incidental open space?

Next Steps

- Complete SHLAA Review in time for consultation on Submission Draft Local Plan
- Publish Addendum with changes

Thank You!