

Strategic Housing Land Availability Assessment Main Report

May 2012



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Part 1 Main Report

May 2012

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 second 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 2012 review of the SHLAA forms one part of that evidence. The review has been carried out by:

- Contacting site promoters to establish whether any changes need to be made to site details
- 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 June 2009, including the "Alternative Sites" put forward by interested parties as part of the consultation on the Core Strategy "Preferred Options" in early 2010
- 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
- Review windfall allowances, following the publication of the National Planning Policy Framework in March 2012

1.4 In addition to the above, this SHLAA reviewed the suitability of some sites where the original reason for the site being unsuitable was impact on landscape quality. This was to increase the range of sites which would be potentially available for allocation in the new Local Plan following the Council's approval in December 2011 of the "Strategy for the Future and Sustainable Prosperity of Warwick District". This strategy included a desire to distribute development across the District and to ensure that such development did not encourage or lead to the coalescence of

settlements. In this respect, it was desirable to allow the consideration of a wider range of location of sites.

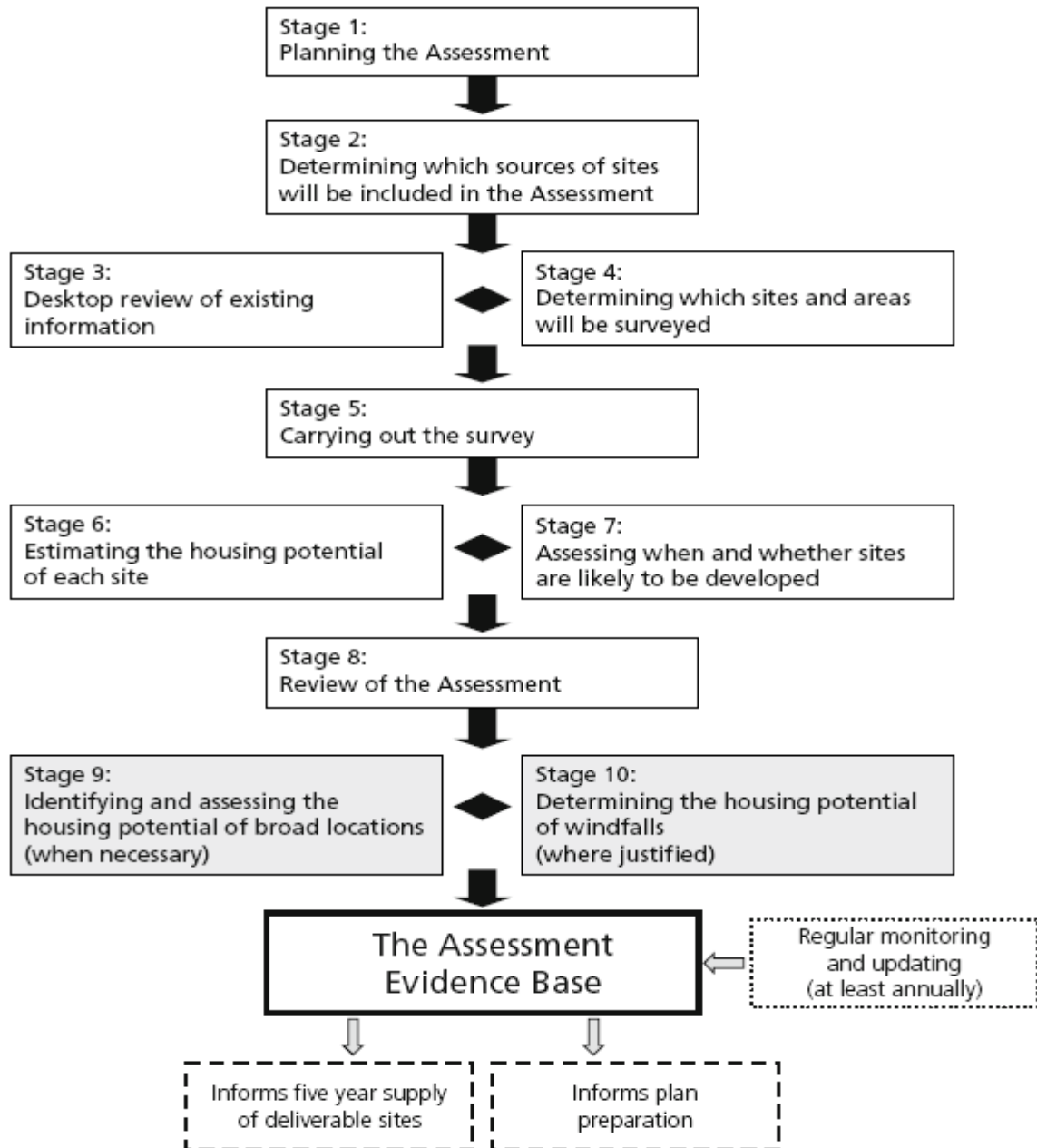
- 1.5 The SHLAA has been produced in-house by the Planning Policy Team within the Council and has been developed in partnership with key local stakeholders in the Local Plan process. This has included working closely with the SHLAA Partnership, an advisory group made up of local agents, architects, house 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/ 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 will inform the "Preferred Options" consultation stage of the Local Plan. The assessment was undertaken during, and following, the Local Plan "Helping Shape the District" consultation which sought to gauge views on three "Growth Scenarios", the Local Plan's "Important Issues" and the Local Plan "Objectives".
- 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 October 2008" and is available on the Council's website. The methodology was prepared in consultation with key stakeholders in the planning process and was 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.

