

Warwick District Local Plan Examination

Note of differences in calculating housing supply between Warwick District Council and Bishop's Tachbrook Parish Council

1. This note is a summary of action 81, which was requested by the Inspector during Matter 3 hearings:

“WDC to assess differences in housing trajectory, especially commitments and completions, with housing trajectory put forward by Bishops Tachbrook Parish Council”

2. Prior to the Matter 3 hearings the Council produced a note regarding the Parish Council's Matter 3 statement (EXAM 128). In summary (see para. 4) it considered that the differences can be explained due to a number of factors including:
 - a. Different windfall assumptions
 - b. Inclusion of vacant dwellings allowance
 - c. Inclusion of commitments in the current monitoring year (granted post 1st April 2016)
 - d. Differences in calculating supply from HMOs/student accommodation and care homes
3. The Parish Council submitted a response to the above (EXAM 128A) and included a list of sites that it considered WDC had not taken account of at Annexe B. This amounts to a total of 2338 dwellings, either not started or under construction (commitments) or completions. The Council has undertaken an analysis of all sites over 10 units included within Annexe B and considers that the significant majority have been taken account of and are either recorded in the District's Trajectory as completions, commitments, small shlaa sites or allocations (see appendix 1). It should be noted there may in some instances in the assumptions on units (for reasons outlined above). However, there are some omissions which in total make a 14 unit net increase to the overall housing supply. An update to the trajectory has been submitted to reflect this.
4. On the basis of this assessment the Council maintains that the revised trajectory is sound and points of difference between calculation and assessment still stand.

Appendix 1 - Analysis of EXAM 128A - Annex B

planning application number		net	not started	building	complete	WDC Comments	Unit Change
06/1767	phase 7 & 8 Gogbrook farm Hampton Road 30 completed since	30	0	0	30	taken account of	0
07/0912	STATION HOUSE OLD WARWICK RD district says 47 but examining	59	0	0	59	taken account of	0
07/1120	University of Warwick , 6 blocks, Gibbet Hill Road Stoneleigh	167	0	0	167	taken account of	0
09/1042	Phase 9 Affordable Gog Brook Farm Hampton Road warwick51	20	0	0	20	taken account of	0
09/1042	Phase 9 Market Gog Brook Farm	59	0	0	59	taken account of	0
10/0748	Edmonscote Manor Affordable, Warwick New Rd Lspa	14	14	0	0	In Small Shlaa Sites	0
10/0748	Edmonscote Manor Market, Warwick New Rd Lspa	21	21	0	0	In Small Shlaa Sites	0
10/1250	North Leamington School Affordable, Park Rd Lspa	23	0	0	23	taken account of	0
10/1250	North Leamington School Market, Park Rd. L Spa	35	0	0	35	taken account of	0
10/1288	Wilton House Southbank Road Kenilworth all apartments	51	0	0	51	taken account of	0
11/0259	26 Leam Terrace Leamington	10	0	0	10	taken account of	0
11/0515	Rohan Gardens (Avon Court) All Saints Road Warwick	42	0	0	42	taken account of	0
11/1166	Warks Police HQ Woodcote lane Leek Wootton	114	114	0	0	allocation	0
11/1251	phase 8 & 9 layouts approved 30 apr 2012 phase 9, 61 dwls 70 recorded on BREGS sheet	70	0	0	70	taken account of	0
11/1251	ph 7 & 8 195 units of which 29 are post 1/4/11 completion	29	0	0	29	taken account of	0
11/1251 & 12/0713	land at Stratford Road Warwick Academy drive (76 units 46 +30) but app for 91 given	21	0	0	21	taken account of	0
11/1670	Quarry Farm, Old Milverton Lane, Old Milverton,	53	0	0	53	taken account of	0
12/0054	Victoria Chambers 132-136 Parade Lspa	11	0	0	11	taken account of	0
12/0138	Haseley Business Centre Birmingham Road Beausale+15/1704	15	15	0	0	In Small Shlaa Sites	0
12/0789	3, Clarendon Place office to 12 bed HMO 13/0027 also applies	12	0	12	0	Oversight - but only equivalent 3 dwellings	3
12/0892	Land off Queensway Leamington Orbit	178	0	0	178	taken account of	0

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planning application number		net	not started	building	complete	WDC Comments	Unit Change
12/0907	Clarendon Manor Rest Home, Golf Lane	22	0	0	22	Over - but only equivalent to 4 dwellings - add to 13/14 completions	<u>4</u>
12/1004	York Road Centre Avenue Road Lspa	28	0	0	28	taken account of	0
12/1026	Kingsway Community Centre Edinburgh Crescent Leamington	10	0	0	10	taken account of	0
12/1370	Academy Drive Affordable	30	0	0	30	taken account of	0
12/1370	Academy Drive Marketwas 11/1251	46	0	8	38	taken account of	0
12/1371	48 - 50 Waverley Road Kenilworth McCarthy & Stone retirement	22	0	0	22	taken account of	0
12/1428	Trinity Street Storage Site Queensway Leamington Spa	72	0	0	72	taken account of	0
12/1469	The Lawns whitnash	44	0	0	44	taken account of	0
13/0231	60 Clarendon Ave nursing home to HMO 14	14	0	0	14	Oversight but probably a loss - 12 bed spaces (8 units) to 14 bed HMO (3.5 units) - add to 13/14	<u>-4</u>
13/0345	Treharrock, Valley Road, Lillington	17	17	0	0	permission expired	0
13/0436	Former Fire Station Albert Street Warwick	12	0	0	12	taken account of	0
13/0644	86, Saltisford Wk, apartments	11	0	0	11	Oversight - include in 2013/14 completions	<u>11</u>
13/0897	Parmiter House Arlington Avenue Leamington Spa	51	0	0	51	taken account of	0
13/0941	Park view 62 bed care home, Priory Road warwick 2/3 x 63=42	41	0	0	41	taken account of	0
13/1204	peacock hotel 149 warwick Road kenilworth 37 student hmo W	37	37	0	0	taken account of	0
14/0027	Villiers House Clarendon Avenue Leamington Spa	44	0	0	44	taken account of	0
14/1500	Ph1 Earl Rivers retirement village 48 care rooms take 2/3rds	32	0	32	0	taken account of	0
15/1761	Land On The West Side of Southam Road, Radford Semele	25	25			Apr/May 16 Commitment	0
16/0196	land south of Offchurch Lane, Radford Semele for 150 dwelling	150	150	0	0	Apr/May 16 Commitment	0
16/0279	Seven Acre Close, Bishop's Tachbrook	50	50	0	0	Apr/May 16 Commitment	0

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16/0407	Waterloo House, Bath street, Leamington	17	17			2016/17 monitoring year	0
16/0482	Former Dairy Crest Depot , Quarry Street, Milverton	18	18			2016/17 monitoring year	0
		2338	584	88	1666		
	<u>SUM of sites over 10</u>	<u>1827</u>	<u>478</u>	<u>52</u>	<u>1297</u>		<u>14</u>