

Warwick District Council

PROVISION OF A MIX OF HOUSING

June 2018



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Introduction

1. Geography

- 1.1 Warwick district covers an area of approximately 110 square miles in the southern part of Warwickshire with around 58,700 households (137,600 people). The area includes the towns of Kenilworth, Leamington Spa, Warwick and Whitnash, which together accommodate around 80% of the population while the remainder live in a number of 'growth villages' or small rural villages many of which are in the green belt. The district is bordered to the south and west by Stratford-on-Avon district, to the east by Rugby borough and to the north by Solihull metropolitan borough and the City of Coventry.
- 1.2 The district is in a central part of the country with good strategic transport links. The M40 runs across the area providing direct access to London and the south-east, and indirect links to the north-west and Scotland via the M6 and to the south-west via the M5. There are junctions of the M1 and A14 outside the district near Rugby, providing links to the north and east. There are good rail links to the rest of the West Midlands, especially Birmingham and to London. The route for the new high-speed rail line "HS2" passes through the district.
- 1.3 The 2011 Census provides a rich source of data which helps to build a picture of the district and how it differs from, or is similar to, other councils in Warwickshire, the West Midlands region and the country as a whole. The majority of data for this document is derived from the census and from projections based upon it.

2. Population

- 2.1 The district has the largest population in Warwickshire and the population density of 4.9 people per hectare is the second highest in the county and is above both national and regional averages. The population grew between 2001 and 2011 by over 9%; a faster rate than England and Wales and the West Midlands and second only to Rugby in the county.
- 2.2 In terms of age profile Warwick is not significantly different: the average age of the population at 39.7 is close to the national average (but the lowest in Warwickshire) while in fifteen-year age bands the only noticeable variations are slightly fewer people aged 0 to 14 and slightly more people aged 30 to 44.
- 2.3 The district has the highest proportion of "non-White-British" people in the county at 16.6% but this is still lower than nationally or regionally. The largest ethnic groups in the district after White-British are "Asian/Asian British: Indian" (4.9%) and "Other White" (4.2%). Rugby (11.7%) and Warwick (11.6%) have the highest proportions in the county of people who have come from abroad but these percentages are still below the national average.
- 2.4 The types of household in the district show some interesting differences with the national, regional and county picture: the district has one of the highest proportions of full-time students in the country (among the top 10%) and this feeds into an above average number of single-person households: the highest in the county. As a consequence the district has the lowest proportions in the county for each of the following categories: married/civil partnership; separated; divorced; and widowed.

3. Economy

- 3.1 The area overall is an affluent one but with some minor pockets of deprivation. The local economy is diverse but three sectors account for over 60% of employment: “public administration, education and health”; “financial and other business services”; and “wholesale and retail, including motor trades”.
- 3.2 Compared to national and regional rates the unemployment rate is considerably lower and has been throughout the period from 2004 to the present while average earnings for employees living in the district are higher at £32,582 in 2015.
- 3.3 The level of vehicle ownership at 81.5% is relatively high: the proportion of people travelling to work by car (44%) is also higher than regional and national averages but is the lowest in Warwickshire. However over 10% of people travel to work on foot or by bicycle, the highest in Warwickshire and well above the national and regional rates.

4. Social indicators

- 4.1 According to government figures the district is ranked 267th out of 326 local authority areas in England for deprivation, where 1st would be the most deprived. In creating this ranking relatively small areas are also considered and one such area in the district, Lillington East, was ranked in the 10% most deprived areas of England.
- 4.2 Some 53% of households were not deprived in any sense, the highest figure in the county, 10% higher than the national average and 13% higher than the West Midlands. Only 17% were deprived in more than one way compared to 24% nationally and 27% regionally.
- 4.3 The population of the district is relatively healthy with 84.5% of the population being in good or very good health, the highest in the county and better than the national and regional averages. This is also true of the narrower age band: those aged 16 to 64.
- 4.4 The Department of Health profile for Warwick, 2015 stated that “The health of people in Warwick is generally better than the England average. Deprivation is lower than average, however about 10.3% (2,400) children live in poverty. Life expectancy for both men and women is higher than the England average.” Across 30 different indicators Warwick was “significantly better than the England average” on 18 indicators and not significantly different on the remaining 12. Local health priorities were identified as addressing alcohol misuse, smoking in pregnancy, and tackling obesity.