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

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 2011, 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 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 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 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 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 previous Core Strategy "Options for Growth" and "Preferred Options". 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 - 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 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 policy states that housing in rural areas should be located where it will enhance or maintain the vitality of rural communities. Whilst small scale housing developments to meet a local need or support services may be acceptable, it would be contrary to policy to allocate large scale housing developments adjacent to rural settlements.

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 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:

- it is not possible to predict when the current downturn in the housing market is likely to reverse;
- the housing market is unlikely, within the next plan period, to return to the previous high levels experienced in the early part of this decade;
- the number of apartments built is unlikely to return to similar 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 the subject of a Health Impact Assessment 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 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 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. 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, in partnership with the Highways Agency, undertook a strategic transport study in 2011 based on 3 growth options for the District looking at the capacity of the District's transport networks to cope with increased movements associated with growth. This study showed that all three options (low, medium and high growth) would be possible with associated mitigation measures. However the study recognized that the increase in road congestion would be closely related to the level of growth. In February 2012, the County Council undertook a further study which modeled the potential transport impacts of four combinations of sites. The study concluded that all options could be accommodated, subject to mitigation measures. 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 The Warwickshire Police Authority is currently undergoing internal restructuring and rationalisation of its premises. Additional housing growth will lead to a need for enhanced district-wide policing services and capital funding for more localised operational policing services. Similarly the Fire and Rescue Service is undergoing rationalisation of premises and new housing growth will require an assessment of any increase in fire risk and new infrastructure to meet the new demand. In the case of both services, the nature of future provision will depend upon the location and type of new development.

ASSESSMENT OF CAPACITY

3.15 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.

3.16 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 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.
- 3.20 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 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.
- 3.22 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.

- 3.23 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.
- 3.24 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

| Time Period | Net Capacity (No. of Homes) |
|--------------|--------------------------------|
| 2014-2019 | 3,114 |
| 2019-2024 | 6,376 |
| 2024-2029 | 3,895 |
| Total | 13,385 |

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 APRIL 2011

- 4.2 Existing housing commitments in the District equate to 1,288 dwellings. To avoid double counting, commitments which also are assessed in this SHLAA must be deducted. This gives a more realistic figure of 1,138. These sites, along with newly emerging windfall sites, will provide the housing supply over the next 3-5 years.

