

## Warwick District Local Plan

### Large Sites Delivery Assessment: May 2015

**TABLE 1: Notes on Sites with Planning Permission at 31<sup>st</sup> March 2015 (sites of more than 10 dwellings, not started)**

Site Ref	Location	Yield	Planning App Ref	Council's notes
W/13/1207	Woodside Farm Harbury Lane Bishops Tachbrook CV33 9QA	280	W/14/1054 RM for 46 dwellings - Phase 1 Approved: 14/11/14  W/13/1207 Outline permission for 280 dwellings Approved: 21/11/13	The construction of dwellings on the site has commenced in Jan 2015. The developers suggest that the site could be developed within 4 years. Given this, it is reasonable to assume that all 280 dwellings can be delivered within 5 years at a rate of just over 50 dwellings per annum
W/11/0098 and W/15/0531	University of Warwick Gibbet Hill Road Stoneleigh	167	W/15/0531 RM following outline permission W/07/1120 To be determined  W/11/0098 RM following outline permission W/07/1120 Approved: 27/04/11  W/07/1120 Outline permission for development for university purposes including residential accommodation for staff, students and	Reserved Matters application received April 2015.  Expected to commence in 2016/17 with completion by 2018/19

Site Ref	Location	Yield	Planning App Ref	Council's notes
			visitors. Approved: 13/10/2009	
W/13/0464	Land at Earls River Avenue Warwick	186	W/14/1500 RM for Phase 1 (49 assisted living units, Use Class C2). Approved: 08/01/15  W/14/1322 Variation of conditions to allow for the development to be carried out in phases. (Phase 1 RM by 08/01/15; Phase 2 RM by 08/07/15; Phase 3 RM by 08/01/16). Approved: 05/12/14  W/13/0464 Outline permission for erection of continuing care retirement community (Use Class C2) Approved: 08/07/13	Work on site commenced Spring 2015  Outline permission for: 118 Assisted Living Units (Sheltered Housing) 36 Close Care (self contained units with bedroom(s), bathroom, lounge and kitchenette) 48 care bedspaces (equates to 32 if two thirds counted)  Total 186  (in addition 14 affordable houses to be provided off site at Portibello Way)
W/05/1258	Pottertons Portobello Works Emscote Road Warwick CV34 5QU	160	W/05/1258 RM for 251 dwellings Approved: 26/09/05  W/02/1472 Outline planning permission for residential development on 3.3ha, 23232 sqm B1 office space, public open space (3.8ha). New road bridge across River Avon and car parking. Approved: 05/08/04	Application for amendments to approved scheme was approved in Nov 2013 indicating an intention to develop the planning permission. Since then Circle Housing have indicated an intention to re-start on site in 2015 and to complete remaining phases by 2017/18
W/13/0607	Land north of Harbury Lane Warwick	220	W/14/0407 RM for 220 dwellings. Approved: 26/06/14  W/13/0607	Development in progress. First completions expected June 2015. Complete within 5 years

Site Ref	Location	Yield	Planning App Ref	Council's notes
			Outline permission for up to 220 dwellings. Approved: 02/08/13	
APP/T3725 /A/13/ 2190334	Land south of St Fremund Way Leamington Spa	176	APP/T3725/A/13/2190334 Full permission for 209 dwellings. Appeal allowed: 31/05/13  W12/0027 Full application for residential comprising 209 dwellings (inc. 84 affordable units). Refused: 27/09/12	Development in progress. First completions expected 2015. Complete within 5 years
W/11/0074	Land adjacent to Aylesford School Off Stratford Road	23	W/13/1325 RM for 171 dwellings Approved: 16/12/13  W/11/0074 Outline permission for up to 222 dwellings. Approved: 13/02/12	Latest monitoring showed 23 not started, with construction continuing. Expected to complete during 2015/16
W/10/0748	Edmonscote Manor Warwick New Road	35	W/10/0748 Outline permission for demolition of existing buildings and erection of 35 dwellings. Approved: 14/11/12	The site is likely to be released for sale during 2016. There has been considerable developer interest in the site.
W/09/1042	Phase 9 Academy Drive Off Stratford Road Warwick	13	W/09/1042 Application for the approval of reserved matters for access, siting, design and external appearance under outline planning permission W/00/0465 for Phase 9 (60 dwellings) Approved: 21/10/10	The Council's 2014/15 monitoring information confirms that 11 units are currently under construction and 13 units remain not started. Expect completion during 2015/16
W/11/0320	73 Warwick Street Leamington	18	W/11/0320 Application for extension of time limit for implementation of permission W/04/1111	Whilst there have been previous viability concerns with this sites, the application approved in 2013 was submitted with a viability report which demonstrated that there were

