

Warwick District Council Local Plan Examination

Written Statement

Oaklands Farm and AC Lloyd (Homes) Ltd.

Matter 3: The Supply and Delivery of Housing
Land

August 2016



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August 2016

1. Introduction

- 1.1. This Statement is submitted to the Warwick District Local Plan Examination on behalf of Oaklands Farm/AC Lloyd (Homes) Ltd in respect of their land interest at Oaklands Farm in Budbrooke, Hatton Park.
- 1.2. This site was put forward by Oaklands Farm/AC Lloyds as an additional housing site for inclusion in the Local Plan at Proposed Modification stage. It is considered that the allocation of this site in the Local Plan could help to ensure that sufficient flexibility is provided to deliver the identified housing needs.
- 1.3. This Statement seeks to address Question 4 in respect of Matter 3 only. Site specific information and justification regarding the site at Oaklands Farm is provided in a separated Written Statement submitted by Oaklands Farm/AC Lloyd in response to the issues and matters raised by the Inspector in respect of Matter 7d.

2. Inspector's Matters and Issues

- 2.1. One of the questions the Inspector has raised with regard to Matter 3 is 'How flexibility [has] been provided in terms of the supply of housing?'
- 2.2. As set out in Oakland Farm/AC Lloyd's response to the Local Plan Proposed Modifications consultation, the Local Plan seeks to deliver sufficient housing to meet the identified housing requirement of 16,776 dwellings through Local Plan allocations including sites in the Green Belt. In total 9,369 dwellings are to be delivered on sites allocated in the Plan bringing the total provision over the plan period to 17,577 dwellings.
- 2.3. Whilst we acknowledge that the identified housing land supply (17,577 dwellings) is above the agreed objectively assessed housing need for Warwick District (16,776 dwellings) and therefore allows for some flexibility if allocated sites fail to come forward or are delivered with reduced capacity, we consider that the proposed housing land supply does not provide a sufficient degree of flexibility to significantly boost the supply of housing in the District.
- 2.4. The proposed supply is only 801 dwellings above the identified requirement. This represents less than 5% of the District's overall housing need and in our view is not sufficiently flexible to ensure that the Local Plan can readily adapt to changing circumstances.
- 2.5. It is considered that the Local Plan is not effective as it risks not delivering the full objectively assessed housing requirements unless additional sites are allocated to provide for a greater choice of sites and increased flexibility to respond to change.
- 2.6. We consider that Oaklands Farm is a suitable and sustainable development option and should be included in the Local Plan as an additional housing allocation. Further information on the site is provided in a separate Written Statement submitted by Oaklands Farm/AC Lloyd in response to Matter 7d.

3. Conclusions

- 3.1. The Local Plan provides some flexibility through the allocation of sites with a capacity to deliver more than the identified housing requirement. However, this flexibility should be further increased through the allocation of additional sites including land at Oaklands Farm, which provides a suitable and sustainable development option.