

Notes on Updated Trajectory: Matter 3 Statement Appendix 3.3**15th May 2015****Introduction**

- 1 At the Local Plan Matter 3 Hearing on Tuesday 12th May, Appendix 3.3 of the Council's Matter 3 Statement was subject to some close consideration. As a result of this, the Council agreed to update the Appendix 3.3 as follows:
 - Provide further information where possible on Confidential SHLAA sites and re-profile the trajectory to reflect this
 - Differentiate between sites with planning granted 2013/14 from sites with planning permission 2014/15 in the trajectory
 - For the allocated greenfield and village sites, separate out sites with planning permission from those without to make the workings more transparent

To fully understand the implications of these changes, the Trajectory Spreadsheet has been updated including "All Sites – Actual and Forecasts Completions" Table and the Supply- 5 Year Bands" Table.
- 2 This note seeks to address these three amendments and should be read in conjunction with the updated Appendix 3.3.

Confidential SHLAA sites

- 3 The Council has indicated its intention to make public as much information as possible about the sites listed as confidential SHLAA. This work is ongoing and it is hoped that prior to the Local Plan hearings recommencing, further information can be made available.
- 4 For the time being, it is possible to release details of three of the larger confidential sites as follows:
 - W42: North of Chapel Street, Warwick: this site is currently a private school located in central Warwick. The school is currently preparing a planning application to relocate elsewhere within the Town and has made the existing site available for residential use.
 - W39: South of Chapel Street, Warwick: this site is also currently a private school located in central Warwick. The school is currently preparing a planning application to relocate elsewhere within the Town and has made the existing site available for residential use.
 - W31: Myton Park Centre, Warwick: this site is currently operated by Warwickshire County Council Social Services, but will become surplus to requirements in the near future. It is intended to market it for residential uses
- 5 This means that 253 of the dwellings within the Small Urban SHLAA sites are now public and 63 remain confidential.
- 6 Three of the remaining confidential sites (K23, L25 and L44) were indicated for potential completion during the period up to 2018/19. Although this may well be the case, given that it is not yet possible to make details of these sites public, the timing of the delivery of these

sites has been pushed back to later in the Plan period. This is shown on the updated “Small SHLAA (Urban)” page within the revised Appendix 3.3.

Commitments 01/04/13 - 1/4/15 - Differentiate between sites with planning granted 2013/14 from sites with planning permission 2014/15 in the trajectory

- 7 Within the revised Appendix 3.3 the Table “PPs 13-15” now shows which of the sites over 10 dwellings were granted permission in 2013/14 and which were granted permission in 2014/15. Excluding sites which have planning permission but which are also allocated in the Plan (these are dealt with below), this shows the following:

Year	Forecast Completions: Permission Granted 2013/14	Forecast Completions: Permission Granted 2014/15	Forecast Completions: Small sites (less than 10 dwellings)	Annual Total
2015/16	343	75	103	521
2016/17	368	99	116	583
2017/18	300	51	128	479
2018/19	191			191
2019/20	120			120

NB: Trajectory for Earl Rivers Avenue has also been updated as this development has now commenced

Differentiate Allocated Sites with Permission from Allocated Sites without Permission

- 8 In the tables that refer to Allocated Greenfield sites and Villages sites, the trajectory now shows the sites with Planning permission separately from those without. This has also been reflected in the “All Sites” table and graph.

