



WARWICK
DISTRICT
COUNCIL



LDF Evidence Base

SHLAA 2009 Main Report



Local Development Framework



June 2009

Strategic Housing Land Availability Assessment

Part 1 Main Report

June 2009

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 Core Strategy and its approach to the delivery of new housing within the District. It is also to be used in informing the amount of new housing allocated to the District within the Regional Spatial Strategy (RSS). National planning policy requires the Council to undertake an assessment and this is the second SHLAA that has been prepared by the Council. The first SHLAA was published in March 2009 and has been updated to take account of new housing land opportunities identified by the Council.

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 2011 and April 2026

1.3 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 Core Strategy process. This has included working closely 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 practice guidance¹ published by the Government in July 2007. However, 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 and are not able to alter their timetables to enable a joint study to be undertaken.

1.4 The findings of the SHLAA will inform the "Preferred Options" consultation stage of the Core Strategy. The assessment was undertaken prior to, and following, the Core Strategy "Options for Growth" consultation and has taken account of sites identified through that consultation.

1.5 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)

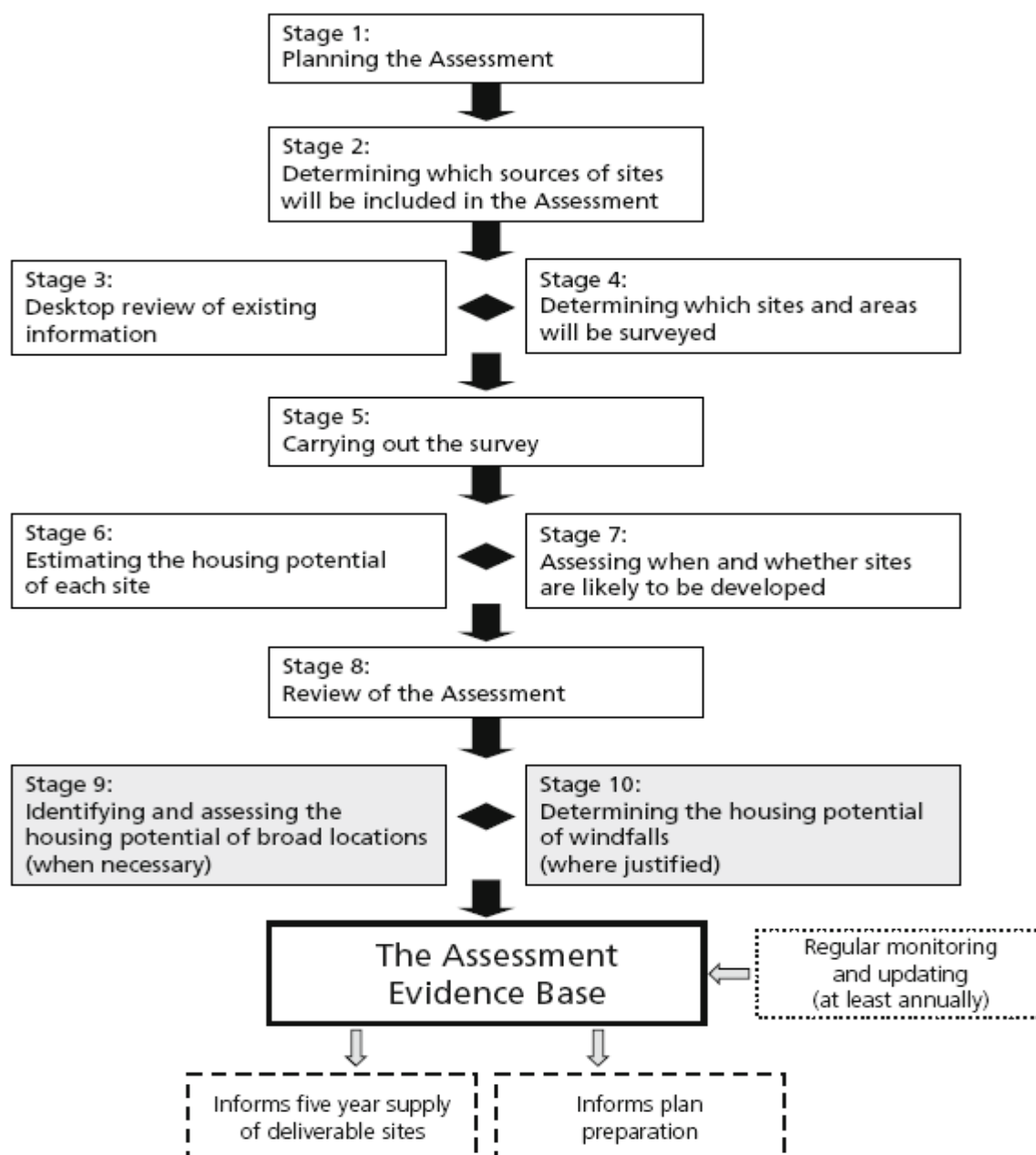
¹ Strategic Housing Land Availability Assessments. Practice Guidance. CLG. July 2007.