Site Ref	Location	Yield	Planning App Ref	Council's notes
	Spa CV32 4RR		Approved: 28/06/13  W/04/1111 Part demolition of existing building. Construction of alterations and extensions to provide retail storage, retail on ground floor with 18 flats above. Approved: 04/04/06	viability issues if affordable housing was required. The Council accepted this and therefore did not seek affordable housing. This viability assessment demonstrates that the scheme as approved in 2013 is viable. The site has a viable planning permission and therefore complies with the definition of "deliverable" provided by footnote 11 of para 47 of the NPPF.
W/13/1490	2-22 Northgate Street	18	W/13/1490 Demolition and redevelopment to provide a total of 18 residential dwellings. Approved: 09/12/13	The developer, Ash Mill Developments Ltd, confirmed that the development will be delivered within five years.
W/08/1717	2-24 Kenilworth Street Leamington Spa CV32 4QS	30	W/08/1717 Demolition of 1950s building. Restoration of Irwin Hall and conversion to 10 flats with retention of adjoining house as single dwelling. New build to form twenty flats, four flats and car park. Approved: 02/04/12	This scheme is unlikely to be delivered as the planning permission has recently expired. However the site provides a good development opportunity and subject to the agreement of the developer, the Council therefore intends to add this to the SHLAA sites in due course.
W/13/0994	1 Warwick Street Leamington Spa	17	W/13/0994 Prior approval COU from offices to 17 flats. Approved: 11/09/13 (Prior approval not required).	No specific evidence regarding this sites, however, there is still more than a year to go before the development has to be completed. This is ample time for a conversion.
W/02/1691	Former Benfords Cape Road Warwick	15	W/02/1691 Mixed use development, including employment (B1 and B2), residential and ancillary uses together with supporting infrastructure.	Whilst the site is still suitable and has an extant planning permission, the Council accepts that Taylor Wimpey do not intend to build this phase in the foreseeable future. It is not included within 5 year supply, but still offers a suitable and viable development site, particularly in conjunction with adjacent development site
W/13/0690	1-3 Wharf Street Warwick	15	W/13/0690 Planning permission for the demolition of the existing building and erection of 15	The development is to be delivered by Warwickshire County Council, via a care programme to deliver housing suitable for adults with learning disabilities.

Site Ref	Location	Yield	Planning App Ref	Council's notes
			self-contained flats suitable for adults with learning disabilities. Approved: 15/08/13	
W/12/0138	Haseley Business Centre, Birmingham Road	15	W/12/0138 Conversion of Haseley Manor House Farm Offices to 8 apartments. Erection of 5 terraced dwelling, 1 pair of semi-detached dwellings. Approved: 13/08/12	The site is available, suitable and deliverable. The site is being actively pursued for development.
W/11/1618	Adjacent 135 Warwick Road Kenilworth	12	W/11/1618 Outline planning permission for the erection 9 apartments, 3 houses and 3 garages. Approved: 04/07/12  W/05/1109 Erection of 9 apartments, 3 houses and 3 garages. Approved: 01/06/06 Permission not implemented and expired. (Applicant: Hawk Developments Ltd)	The proposed use of this site as a builders merchants has been refused (app no. W/11/0812) and has been dismissed at appeal. The builders merchants are now pursuing an alternative site. This site therefore has an extant permission for 12 dwellings and there is no clear evidence that the site will not come forward for residential use.
W/14/0661	Land at lower Heathcote Farm Harbury Lane Warwick	785	W/14/0661 Outline permission for residential development up to a maximum of 785 dwellings. Approved: 19/09/14	Telephone conversation with Glen Langham of Gallagher Estates on 18 <sup>th</sup> September 2014 indicated an intention to commence on site in early 2016, with a build rate of 80-85 dwellings per annum (2 house builders) 2016/17: 80 dwellings 2017/18: 80 dwellings 2018/19: 80 dwellings 2019/20: 80 dwellings
W/14/0023	Harbury Gardens Harbury Lane Bishop's	200	W/14/1865 RMA for layout, scale and appearance of 90 dwellings (Phase 1). Application validated: 15/01/15 (Target	Reserved Matters permission for first phase approved April 2015.  AC Lloyd have indicated an intention to start on site in April