Matter 3 - Appendix 3.3:
Housing Trajectory - Updated Post EiP Hearings May 2015

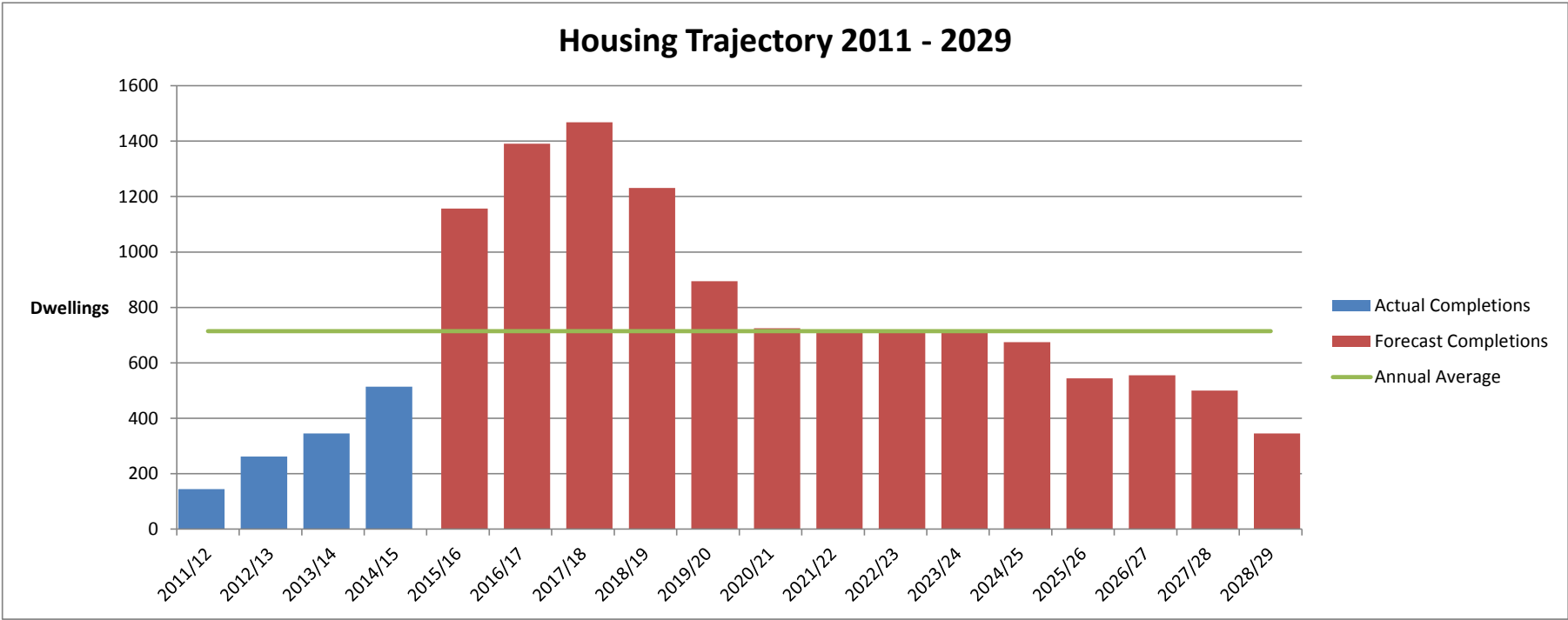
All Sites - 5 year bands

Sheet	2011/12-2014/15	2015/16 - 2019/20	2020/21 to 2024/25	2025/26 to 2028/29
Total Completions	1265			
1. Commitments @ April 2013		822	40	74
2. Commitments 01/04/13 - 1/4/15		1894	0	0
3. Commitments - greenfield allocations		1028	1055	95
4. Commitments - village allocations		278	0	0
5. Small Urban SHLAA Sites		0	0	0
6. Windfall Allowance		875	875	700
7. Canalside & Employment Regen Areas		5	60	135
8. Allocated Brownfield Sites		621	445	310
3. Allocated Greenfield Sites (no permission)		375	905	570
4. Villages sites (no permission)		244	155	60
Total Completions	1265	6142	3535	1944
5 Year Requirement				