2 METHODOLOGY

2.1 The methodology used by the Council has been published separately in "Strategic Housing Land Availability Assessment - Methodology October 2008" and is available on the Council's website. The methodology was prepared in consultation with key stakeholders in the Core Strategy process and subject to a period of consultation during 2008.

2.2 This has followed the Government's practice guidance which can be summarised in the following table.

TABLE ONE: SHLAA PROCESS



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 April 2008 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 Part Two of the SHLAA.
- 3.3 Only sites in locations consistent with the preferred strategy for housing growth in the adopted and emerging West Midlands Regional Spatial Strategy (WMRSS) were assessed in order to avoid wasting resources assessing sites not in conformity with regional policy. These locations were considered sufficiently comprehensive to meet the housing targets within the emerging RSS.
- 3.4 In terms of the type of sites assessed, there was only a limited number of vacant previously developed sites included reflecting the nature of the urban areas and the past 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 to convert 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 or rural extensions put forward by landowners following the consultation exercise. In a limited number of cases, the location of the site was requested to be kept confidential by the landowner.
- 3.5 Consideration was also given to sites which were put forward during the consultation on the Core Strategy "Options for Growth". This consultation invited participants to suggest additional areas or sites to those put forward by the Council. A list of these sites and the Council's comments are set out in Appendix Two.

ASSESSMENT OF SUITABILITY

- 3.6 All the sites identified, except those already benefiting from planning permission, were assessed for their suitability for housing by officers of the Council in consultation with the SHLAA Partnership. In assessing suitability, officers considered:
- the location 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 sub-regional 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 or Area of Restraint, which 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 visited the sites and 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 Core Strategy. In some cases the suitability of a site depended upon third party land for a suitable access and in these cases it was assumed that the site was suitable but only in the medium or long term

3.9 Sites in the rural areas, but not adjacent to an urban area, were considered in a different way. This is because national and regional policy states that housing in rural areas should meet a local need. Whilst small scale housing developments to meet a local need may be acceptable, it would be contrary to policy to allocate large scale housing developments adjacent to rural settlements. The assessment of rural sites therefore assumes that any new housing would be limited to that required to meet a local need, for example as evidenced by a Housing Needs Survey or Parish Plan.

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 both suitable, or 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 current downturn in 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 terms of the current housing market, the key conclusions from the SHLAA Partnership were:

- the current downturn in the housing market is likely to continue until the last quarter of 2010;
- the housing market and industry will inevitably take time to recover and it is not likely to be until possibly 2015/2016 before the delivery of housing numbers will return to the previous high levels experienced in the early part of this decade;
- the number of apartments built is unlikely to return to the same levels seen previously during the early part of this decade;
- the viability of redeveloping brownfield sites, including redeveloping existing housing, will be more marginal in the short term given the recent fall in residential land values; and,
- notwithstanding the current situation, a strong housing market would result in the majority of greenfield and brownfield sites in Warwick District being achievable given the demand for housing in this area.