Site Ref	Location	Yield	Planning App Ref	Council's notes
	Tachbrook Leamington Spa CV33 9QF		determination: 16/04/15)  W/14/0023 Outline permission for up to 200 dwellings. Approved: 29/05/14	2016, with a build rate of 45 dwellings per annum.  This would realise 180 dwellings within 5 years, with the remaining 20 dwellings in 2020/21
W/14/0689	Land north of Oakley Wood Road Bishop's Tachbrook	150	W/14/0689 Outline permission for up to 150 dwellings. Approved: 22/08/14	The agents have advised as follows for completions: 15/16 – 16 16/17 – 45 17/18 – 50 18/19 – 39
W/14/0775	Land south of Fieldgate Lane, Whitnash	111	W/14/0775 Reserved Matters for 111 dwellings. Approved: 14/08/14	Development has commenced on site. Completion expected within 5 years
W/14/0905	Land at Tachbrook Road	81 <sup>1</sup>	W/14/0905 Demolition of existing buildings and erection of apartment block to provide 76 apartments. Erection of 5 single storey dwellings. (Inc. demolition of 4 dwellings) Approved: 09/09/14	Development now complete
W/14/0322	Land east of Radford Semele, north of Southham Road Radford Semele Leamington Spa	60	W/15/0297 Reserved Matters application for 60 dwellings. Target determination date: 01/06/15  W/14/0322 Outline permission for up to 60 dwellings. Approved: 06/06/14	Site was sold to Bovis Homes in January 2015. Bovis Homes submitted a Reserved Matters application in March 2015 for 60 dwellings.

<sup>1</sup> Yield updated to reflect the Council's position as per Appendix 1 of Mr Barber's Proof. The allocation was originally split between 41 units as 'commitments' and 40 units as 'SHLAA site'.

Site Ref	Location	Yield	Planning App Ref	Council's notes
W/14/0693	Land west of 22 Wellesbourne Road, Barford	60	W/14/0693 Full permission for 60 dwellings, including the demolition of no. 22 Wellesbourne Road. Approved: 16/09/14	A number of discharge of condition applications are currently pending.  A start on site is programmed for spring 2015 and a build out rate of approx. 50 dpa is envisaged once the site is fully operational. The agent indicates delivery is likely to be evenly split between 2015/16 and 2016/17.
W/14/0435	Land at Cape Road, The Cape, Warwick	30	W/15/0037 RMA for construction of surface water attenuation. Approved: March 2015  W/14/0435 Outline permission for up to 30 dwellings. Approved: 06/06/14	A RM application for the housing scheme expected in summer/autumn 2015. A development start date of Easter 2016 is anticipated and development completed within 15 months.
W/14/0049	9 Clarendon Place Leamington Spa	13	W/14/0049 COU and conversion of existing offices to 13 residential units. Approved: 17/04/14	Recently commenced on site. Completion expected 2015/16
W/14/1076	Land between Myton Road & Europa Way	735	W/14/1076 Outline permission for up to 735 dwellings. Approved: 05/12/14	Submission of RMA expected Spring/Summer 2015 Work on site to commence Autumn 2015 First completions early 2016 Last completions December 2022  Build out rates anticipated at an average of circa 90 dwellings per annum.
W/14/0746	Warwick Printing Theatre Street Warwick CV34 4DR	37	W/14/0746 Full planning permission for the demolition of Warwick Printing Co building and single storey extension to Bowling Green Street and Market Street. Erection 37 apartments.	Start on site expected Spring/Summer 2015, with completion April 2017

