
Strategic Housing Land Availability Assessment

Update Report

March 2016

Warwick District Council

1. INTRODUCTION

- 1.1 This 2015/16 SHLAA review builds on the previous SHLAA work (2009, 2012, 2014), but updates the site information where necessary and includes a number of new sites that have been put forward. The review has been carried out by:
- Undertaking a “call for sites” in the context of the need to find additional sites to address the soundness issues identified by the Local Plan Inspector
 - Contacting site promoters to establish whether any changes need to be made to existing site details
 - Contacting parish councils, landowners, developers and other local organisations to identify additional potential sites
 - Adding sites which have been put forward since 2014
 - Reviewing certain assumptions, such as densities and build rates, which may have changed.
- 1.2 The findings of the SHLAA have informed the preparation of the 2016 modifications to the submitted Draft Local Plan (2015).

2. METHODOLOGY

- 1.3 This SHLAA update has been prepared in accordance with the methodology and outputs set out in sections 2 and 3 of the SHLAA Main Report May 2014. It has been produced in-house by the Planning Policy Team within the Council.
- 1.4 As this is an update to an existing SHLAA (rather than a full SHLAA review), the methodology conforms to the methodology previously used. This ensures consistency between the 2014 SHLAA and this update. However, the consequence of this is that the methodology does not fully conform to the sub-regional SHLAA methodology agreed by the Coventry and Warwickshire authorities in 2015. However, this approach has been discussed with and supported by the Coventry and Warwickshire Policy Officers Group as it is felt that the methodological differences are not significant and are unlikely to result in any significant differences in the outcome. Warwick District Council remains committed to using the Coventry and Warwickshire SHLAA methodology when it next undertakes a full review of the SHLAA.
- 1.5 Sites in the rural areas have also been considered where they are consistent with national policy. However the capacity of these has not been included in the overall calculation of available land as many of the sites have a larger capacity than would be appropriate to allocate given the nature of the settlements and services in the area. The Village Profile and Housing Allocations Paper (February 2016) sets out the approach taken to identifying and allocating sites within rural areas. This identifies the capacity for the growth villages at 1503. There is likely to be a small amount of additional capacity beyond this in infill villages, but these are taken in to account in the windfalls allowance.

3. CAPACITY AND DELIVERY

- 1.6 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 of the 2014 SHLAA methodology.

TABLE 1: POTENTIAL CAPACITY (excluding rural sites)

Time Period	Net Capacity (No. of Homes)
2014-2019	803
2019-2024	5890
2024-2029	3745
Total	10,438

NB: Numbers highlighted **yellow** will be reviewed during w/c 14th March. As a result, it is possible these figures will be adjusted

4. ANALYSIS OF HOUSING SUPPLY

- 2.2 This section analyses the amount of housing which can be provided and at what point in the future.

2.3 Housing Supply 2014-2019

- 2.3.1 Completions 2014/15 and Commitments at 31st March 2105

Completions 2014/15	732
Commitments at 31 st March 2105	5161
Total	5893

- 2.3.2 Beyond 31st March 2015 the new Local Plan will draw on sites identified in this SHLAA. For the period 2014-2019, 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 **803 homes** within this period.

2.4 Housing supply 2019-2024

- 2.4.1 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 2 identifies sufficient specific developable sites to deliver approximately **5,890 homes**.

2.5 Housing supply 2024-2029

2.5.1 Finally, the Council must also identify sufficient **developable sites or broad locations** for the remaining five years of the plan period (2024-2029). Table 2 identifies sufficient specific developable sites to deliver approximately **3,745 homes**.

NB: Numbers highlighted **yellow** will be reviewed during w/c 14th March. As a result, it is possible these figures will be adjusted

2.6 Windfall Assumptions

2.6.1 Windfall development has historically made a significant contribution towards the supply of new housing in Warwick District

2.6.2 It is recognised, that previous high levels of windfalls are unlikely to be achieved in the short term. A conservative estimate of urban and rural windfalls has therefore been made averaging 95 dwellings per year from 2017-2029. The Council will annually monitor the supply of windfalls and should windfall dwellings come forward at a quicker rate than estimated, the Council will re-examine these figures in future reviews of housing land availability.

2.7 Housing Trajectory

2.7.1 The following trajectory sets out the supply of housing over and above completions and commitments since 2011

TABLE 2: HOUSING TRAJECTORY 2014-2029

Time Period	SHLAA Capacity (excluding rural areas)	Growth Villages Capacity	Windfalls*	Total Supply
2014-2019	803	346	189	1338
2019-2024	5890	760	472	7122
2024-2029	3745	40	473	4258
2014-2029	10438	1146	1134	12718

NB: Numbers highlighted **yellow** will be reviewed during w/c 14th March. As a result, it is possible these figures will be adjusted

*An updated windfalls paper to provide full explanation of windfalls will be in May 2016