3.14 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:

Warwickshire Primary Care Trust 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 would therefore need to be examined on a case by case basis and funding may be required for new GP premises or extensions to existing premises.

Warwickshire Education Authority has indicated that the primary school population across the District is due to grow significantly over the next four years and beyond with the percentage of surplus places falling from 12% to 6.6% by 2012. In Kenilworth primary pupil numbers are due to fall slightly up to 2012 but there will be a significant rise in pupil numbers in Warwick and Leamington and some additional school capacity will be required. The secondary school population is forecast to be stable in the period up to approximately 2015 with about 10% surplus places. After 2015, the secondary school population 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. The economic downturn may affect the pattern of admission applications, with families staying

in their existing homes and also with the change in the number of parents opting for private education.

Warwickshire Highway Authority has identified those transport corridors and town and village centres which are currently under pressure and which would be subject to significant detrimental impact should any large scale new housing and employment development take place. Mitigation against this impact would need to take the form of sustainable transport measures and highway improvements. The exact nature of the impact and the mitigation required would depend upon the scale and location of development.

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

Severn Trent Water has indicated that it will be able to meet the demand for water and sewage disposal for any proposed new housing development

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 sub-stations.

ASSESSMENT OF CAPACITY

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

3.16 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.

3.17 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.

3.18 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.

- 3.19 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 40 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.
- 3.20 No quantitative assessment of capacity was made for rural sites as this would depend upon evidence of local housing need.

ASSESSMENT OF TIMING OF DELIVERY

- 3.21 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 majority of the sites identified in the SHLAA would not come forward until after the adoption of the Core Strategy (late 2010). 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 these sites before 2013-2014. This will obviously depend on the size and nature of the sites identified in the Core Strategy and their phasing.
- 3.22 Depending on the strength of the housing market, it was assumed that the majority of sites of less than 1,000 dwellings might yield 100 dwellings per annum. Larger sites (over 1,000 dwellings) where more than two house builders were operating might yield 200 to 250 dwellings per annum.
- 3.23 Appendix Three lists the sites which are assessed as suitable, or 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 2011-2012, which is the first monitoring year following the adoption of the Core Strategy, and end in 2026 which is the end date of the Core Strategy.
- 3.24 The following table shows the capacity of (potentially) suitable, available and achievable sites over the three five-year time periods to 2026, excluding rural sites for the reasons given in paragraph 3.9 above.

TABLE TWO: POTENTIAL CAPACITY

Time Period	Capacity (No. of Homes)
2011-2016	5,280
2016-2021	4,665
2021-2026	2,225
Total	12,170

4. ANALYSIS

- 4.1 This section examines the findings of the assessment within the context of the housing requirements in the emerging review of the West Midlands Regional Spatial Strategy (RSS).
- 4.2 The housing requirement for Warwick District in the emerging RSS Phase Two Revision (Preferred Option December 2007) is 10,800 dwellings over the period 2006 – 2026 or 540 dwellings per year. In addition, there is the potential for further homes to be required to meet that element of Coventry City's requirement that cannot be met within its administrative area. This requirement is not known at this stage.

HOUSING SUPPLY 2006-2011

- 4.3 In terms of meeting this requirement, the Council considers that the likely level of housing that can be provided if unimplemented planning permissions (i.e. the existing supply) were developed would equate to 1,655 dwellings. The Council has no reason to believe these sites will not come forward as the majority benefit from planning permission and there are no known constraints to their delivery, except for the current state of the housing market. This supply of dwellings, along with the number of dwellings built between April 2006 and April 2008, equates to 2,700 dwellings. This represents 25% of the total requirement for the period 2006 to 2026 and therefore the amount of houses required by the RSS Preferred Options for the period 2006 to April 2011.

HOUSING SUPPLY 2011-2016

- 4.4 Beyond 2011, the Core Strategy must draw upon sites identified in this SHLAA. For the period 2011-2016, the first five years following the adoption of the Core Strategy, the Council is required to draw on information from 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 amount of housing required for the first five years of the plan period is 2,700 dwellings². Table Two identifies sufficient specific deliverable sites to meet this requirement.