Site Ref	Location	Yield	Planning App Ref	Council's notes
			Approved: 19/09/14	
W/13/1552	Monastery of Poor Clares Rising Lane Baddesley Clinton Solihull	18	W/13/1552 Full permission for alterations and extensions to former Poor Clare's Convent to form 15 dwellings; alteration of former agricultural building to form a new dwelling. Approved: 29/09/14	No specific information. Deliverable site – expected to developed
W/14/1340	Land North of Common Lane, Kenilworth	93	W/14/1340 Outline permission for up to 93 dwellings. Approved: 23/12/14	<p>The site has extant planning consent for residential development and is therefore considered to be suitable.</p> <p>The planning application is submitted by Bloor Homes and Bluemark Homes, who intend to develop the site. The site is therefore considered to be available.</p> <p>The agent has confirmed (via email on 31 March 2015) that development timescales are unable to be confirmed as access arrangements into the site need to be agreed with the Council. The absence of an agreement with regards to site access arrangements poses a constraint to development.</p> <p>Assuming the access arrangements and reserved matters application takes 18 months to approve and an optimum build out rate of 35 dwellings per annum is achieved, it is possible that 93 dwellings could come forward on this site in five years.</p>
W/14/1704	Newbold Centre,	31	W/14/1704 Full permission for the demolition of	This site has extant planning consent for residential development and is therefore considered to be suitable.



Site Ref	Location	Yield	Planning App Ref	Council's notes
	Leicester Street, Leamington		existing building and erection of 31 dwellings. Approved: 05/02/15	The planning application is submitted by Waterloo Housing Group, who intend to develop the site. The site is therefore considered to be available.
APP/T3725/A/14/2221858	Land at Spring Lane, Radford Semele	65	APP/T3725/A/14/2221858 Outline planning permission for up to 65 dwellings. Allowed: 10/03/15	The site has extant planning consent for residential development and the planning application is submitted by a housebuilder, AC Lloyd, and can therefore be considered to be available.
W/14/0967	Land North of Gallows Hill, Warwick	435 (potential reduction by 60 dwellings)	W/14/0967 Outline planning application for the development of up to 425 residential dwellings.	Work underway to prepare marketing of site

**TABLE 2: Notes on Sites Allocated in the Emerging Local Plan (no Planning Permission)**

Site Ref	Location	Yield	Planning App Ref	Council's notes
H01 (part)	Europa Way remaining Land (Myton School, Triangle)	125	N/A	The school are preparing to submit an application in Autumn 2016 with a view to enabling the school to be partially rebuilt by 2019. Once the work on the new school buildings is complete, the Myton Road frontage will be released for housing development
H02 (Part)	South of Harbury Lane: Former Sewage Works	215	N/A	Northern Trust are working with AC Lloyd to bring forward proposals for this site to be developed in conjunction with adjacent land to the south of Harbury Lane. Outline application expected during 2015
H09	Kenilworth Schol, Leyes Lane	250	N/A	Proposals for the relocation of the school on to the land to be released from the green belt at Southcrest Farm are currently being worked up with a view to being delivered by 2021

H10	Station Approach	206	N/A	Land assembly complete. Application expected imminently.
H11	Former Ridgeway School and Adjacent Land, Montague Road, Warwick	140	N/A	This site comprises three parts – a former school which is vacant/derelict; an ambulance station which is currently being marketed and County Council depot which is in use, but is surplus to requirements will be brought to the market within a matter of weeks. In this context, the majority of the site (approx. two thirds) is either vacant or is being marketed and the remainder is stated as being surplus to requirements.
H12	Kenilworth 6 <sup>th</sup> Form Collegee	130	N/A	Proposals for the relocation of the school on to the land to be released from the green belt at Southcrest Farm are currently being worked up with a view to being delivered by 2021
H13	Soans Site, Sydenham Drive	102	W/14/1132 Full planning permission for the erection of 88no. affordable and 55no. low costs market dwellings Refused: 19/11/14  W/15/0634 Full planning permission for the erection of 66 affordable and 36 low cost market dwellings Received 27/4/15	A resubmitted application received in April 2015 to address reasons for refusal.
H14	Riverside House	30	N/A	Yield revised to reflect the possibility of this site providing for WDC Offices. If the offices are relocated elsewhere, the site has the potential to provide 100 dwellings
H16 (Part)	Court Street Car Park, Leamington	35	N/A	Having concluded that the site is not a suitable location for the relocation of the Council's offices, the LLP is now actively pursuing a housing scheme for this site and is engaged in discussions with the Council.  A planning application is to be submitted by September 2015.  The site has been assessed as suitable within the SHLAA and emerging Local