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 3,114 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 6,376 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 3,895 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 377 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 |
|----------------------|--------------|
| 2001/02 | 262 |
| 2002/03 | 395 |
| 2003/04 | 354 |
| 2004/05 | 620 |
| 2005/06 | 704 |
| 2006/07 | 450 |
| 2007/08 | 448 |
| 2008/09 | 349 |
| 2009/10 | 120 |
| 2010/11 | 70 |
| Total 2001-11 | 3772 |
| Average (10 yrs) | 377 |

- 4.7 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 (net) capacity of 13,385 homes, only 1,096 homes (8%) 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 traditional strength of the housing market. It is not possible, therefore, to identify many such sites in advance.
- 4.8 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 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 128 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 SHLAA². The Council will annually monitor

² See paper on "Local Plan Windfall Allowance - May 2012"

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 | 3,114 | 505 | 3,619 |
| 2019-2024 | 6,376 | 880 | 7,256 |
| 2024-2029 | 3,895 | 616 | 4,511 |
| 2014-2029 | 13,385 | 2,001 | 15,386 |

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 Local Plan, subject to resources being available.

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 | 0.36 |
| 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 |
| 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 | 4.01 |
| 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 | 0.1 |
| L16 | 77 Lillington Road | 0.13 |
| L17 | Cubbington East | 11.00 |
| L18 | Allotment Land, Rugby Road | 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, Campion Hills | 11.53 |
| L24 | Confidential Site | 0.27 |
| L25 | Confidential Site | 0.24 |
| L26 | Confidential Site | 0.67 |
| L27 | R/O Homebase | 2.00 |
| L28 | Off Princes Drive | 1.00 |
| L30 | Telephone Exchange | 0.32 |
| L31 | Garage Site, Russell Street | 0.37 |
| L32 | Jewsons & Quarry Street Dairy | 1.60 |
| L33 | Court Street Opportunity Site | 0.86 |
| 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 |

| Site Ref | Site Name | Site Area |
|----------|-------------------------------------|-----------|
| L40 | Leamington Cricket Club | 3.19 |
| L41 | Castel Froma | 1.14 |
| L43 | Waverley Equestrian Centre | 1.72 |
| 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 |

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 | 0.54 |
| W03 | Heathcote Sewage Works | 13.10 |
| W04 | Former Car Park at IBM | 4.35 |
| W05 | Hintons Nursery, Coventry Road | 1.61 |
| W06 | Land at Stratford Road | 4.44 |
| W07 | Lower Heathcote Farm | 122.90 |
| W08 | Land West of Europa Way | 38.86 |
| W09 | Ponderosa, Wedgenock Lane | 0.72 |
| W10 | Land to the South of Gallows Hill | 14.9 |
| W11 | Campbell House, Stratford Road | 1.70 |
| 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 |
| W15 | Confidential Site | 0.37 |
| W16 | Confidential Site | 0.29 |
| W17 | Confidential Site | 0.16 |
| W18 | Land at Montague Road | 3.49 |
| W19 | Land at Gogbrook Farm | 2.50 |
| 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 | 94.46 |
| 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 | 22.26 |
| W34 | Confidential Site | 0.53 |
| W35 | West of Warwick Racecourse | 14.06 |

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 | 11.3 |
| K06 | Kenilworth Rugby Club | 1.76 |
| K07 | 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 |
| K17 | Southcrest Farm, Glasshouse lane | 16.79 |
| K18 | Glasshouse Lane/ Crewe Lane | 37.28 |
| K19 | Woodside Training Centre | 15.01 |
| K20 | Kenilworth Wardens Cricket Club | 4.75 |
| K21 | Oaks Farm | 102.26 |
| K22 | Former Magistrates Court | 0.21 |
| K23 | Confidential Site | 0.65 |
| K24 | Confidential Site | 0.34 |
| K25 | East of Warwick Road | 5.68 |

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 |
| C18 | Hurst Farm South | Burton Green | 99.19 |
| C19 | Land at Baginton | Baginton | 363.00 |

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 |

| Site Ref | Site Name | Settlement | Site Area |
|----------|--------------------------------------|-------------------|-----------|
| 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 | 0.2 |
| 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 |
| 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 | 47.6 |
| 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 | 25.50 |
| R64 | Land NE of Leek Wootton (1&2) | Leek Wootton | 46.90 |
| R65 | R/O Savages Close | Bishops Tachbrook | 2.44 |
| 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 | 1.16 |
| 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 |

Please note that some of these sites overlap.

Confidential Sites

Some site promoters have requested that the location of certain sites remains confidential. This is normally because the site is still currently occupied by a third party.