HOUSING SUPPLY 2016-2021

- 4.5 The Council must also identify sufficient **developable** sites for the next five years of the plan period (2016-2021). The amount of housing required for the next five years of the plan period is also 2,700 dwellings. 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 meet this requirement.

HOUSING SUPPLY 2021-2026

- 4.6 Finally, the Council must also identify sufficient developable sites or broad locations for the remaining five years of the plan period (2021-2026). The amount of housing required for

² This is the RSS Preferred Options requirement of 10,800 dwellings for the twenty year period 2006 to 2026 divided by four.

the final five years of the plan period is also 2,700 dwellings. Table Two does not identify sufficient specific developable sites to meet the requirement. However, it is possible for the Council to rely upon windfall developments to demonstrate how it meets the housing requirement in the final five years of the plan period.

WINDFALL ASSUMPTIONS

- 4.7 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 460 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 2001-2008

Year	No. of Homes
2001/02	262
2002/03	395
2003/04	354
2004/05	620
2005/06	704
2006/07	450
2007/08	448
2001-2008	3,233

- 4.8 Notwithstanding the high numbers of homes historically provided on windfall sites, this SHLAA has identified a relatively small amount of previously developed land in the urban areas. Out of a total identified capacity of 12,170 homes, only 1,345 homes (11%) are located on urban previously developed land. This is due to the fact that in the built up area sites generally come forward unexpectedly and do not stay vacant for long periods due to the strength of the housing market. It is not possible, therefore, to identify such sites in advance.
- 4.9 It is recognised, however, that previous high levels of windfalls are unlikely to be achieved in the short term due to the downturn in the housing market and the fact that the higher densities achieved before were through large numbers of new apartments. A very conservative estimate of urban and rural windfalls in the short term has therefore been made of 55 dwellings per year for the period 2011-2016. This also partly reflects the adoption of the Core Strategy and the availability of greenfield sites which the development industry would look to develop first. It also takes account of the fact that some urban brownfield sites have already been identified in this SHLAA. As the housing market hopefully continues to recover, the Council would expect windfalls to increase to 110 dwellings per year between 2016-2021, and then 255 dwellings a year between 2021-2026 as the supply of greenfield sites diminishes. 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

4.10 The following trajectory sets out the potential supply of housing in relation to the emerging RSS requirement, taking into account the capacity of suitable SHLAA sites and windfall assumptions. Since the amount of housing required to meet the needs of Coventry is still uncertain (see paragraph 4.2) the trajectory does not include any SHLAA sites on the edge of Coventry.

TABLE FOUR: HOUSING TRAJECTORY 2011-2026

Time Period	No. of Homes			
	Emerging RSS Requirement ³	SHLAA Capacity	Windfalls	Total Supply
2011-2016	2,700	4,530	275	4,805
2016-2021	2,700	3,415	550	3,965
2021-2026	2,700	975	1,275	2,250
2011-2026	8,100	8,920	2,100	11,020

³ This figure does not include any housing requirement for Coventry City that cannot be accommodated within its administrative area.

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. The Council will also aim to review the SHLAA if required prior to the hearing of the Core Strategy, subject to resources being available.