				Plan. It is being actively pursued for housing and is available now.
H16 (part)	Court Street (Former BT Site)	35	N/A	The site has been allocated within the emerging Local Plan and is suitable and available. It is being actively pursued for residential development and can be delivered in full within 5 years
H39	Opus 40, Former IBM Car Park	85	W/14/0951 Residential development comprising 101 dwellings.  Application withdrawn (October 2014)  W/15/0646 Residential development for 85 dwellings Received 27/4/15	The new planning application follows discussions with the applicants. Whilst the application is still to be determined, the Council believes that earlier concerns regarding layout and design can be successfully resolved.
H01 (part)	Land West of Europa Way	50	N/A	With the exception of a small triangular piece of land adjacent to Europa Way, the whole of this site has planning permission. The residual piece of land has capacity for approx. 50 dwellings. Work is being undertaken to bring this site forward for development with the aim of integrating with the larger adjacent site.
H02 (part)	South of Harbury Lane: Grove Farm, Harbury Lane, Bishops Tachbrook Leamington Spa	520	W/15/0271 Outline planning application for residential development for up to 520 dwellings. Refused: 31 March 2015	Whilst the planning application for 520 dwellings was refused on 31 <sup>st</sup> March 2015, the Council has approved this site as a strategic allocation within the submitted Local Plan and officers have previously assessed the site as suitable and sustainable.  It is therefore expected that the site will gain planning permission in due course in line with the submitted Local Plan.  Prior to the refusal the applicants had indicated an intention complete ground works and commence house building on site in April 2016 at a typical rate of 45 per annum.

				The refusal of application no. W/15/0271 will inevitably lead to a delay possibly of around 1 year.
H03	Land East of Whitnash	300	N/A	<p>Access issues have been resolved in principle with all parties supporting a new access through Campion School. This is not therefore an impediment to the development.</p> <p>Whilst there is no planning permission, the Council has been in regular contact with the developers and shares the developer's view that 120 dwellings can be delivered on the site within 5 years, with the remainder to be delivered by 2025</p>
H04	Red House Farm	250	N/A	Development of site forms part of wider Lillington Regeneration project. Feasibility work on this has been undertaken, including capacity and design work for this site.
H06	Thickthorn, Kenilworth	760	N/A	Proposals for relocation of sports clubs is well advanced. Development proposals expected to come forward after plan adoption.
H08	Oaklea Farm	20	N/A	Development proposals expected to come forward after plan adoption.
H18	Aylesbury House, Hockley Heath	20	N/A	The site does not need to be released from the green belt, nor does the emerging Local Plan propose to do so. The site is available now and is suitable for development in line with paragraph 89 of the NPPF.
H20	Barford – Land South of Barford House	8	N/A	Whilst the Council has not obtained any information from the site promoters the Council contends that as this site has been included in the Local Plan and is outside the green belt, it can reasonably be assumed to be suitable, available and can be delivered within 5 years.
H22	Barford – Land off Bembridge Close	12	N/A	The site is being actively pursued. The Council contends that as this site has been included in the Local Plan and is outside the green belt, it can reasonably be assumed to be suitable, available and can be delivered within 5 years.
H24	Burton Green, Burrow Hil Nursery	60	N/A	Cala Homes have indicated that the site can be delivered within the early phases of the plan period, given that it is the subject of market interest and is under legal option by a housebuilder. Specific proposals are expected to come forward following the adoption of the Plan

Various	Other Green Belt sites adjacent to villages			All sites have been invocated as available in 2014 through the SHLAA. Specific development proposals expected to come forward after plan adoption.
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