**APPENDIX TWO: AREAS PUT TO THE COUNCIL AS PART OF THE FORMER CORE STRATEGY
“OPTIONS FOR GROWTH” AND “PREFERRED OPTIONS” CONSULTATION EXERCISES**

| CORE STRATEGY “OPTIONS FOR GROWTH” CONSULTATION (MAY 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 | This site is assessed as W28 |
| 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 was submitted and assessed but subsequently gained planning permission for non-housing uses |
| South of Sydenham | Sites in this location are assessed as ref: L10 & L39 |
| 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. |

| CORE STRATEGY "OPTIONS FOR GROWTH" CONSULTATION (MAY 2008) | |
|--|---|
| Suggested Area | Comment |
| 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) |

| CORE STRATEGY "OPTIONS FOR GROWTH" CONSULTATION (MAY 2008) | |
|--|---|
| 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 |

| CORE STRATEGY "PREFERRED OPTIONS" CONSULTATION (JUNE 2009) | | |
|--|----------------------|---------------------------------------|
| Suggested Alternative Site | Site Area (Hectares) | Comment |
| Kenilworth Wardens Cricket Club | 4.75 | Assessed in this SHLAA (Site Ref K20) |
| Woodside Training Centre | 15.01 | Assessed in this SHLAA (Site Ref K19) |
| Land at Champion School/ South Sydenham | 51.49 | Assessed in this SHLAA (Site Ref L39) |
| Glebe Farm, Cubbington | 53.2 | Assessed in this SHLAA (Site Ref L38) |
| Loes farm, Guy's Cliffe | 42.99 | Assessed in this SHLAA (Site Ref W28) |
| Hurst Farm South, Burton Green | 99.9 | Assessed in this SHLAA (Site Ref C18) |
| Land at Baginton | 397.53 | Assessed in this SHLAA (Site Ref C19) |

APPENDIX THREE: 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 | 200 | 460 | 0 |
| L10 | Land South of Sydenham | Whitnash | 175 | 0 | 0 |
| L11 | Golf Lane/ Fieldgate Lane | Whitnash | 95 | 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 | 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 | 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 |
| L39 | Land at Champion School/ Whitnash East | Leamington Spa | 0 | 375 (200) | 275 |
| 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 |
| W02 | 2-22 Northgate Street & Offices to Rear | Warwick | 16 | 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 | 200 (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 |
| W19 | Land at Gogbrook Farm | Warwick | 90 | 0 | 0 |
| W20 | Warwick Gates Employment Land | Warwick | 200 | 0 | 0 |
| W21 | County Land Europa Way | Warwick | 200 | 225 | 0 |
| W23 | R/O Cherry Street | Warwick | 0 | 0 | 15 |
| W25 | Nelson Club Car Park | Warwick | 5 | 0 | 0 |

| | | | | | |
|-------------------------------|--------------------------------------|-------------------|--------------|--------------|--------------|
| W26 | Gallows Hill/ Europa Way | Warwick | 0 | 380 (365) | 0 |
| W27 | The Asps, Europa Way | Bishops Tachbrook | 0 | 500 | 480 |
| W28 | Loes Farm, Guy's Cliffe | Warwick | 0 | 180 | 0 |
| W29 | Heathcote Farmhouse | Warwick | 6 | 0 | 0 |
| W32 | Warwick Fire Station | Warwick | 8 | 0 | 0 |
| K01 | Land at Thickthorn | Kenilworth | 200 | 85 | 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 |
| C02 | Land SW of Westwood Heath Road | Burton Green | 57 | 0 | 0 |
| C03 | Westwood Heath Road/ Bockendon Road | Westwood Heath | 0 | 252 | 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 |
| C13 | Lodge Farm, Westwood Heath Road | Westwood Heath | 0 | 325 | 0 |
| | Confidential Sites | | 112 | 30 | 0 |
| Total Capacity (gross) | | | 3,514 | 7,366 | 3,895 |
| Total Capacity (net) | | | 3,114 | 6,376 | 3,895 |

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) |

Confidential Sites

| |
|---|
| Some site promoters have requested that the location of certain sites remains confidential. This is normally because the site is still currently occupied by a third party. |
|---|

Where possible, information can be made available in other formats,
including large print, CD and other languages if required.
To obtain one of these alternatives, please contact 01926 456???



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