APPENDIX ONE: LISTS OF SITES SUBMITTED TO THE COUNCIL FOR CONSIDERATION

SITES WITHIN OR ON THE EDGE OF LEAMINGTON AND WHITNASH

Ref	Site Name	Site Area
L01	Lime Avenue	0.36
L02	R/O 22 Llewelyn Road	0.14
L03	R/O Bamburgh Grove	1.79
L04	Former Factory, Clarendon Street	0.10
L05	Trinity Storage Site, Queensway	1.50
L06	Edmonscote Manor	2.58
L07	Land North of Milverton	83.30
L08	Former Ford Foundry	5.08
L09	Land at Grove Farm	62.18
L10	Land South of Sydenham	7.56
L11	Golf Lane/ Fieldgate Lane	4.01
L12	Land at Golf Lane	0.26
L13	Soans Site & Land Adjacent	2.49
L14	Land at Woodside Farm	10.99
L15	Court Street/ Cumming Street	0.10
L16	77 Lillington Road	0.13
L17	Cubbington East	11.00
L18	Allotment Land, Rugby Road, Cubbington	2.23
L19	Land at North Cubbington	51.40
L20	Land at South Cubbington	16.00
L21	St Mary's Allotments, Radford Road	7.80
L22	Allotment Gardens, Coventry Road	1.50
L23	Land at Red House Farm, Champion Hills	11.53
L27	Rear of Homebase, Myton Road	2
L28	Land off Princes Drive	1.3
L30	Telephone Exchange Site, Bedford Street	0.32
L31	Garage Site, Russell Street	0.37
L32	Jewsons & Quarry Street Dairy	1.6
L33	Court Street Opportunity Site	0.86
L34	Wise Street Opportunity Site	1.6
L35	Land at Station Approach	4.47
L36	Warwickshire College	5.78
L37	Riverside House	1.75

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	0.48
W02	2-22 Northgate Street & Offices to Rear	0.43
W03	Heathcote Sewage Works, Harbury Lane	13.10
W04	Former Car Park at IBM, Birmingham Road	4.35
W05	Hintons Nursery, Coventry Road	1.61
W06	Land at Stratford Road	4.44
W07	Lower Heathcote Farm, Harbury Lane	122.90
W08	Land West of Europa Way	38.86
W09	Ponderosa, Wedgenock Lane	0.72
W10	Land to the South of Gallows Hill	14.90
W11	Campbell House, Stratford Road	1.7
W12	Home Farm, Longbridge	18.42
W13	Darsons Yard, Miller Road	0.84
W14	Land at Corner of Cross Street and Priory Road	0.02
W18	Land at Montague Road	3.47
W19	Land at Gogbrook Farm, Stratford Road	2.50
W20	Warwick Gates Employment Land	9.77
W21	County Land, Europa Way	24.43
W22	2 West Street	0.12
W23	R/O Cherry Street	0.33
W24	64 West Street	0.06
W25	Nelson Club Car Park	0.12
W26	Gallows Hill/Europa way	21.53
W27	The Asps, Europa Way	94.46

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	11.30

Site Ref	Site Name	Site Area
K06	Kenilworth Rugby Club	1.76
K07	Part of Kenilworth Golf Club, Dalehouse Lane	4.02
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	16.54
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
K16	Land at Southbank Road	0.59
K17	Southcrest Farm, Glasshouse Lane	16.79
K18	Glasshouse Lane/ Crewe Lane	37.28

Please note that some of these sites overlap.

SITES ON THE EDGE OF COVENTRY

Site Ref	Site Name	Settlement	Site Area
C01	Russells Garden Centre	Baginton	7.87
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	1.77
C05	Land off Cromwell Lane	Burton Green	3.21
C06	King's Hill Lane, Finham	Coventry	269.24
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

Please note that some of these sites overlap.

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
R05	Land South of Woodside, Chadwick End	Outside of Warwick DC	0
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	3.66
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	0.37
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	0.17
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	0.20
R36	West of Barcheston Drive	Hatton	2.32
R37	East of Barcheston Drive	Hatton	1.35
R38	North of Birmingham Road	Hatton	7.78
R39	Land at Hatton Green	Hatton	0.34
R40	Land at the Gatehouse	Shrewley	0.42
R41	Land at Southam Road	Radford Semele	7.78

Site Ref	Site Name	Settlement	Site Area
R42	Land at Village Farm	Offchurch	0.67
R43	Sydon's Piece	Offchurch	3.84
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	47.60
R53	R/O The Hamlet	Leek Wootton	3.36
R54	Land N of Hill Wootton Road	Leek Wootton	1.80
R55	West of Mill Lane	Barford	0.54
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	25.5
R64	Land NE of Leek Wootton (1&2)	Leek Wootton	46.9
R65	R/O Savages Close	Bishops Tachbrook	2.44

Please note that some of these sites overlap.