All Sites - Actual and Forecast Completions

Sheet	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Completions 2011-2013	1265	144	262	345	514	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1. Commitments @ April 2013	936	0	0	0	0	353	131	151	152	35	0	0	0	0	40	14	20	20	20
2. Commitments 01/04/13 - 1/4/15 (excl allocations)	1894	0	0	0	0	521	583	479	191	120	0	0	0	0	0	0	0	0	0
3. Commitments - greenfield allocations	2178	0	0	0	0	25	220	245	278	260	240	220	220	220	155	75	20	0	0
4. Commitments - village allocations	278	0	0	0	0	48	60	85	45	40	0	0	0	0	0	0	0	0	0
5. Small Urban SHLAA Sites	0 Included within Windfalls																		
6. Windfall Allowance	2450	0	0	0	0	175	175	175	175	175	175	175	175	175	175	175	175	175	175
7. Canalside & Employment Regen Areas	200	0	0	0	0	0	0	0	0	5	0	15	15	10	20	35	55	40	5
8. Allocated Brownfield Sites (no permission)	1376	0	0	0	0	35	175	180	166	65	50	75	100	100	120	125	90	70	25
3. Allocated Greenfield Sites (no permission)	1850	0	0	0	0	0	20	85	135	135	185	185	185	185	165	120	175	175	100
4. Allocated Village sites (no permission)	459	0	0	0	0	0	27	68	89	60	75	40	20	20	0	0	20	20	20
Total	12886	144	262	345	514	1157	1391	1468	1231	895	725	710	715	710	675	544	555	500	345

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Actual Completions	144	262	345	514														
Forecast Completions					1157	1391	1468	1231	895	725	710	715	710	675	544	555	500	345
Annual Average	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714



1. Commitments @ April 2013

	Total	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Pottertons	162	0	0	30	30	32	35	35	0	0	0	0	0	0	0	0	0
Land off Queensway	178	0	178	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University of Warwick	167	0	0	0	0	80	87	0	0	0	0	0	0	0	0	0	0
Binswood Hall	83	0	0	83	0	0	0	0	0	0	0	0	0	0	0	0	0
Trinity Street Storage	72	0	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SWW Phase 9	72	20	20	32	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilton House	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Academy Drive	76	10	15	40	11	0	0	0	0	0	0	0	0	0	0	0	0
Kenilworth House, Kenilworth road	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N Leamington School	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
York Road Centre	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45 - 50 Waverley Road	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Edmonscote Manor	35	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0
2-24 Kenilworth Street	30	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0
14 - 20 The Parade	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56 Russell Terrace	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0
Haseley Manor	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 135 Warwick Road	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
Warwickshire Police HQ, Woodcote Lane	114	0	0	0	0	0	0	0	0	0	0	0	40	14	20	20	20
1 School Lane, Radford Semele	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Lawns	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quarry Farm	53	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites <10 (approx)	316	47	50	90	90	39	0	0	0	0	0	0	0	0	0	0	0
Total (approx)	1570	258	376	353	131	151	152	35	0	0	0	0	40	14	20	20	20

2. Commitments 1-4-13 to 31-3-15

	Year Permission																		
	Granted	Total	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
Woodside Farm	13/14		280	0	0	50	55	60	60	55	0	0	0	0	0	0	0	0	
N Harbury Lane	13/14		220	0	0	50	50	50	50	20	0	0	0	0	0	0	0	0	
S Fremund Way	13/14		209	0	0	29	45	45	45	45	0	0	0	0	0	0	0	0	
Land at Gogrook Farm	13/14		101	0	0	50	51	0	0	0	0	0	0	0	0	0	0	0	
S Fieldgate Lane	13/14		94	0	0	25	25	25	19	0	0	0	0	0	0	0	0	0	
Parmiter House	13/14		52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	
2-22 Northgate Street	13/14		18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	
Cape Road, Lower Cape	13/14		16	0	0	10	6	0	0	0	0	0	0	0	0	0	0	0	
Former Fire Station, Albert Street	13/14		11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	
Earl Rivers Avenue*	13/14		200	0	0	0	125	75	0	0	0	0	0	0	0	0	0	0	
Valley Road, Lillington	13/14		17	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	
1 Warwick St	13/14		17	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	
73 Warwick St	13/14		18	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	
Le Van	13/14		20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	
1-3 Wharf St	13/14		13	0	0	10	11	10	0	0	0	0	0	0	0	0	0	0	
Villiers House, Clarendon Avenue	13/14		44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Park View, Priory Road, Warwick	13/14		18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	
SUB TOTAL FOR PPs GRANTED 13/14 (Large Sites)					343	368	300	191	120										
Land at Lower Heathcote Farm	14/15	785	See allocated sites																
Myton Road/Europa Way	14/15	735	See allocated sites																
North of Gallows Hill	14/15	425	See allocated sites																
Harbury Gardens	14/15	200	See allocated sites																
Oakley Wood Road	14/15	150	See villages																
Crackley Triangle, N of Common Lane	14/15	93	See allocated sites																
Land at Tachbrook Road	14/15	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
East of Radford Semele	14/15	60	See villages																
West of Wellesbourne Road	14/15	60	See villages																
Warwick Printing, Theatre St	14/15	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	
Newbold Centre, Leicester St	14/15	31	0	0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	
Spring Lane, Radford Semele	14/15	65	0	0	20	25	20	0	0	0	0	0	0	0	0	0	0	0	
Miltline Common Lane	14/15	57	0	0	0	57	0	0	0	0	0	0	0	0	0	0	0	0	
Monastery of Poor Clare	14/15	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	
9 Clarendon Place	14/15	13	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	
SUB TOTAL FOR PPs GRANTED 14/15 (Large Sites)					75	99	51												
Sites <10		347	0	0	103	116	128	0	0	0	0	0	0	0	0	0	0	0	
Total			0	0	521	583	479	191	120	0	0	0	0	0	0	0	0	0	
																		1894	

