

## Warwick District Housing Land Monitoring

Notes for Councillor Ray Bullen re: Five Year Supply Spreadsheets

1. The spreadsheet entitled "Spreadsheet showing 5 Year Supply at 1st April 2014" includes sites making up the supply **after** completions from previous years have been accounted for. Therefore it includes sites which were still outstanding (not started or under construction) at 1<sup>st</sup> April 2013 and sites which were granted permission between 1<sup>st</sup> April 2013 and 31<sup>st</sup> March 2014.
2. We have checked the larger sites picked up by Councillor Bullen to make sure they were in the system in previous years and they were included with the exception of one site (12, Augusta Place) an HMO which has no self-containment and so would only count as one unit. We will put this into the system.
3. With regard to Care Homes (for Older People) and Student Accommodation, these were historically only counted where rooms were self-contained. However, National Planning Practice Guidance recently introduced the ability to count these towards the housing supply – however not necessarily on a bedroom basis. The Council's methodology was published in the Windfalls paper "Estimating a Windfall Allowance: Publication Stage" published in April 2014. Only accommodation gaining planning permission from 2013/14 onwards was initially included but it has now been decided to include retrospective applications to include those arising from the year 2011/12. Currently still considering how we count care bedrooms – either count all (may be difficult to justify) or count two thirds (on the basis that not all occupied bedrooms lead to the release of a family home)
4. The following Table lists the larger sites and explains how they were accounted for.

Application No	How accounted for in 5YLS	Units Counted
07/0912	Completions 2012/13. Each cluster flat was counted as one unit	47
09/1042	Phase 9 South West Warwick (Chase Meadow). Under construction 2013/14. Some overlap with adjacent sites so 76 units counted.	76
12/1370	Reserved Matters for 76 units at Academy Drive, off Stratford Road (Outline application W11/1251 was for "up to 91 units") Under construction (my ref 01827)	76
04/2170	This is the Reserved Matters app for the larger site at Former Benfords (allowed on appeal). Only 15 units remain not started (flooding issues). Rest completed some time ago (my ref 01246)	15
13/1794	St Georges Business Park, Lower Cape – accounted for (my ref 02628)	9
10/0160	Site adjacent to larger Benfords site – originally with permission for employment. Consent given for 16 units (my ref 01246)	16
11/0515	Avon Court, All Saints Road – extra care flats. Completed 2012/13	42
11/0122	Victoria Chambers, 132-136 the Parade. Completed 2012/13. Each cluster flat was counted as 1 unit (plus warden's flat)	8
12/1469	The Lawns, Whitnash – under construction. Will be included in next assessment following decision to back date the inclusion of care homes to 2011/12. Net increase of 35 beds – count two thirds, so count 23	23

13/0941	Park View Care Home – under construction. As above. Net increase of 27 rooms – count two thirds, so count 18.	18
13/0239	12 Augusta Close. Not included. HMO for 18 beds but no self-containment so counts as 1 unit	1