**APPENDIX TWO: AREAS PUT TO THE COUNCIL AS PART OF THE CORE STRATEGY
"OPTIONS FOR GROWTH" CONSULTATION EXERCISE (MAY - JULY 2008)**

Suggested Area	Comment
North of Leamington & Warwick	
North east of Warwick	No specific site identified but this general area is constrained by Guy's Cliffe Registered Park/Garden of Special Historic Interest and the flood plain of the River Avon.
Newbold Comyn Golf Course	This is public open space
A46 north of Warwick	This area is not adjacent to the existing built up area and would not be considered to be a suitable location for development in terms of access to schools, services, shops and employment.
North West of Warwick on the opposite side of A46	This area is not adjacent to the existing built up area and would not be considered to be a suitable location for development in terms of access to schools, services, shops, and employment.
Loes Farm, Warwick	Access to this general area is constrained by Guy's Cliffe Registered Park/Garden of Special Historic Interest
Racing Stables adjacent to Guys Cliffe	This general area is constrained by Guy's Cliffe Registered Park/Garden of Special Historic Interest
Guy's Cliffe area	This area is constrained by the Registered Park/ Garden of Special Historic Interest
South of Leamington & Warwick	
Radford Semele toward the Fosse Way	This area is not adjacent to the existing built up area and would not be considered to be a suitable location for development in terms of access to schools, services, shops, and employment.
Ford Foundry site	This site has been submitted and assessed (ref: L08)
South of Sydenham	This area has limited potential due to access constraints. A site in this location was assessed as ref: L10
South of the Town	No specific site is identified. A number of SHLAA site are located south of Warwick, Leamington and Whitnash
Expansion of Warwick Gates	Sites to the east, west and south of Warwick Gates have been submitted and assessed (ref: W03, W07, L09, W20 and L14)
Near to Warwick Parkway	This area is not adjacent to the existing built up area and would not be considered to be a suitable location in terms of access to schools, services, shops, and employment.
Fill land between Warwick and east of A46	No specific area was identified
Land south of Warwick School between Warwick and Leamington	This area is occupied by school playing fields. Further south is Warwick Castle Park.
Queensway area	This is employment land which is situated within an existing employment area and the environmental conditions are not

Suggested Area	Comment
	considered to be suitable for housing.
Identify boundaries - such as Harbury Lane and develop to North	A number of sites north of Harbury Lane and Gallows Hill have been assessed.
Europa Way	Land west of Europa Way has been submitted and assessed as part of this SHLAA (ref: W08 and W21).
Tachbrook Road, Montague Road	No specific sites were identified on Tachbrook Road, but one site was assessed on Montague Road (ref: W14).
Kenilworth	
West of Kenilworth	Land to the west of Kenilworth is constrained by the flood plain of Inchford Brook and Kenilworth Castle Park
Kenilworth.	No specific sites identified
Red Lane, Burton Green	This area is divorced from the built up areas of both Kenilworth and Coventry. One small infill site was submitted at Red Lane, (ref: R58).
Infilling in Burton Green	One small infill site was submitted at Red Lane (ref: R58).
Coventry Area	
Coventry Airport	This site is in use and the owners have given no indication that it is available for development
Warwick University	This site is in use and the owners have plans for expansion which have been granted planning permission, subject to a Section 106 Agreement.
South of Warwick University and Gibbett Hill Road	Development to the south of the University and Gibbett Hill Road would result in the coalescence of Coventry with Kenilworth contrary to Green Belt policy.
Attached to Coventry	No specific site was identified. However, a number of sites south of Coventry have been submitted and assessed as part of the SHLAA (ref: C01 –C17)
North of Coventry	This area is outside Warwick District
Rural Area	
<i>A number of suggested sites in the rural area were put forward. However national and regional planning policy states that new housing in rural areas should be located within or adjacent to existing settlements and meet local needs only. The locations suggested below, therefore, would only be suitable for small scale housing developments to meet identified local needs where they are located within or adjacent to settlements.</i>	
East of Radford Semele	No specific area was identified
Bishops Tachbrook	No specific area was identified but a number of sites around Bishop's Tachbrook have been submitted and assessed as part of the SHLAA (ref: R02, R11, R12, R14, R18, R19, R22, R23, R31, and R65)
Southam or Fosse Way side of Radford	No specific area was identified
Areas off Junction 13 and 14 east toward Fosse Way	This area is not located within or adjacent to an existing settlement
Barford	No specific area was identified but a number of sites around Barford have been submitted and assessed as part of the SHLAA (ref: R9, R10, R15, R16, R47 and R55)

