

WARWICK LOCAL PLAN EXAMINATION

MATTER 3 – THE SUPPLY AND DELIVERY OF HOUSING LAND

REPRESENTATIONS BY SAVILLS ON BEHALF OF LIONCOURT STRATEGIC LAND – AUGUST 2016

RESPONDENT REFERENCE NUMBER - 11870

Introduction

1. This statement should be read in conjunction with the representations dated 22 April 2016 submitted by Savills on behalf of Lioncourt Strategic Land (referred to hereafter as 'LSL') to the Warwick District Local Plan proposed modifications consultation.
2. Responses are made to the Inspector's questions, as issued by the Programme Officer on 15 July 2016. Responses are provided only to those questions relevant to LSL's representations. Responses are set out in the order questions are raised.

Q1 - Taking the Council's latest Housing Trajectory (June 2016) what is the estimated total supply of new housing in the plan period 2011-2029? How does this compare with the planned level of provision of 932 dwellings per annum?

3. The potential total supply of new housing is capable of meeting the housing requirements identified for the plan period. Warwick District Council's most up to date housing trajectory dated June 2016 identifies a total supply of 18,046 dwellings in the plan period 2011-2029 against a revised requirement of 16,776.
4. LSL consider that the housing trajectories are realistic. Subject to release from the Green Belt the Kings Hill allocation will provide a significant contribution to the supply of housing within the plan period. The assumed annual housing delivery rates and timing of supply for this allocation (an average of 200 dwellings per annum for the period 2020 to 2029) on the edge of Coventry is achievable due to it benefiting from being in close proximity to existing infrastructure and urban area.
5. The Kings Hill site has a sufficient lead in time from the point at which planning permission is granted and takes account of necessary on and off site infrastructure that would need to be put in place in advance of any homes being realised on the site. Notwithstanding this, the proposed housing trajectory affords sufficient flexibility to the delivery of housing across the plan period. It is considered that the location of

Kings Hill, in one of the most attractive areas of South East Coventry, will provide good opportunities for much needed high quality family homes.

6. The existing housing stock within Coventry is predominantly made up of one and two bed terraced properties. Accordingly, the Coventry and Warwickshire Joint Strategic Housing Market Assessment (SHMA) prepared by GL Hearn (HO04) identifies a particular need for larger homes with three or more bedrooms to help diversify the City's housing offer, reduce overcrowding and support regeneration through growing the spending power within its catchment area.
7. Table 98 proposes the following market housing mix for each of the Coventry and Warwickshire Authorities.

	1-bed	2-bed	3-bed	4+ bed
Coventry	5-10%	25-30%	40-45%	20-25%
North Warwickshire	5-10%	35-40%	45-50%	5-10%
Nuneaton & Bedworth	5-10%	35-40%	45-50%	10-15%
Rugby	5-10%	24-30%	40-45%	20-25%
Stratford-on-Avon	5-10%	35-40%	40-45%	15-20%
Warwick	5-10%	25-30%	40-45%	20-25%
HMA	5-10%	30-35%	35-40%	15-20%

Source: Coventry and Warwickshire Joint Strategic Housing Market Assessment

8. The proposed housing market housing mix for Coventry is comparable to Warwick District and exceeds the average for the Housing Market Area. The mix of affordable housing needed in Coventry is also focused towards homes with more bedrooms.
9. LSL consider that the proposed allocation at Kings Hill is able to deliver a significant proportion of the larger properties required for Coventry and that this can come forward in tandem with sites within the administrative boundary to secure a balanced housing portfolio for the authority.

Q2 – What is the estimated total supply in the plan period from d) proposed site allocations (submitted Plan and Council's suggested modifications)?

10. Warwick District Council is seeking to meet a housing requirement of 16,766 new housing requirement between 2011 and 2029. Approximately 55% of these dwellings are proposed to be delivered on new sites allocated within the District Local Plan. This includes the allocation of land at Kings Hill for circa 4,000 dwellings (although only 1,800 dwellings are expected to be delivered in this plan period).

11. LSL is committed to delivering the proposed allocation at Kings Hill (reference H43). Subject to securing a release from the Green Belt through the adoption of the Local Plan the current trajectory assumes a start on site in 2019 with an average delivery of 200 dwellings per annum, with first occupation in 2020. This would comfortably allow for the delivery of 1800 dwellings within the plan period up to 2029.