* Includes 14 off-site affordable at Portobello Way

3. Allocated Greenfield Sites

	Planning Permission Status	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
East of Whitnash	No Permission	300	0	0	0	0	0	0	40	40	40	40	40	40	40	20	0	0	0	0	300
Red House Farm	No Permission	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	75	75	50	250
Thickthorn	No Permission	760	0	0	0	0	0	0	0	50	50	100	100	100	100	100	60	50	50	0	760
Oak Lea, Finham	No Permission	20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Land South Harbury Lane: Grove Farm	No Permission	520	0	0	0	0	0	0	45	45	45	45	45	45	45	45	10	50	50	50	520
Total No Permission		1850	0	0	0	0	0	20	85	135	135	185	185	185	185	165	120	175	175	100	1850
Crackley Triangle	Outline Permission 14/15	93	0	0	0	0	25	25	25	18	0	0	0	0	0	0	0	0	0	0	93
Europa Way (WCC Land)	Outline Permission 14/15	425	0	0	0	0	0	0	5	45	45	45	45	45	45	45	45	45	15	0	425
Europa Way (EWC Land)	Outline Permission 14/15	735	0	0	0	0	0	70	90	90	90	90	90	90	90	35	0	0	0	0	735
Land South Harbury Lane: Lower Heathcote Farm	Outline Permission 14/15	785	0	0	0	0	0	80	80	80	80	85	85	85	85	85	40	0	0	0	785
	Outline Permission 14/15; partial																				
Land South Harbury Lane: Harbury Gardens	Reserved Matters	200	0	0	0	0	0	45	45	45	45	20	0	0	0	0	0	0	0	0	200
Total with Permission		2238	0	0	0	0	25	220	245	278	260	240	220	220	220	165	85	45	15	0	2238
Overall Total		4088	0	0	0	0	25	240	330	413	395	425	405	405	405	330	205	220	190	100	4088

4. Villages

[illegible]

5. Small Urban SHLAA Sites

SHLAA Ref		Total	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
L01	Lime Avenue	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9
L02	Llewelyn Road	5	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	5
L30	Telephone Exchange	10	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	10
L31	Garage Site, Russell Street	10	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	10
L32	Jewsons	40	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	40
L34	Wise Street	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13
L41	Castel Froma	40	0	0	0	0	0	0	0	0	10	10	10	10	0	0	0	0	40
W25	Nelson Club, Car park	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
W29	Heathcote House	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
K15	Talisman Theatre	5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5
W40	Lock Lane	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	20
W42	N of Chapel Street	45	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0	45
W39	S of Chapel Street	25	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	25
W31	Myton Park Centre	20	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	20
TOTAL		253	0	0	0	0	25	15	13	25	15	35	55	10	15	15	15	15	
Confidential Sites																			
K23		16	0	0	0	0	0	0	0	6	10	0	0	0	0	0	0	0	16
K24		10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
L24		11	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	11
W15		10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
L25		10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
L44		6	0	0	0		0	0	0	0	6	0	0	0	0	0	0	0	6
TOTAL		63	0	0	0	0	0	0	0	27	36	0	0	0	0	0	0	0	
TOTAL ALL SITES		316	0	0	0	0	25	15	13	52	51	35	55	10	15	15	15	15	