Suggested Area	Comment
Hatton	No specific area was identified but a number of sites around Hatton have been submitted and assessed as part of the SHLAA (ref: R36, R37 and R38)
Area between A4141 and A4177	This area is not located within or adjacent to an existing settlement
Area to the East of A4177	This area is not located within or adjacent to an existing settlement
Weston-under-Wetherley, Princethorpe	No specific area was identified
North of Cubbington	A number of sites north of Cubbington have been submitted and assessed as part of the SHLAA (ref: L18, L19 and L22).
Thwaites site	This site is still in use and the owners have given no indication that it is available for development
East towards Rugby Borough	This general location would be in open countryside and not within or adjacent to a settlement
North of Lillington	No specific area was identified

APPENDIX THREE: POTENTIAL CAPACITY OF SUITABLE OR 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)		
			2011-2016	2016-2021	2021-2026
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
L06	Edmonscote Manor	Leamington Spa	0	75	0
L07	Land North of Milverton	Leamington Spa	600	865	0
L08	Former Ford Foundry	Leamington Spa	75	0	0
L09	Land at Grove Farm	Leamington Spa	300	450	0
L10	Land South of Sydenham	Whitnash	200	0	0
L14	Land at Woodside Farm	Whitnash	250	0	0
L16	77 Lillington Road	Leamington Spa	5	0	0
L23	Land at Red House Farm, Champion Hills	Leamington Spa	0	200	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	0	0	20
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
W02	2-22 Northgate Street & Offices to Rear	Warwick	0	15	0
W03	Heathcote Sewage Works	Warwick	0	250	0
W04	Former Car Park at IBM	Warwick	100	0	0
W07	Lower Heathcote Farm	Warwick	750 (450)	1250(550)	500
W08	Land West of Europa Way	Warwick	750	0	0
W18	Land at Montague Road	Warwick	0	100	0
W19	Land at Gogbrook Farm	Warwick	100	0	0
W20	Warwick Gates Employment Land	Warwick	250	0	0
W21	County Land Europa Way	Warwick	500	0	0
W22	2 West Street	Warwick	5	0	0
W23	R/O Cherry Street	Warwick	0	0	15
W25	Nelson Club Car Park	Warwick	5	0	0
K01	Land at Thickthorn	Kenilworth	300	0	0
K05	Kenilworth RFC Land off Rocky Lane	Kenilworth	0	150	0

Site Ref	Site Name	Settlement	Potential Capacity (Dwellings)		
			2011-2016	2016-2021	2021-2026
K06	Kenilworth Rugby Club	Kenilworth	0	50	0
K09	Jersey Farm, Glasshouse lane	Kenilworth	300	0	0
K15	Talisman Theatre Site	Kenilworth	0	5	0
K16	Land at Southbank Road	Kenilworth	0	20	0
K17	Southcrest Farm	Kenilworth	300	0	0
K18	Glasshouse Lane/ Crewe Lane	Kenilworth	300 (0)	450	0
C04	Land at Oak Lea, Howes Lane	Edge of Coventry	25	0	0
C06	King's Hill Lane	Edge of Coventry	750	1250	1250
	Confidential Sites		0	45	0
Total capacity (gross)			5,880	5,365	2,225
Total capacity (net)			5,280	4,665	2,225

Overlapping Sites

K17 Southcrest Farm forms part of K18 Glasshouse Lane/ Crewe Lane
L09 Land at Grove Farm and W03 Heathcote Sewage Works form parts of W07 Lower Heathcote Farm

Local Development Framework



Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.