6. Windfalls Allowance (based on Windfalls paper - as amended)

Planning	No. of																		
Permission date	permissions	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2013/14*		0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	52
2014/15*		0	0	0	0	70	52	0	0	0	0	0	0	0	0	0	0	0	122
2015/16	175	0	0	0	0	53	70	52	0	0	0	0	0	0	0	0	0	0	175
2016/17	175	0	0	0	0	0	53	70	52	0	0	0	0	0	0	0	0	0	175
2017/18	175	0	0	0	0	0	0	53	70	52	0	0	0	0	0	0	0	0	175
2018/19	175	0	0	0	0	0	0	0	53	70	52	0	0	0	0	0	0	0	175
2019/20	175	0	0	0	0	0	0	0	0	53	70	52	0	0	0	0	0	0	175
2020/21	175	0	0	0	0	0	0	0	0	0	53	70	52	0	0	0	0	0	175
2021/22	175	0	0	0	0	0	0	0	0	0	0	53	70	52	0	0	0	0	175
2022/23	175	0	0	0	0	0	0	0	0	0	0	0	53	70	52	0	0	0	175
2023/24	175	0	0	0	0	0	0	0	0	0	0	0	0	53	70	52	0	0	175
2024/25	175	0	0	0	0	0	0	0	0	0	0	0	0	0	53	70	52	0	175
2025/26	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	70	52	175
2026/27	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	70	175
2027/28	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	123
2028/29	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53
	2450					175	175	175	175	175	175	175	175	175	175	175	175	175	2450

* Data for 13/14 and 14/15 will be based on assumed distribution of delivery from actual permissions actual permissions

Based on following delivery ratio			
Year 1	30% of permissions delivered in year 1		30.00%
Year 2	40% of permissions delivered in year 2		40.00%
Year 3	30% of permissions delivered in year 3		30.00%

7. Canalside & Employment Regeneration Areas

	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Cape Road/ Millers Road	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	5
Montague Road	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	10	0
Common Lane	35	0	0	0	0	0	0	0	0	5	0	15	15	0	0	0	0	0	0
Sydenham	80	0	0	0	0	0	0	0	0	0	0	0	0	10	20	20	20	10	0
TOTAL	200	0	0	0	0	0	0	0	0	5	0	15	15	10	20	35	55	40	5

8. Allocated Brownfield Sites

	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Land at Myton School	125	0	0	0	0	0	0	0	0	0	20	50	50	5	0	0	0	0	0
Former sewage Works, Harbury Lane	215	0	0	0	0	0	0	0	0	0	0	25	45	45	45	45	10	0	0
Kenilworth school	250	0	0	0	0	0	0	0	0	0	0	0	0	25	50	50	50	50	25
Station Approach	206	0	0	0	0	20	70	70	46	0	0	0	0	0	0	0	0	0	0
Land at Montague Road	140	0	0	0	0	0	20	40	40	40	0	0	0	0	0	0	0	0	0
Kenilworth VI Form	130	0	0	0	0	0	0	0	0	0	0	0	0	25	25	30	30	20	0
Soans Site, Sydenham Drive	100	0	0	0	0	0	25	25	25	25	0	0	0	0	0	0	0	0	0
Riverside House	30	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0
Leamington Fire Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Court Street Area	75	0	0	0	0	15	20	15	20	0	0	0	5	0	0	0	0	0	0
Garage Site, Theatre Street	See pps 13-15																		
Opus 40	85	0	0	0	0	0	20	30	35	0	0	0	0	0	0	0	0	0	0
Aylesbury House, Hockley Heath	20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
Total	1376	0	0	0	0	35	175	180	166	65	50	75	100	100	120	125	90	70	25