5 National Policy

The National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) sets out thirteen requirements for achieving sustainable development. One of these includes advice about “delivering a wide choice of high quality homes”. Included within this section is a requirement for local authorities to widen opportunities for home ownership and create sustainable, inclusive and mixed communities by:
- planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes), and
 - identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (paragraph 50)
- 5.2 Paragraph 159 of the NPPF sets out how local authorities should use a proportionate evidence base. It states that, with regard to housing, local authorities should assess their full housing needs in a Strategic Housing Market Assessment (SHMA), working with neighbouring authorities where appropriate. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which “addresses the need for all types of housing, including affordable housing and the needs of different groups in the community”.

National Planning Practice Guidance

- 5.3 The National Planning Practice Guidance (NPPG) states that the primary purpose of identifying housing need is to identify the future quantity of housing needed, including a breakdown by type, tenure and size. The PPG expands upon this by stating that plan makers should examine current and future trends of:
- the proportion of the population of different age profile;
 - the types of households (e.g. singles, couples, families);
 - the current stock size of dwellings;
 - the tenure composition of housing.
- 5.4 NPPG states that this information should be drawn together to understand how age profile and household mix relate to each other, and how this may change in the future. Plan makers should look at the household types, tenure and size in the current stock and in recent supply and assess whether the continuation of these trends will meet future needs. NPPG expands upon this process by discussing in more detail the needs for private sector housing, self-build homes, family homes, homes for older people and the needs of households with specific needs.

6. Local Policy

Previous Local Plan (2006 – 2011)

6.1 Policy SC1 of the former Local Plan expected to achieve a greater choice of housing. It stated that:

“Residential development will not be permitted unless it makes provision for a range of sizes and types of dwelling in all appropriate cases”.

This policy predated the NPPF and NPPG, however, the stated purpose of the policy was to “achieve greater diversity in the size, type and affordability of dwellings permitted on a site. This enables greater choice of housing to meet the requirements of the whole community and also contribute towards creating more interesting and diverse environments”. The policy justification went on to say that “the Council is keen that new housing is designed to meet the needs of the whole community”. These are similar aims to those of the NPPF which requires local authorities to deliver a wide choice of homes and address the needs for all types of housing and the thrust of this approach is repeated in the adopted Local Plan (2011 – 2029).

Warwick District Local Plan (2011 – 2029)

6.2 Adopted in September 2017, the Local Plan makes it clear in Policy H4 that a suitable mix of market housing is to be provided in the district to meet identified need.

Policy H4

H4 Securing a Mix of Housing

1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, in accordance with the latest Strategic Housing Market Assessment.

In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:

- a) physical constraints, such as those associated with small sites of less than 5 houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies;
- b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low/ medium densities may not be appropriate;
- c) sites with severe development constraints where housing mix may impact on viability;
- d) sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and
- e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment which is a more appropriate indication of housing need.

- 6.3 The explanatory text for this policy explains “This policy will aim to ensure that housing development sites deliver a range of (general) housing sizes and types which reflects the needs of the District over the plan period taking into account the current housing stock and the following projected demographic changes:
- higher proportions of flats/maisonettes and of detached houses than the Coventry and Warwickshire Housing Market Area, England and the West Midlands; and
 - higher proportions of 1-bed, 2-bed and 4+ homes than the Housing Market Area
 - a significantly higher proportion of privately rented homes than the Housing Market Area, England and the West Midlands
 - a projected increase in the number of people with mobility problems of about 2,900 persons over the plan period.”
- 6.4 The evidence for the mix of housing required in Warwick District can be found in the Coventry and Warwickshire Joint Strategic Market Housing Assessment (JSHMA) 2013, which states that in Warwick District, the house sizes for which there was considered to be the greatest need was 3-bed homes (40-45% of total new homes) followed by 2-bed homes (30-35% of total new homes). In general the assessment concluded that providing smaller and medium-sized properties will help to meet local needs.
- 6.5 Paragraph 4.48 of the Local Plan states that “in rural areas, developments will be expected to provide a mix of housing in accordance with a local village or parish housing needs assessment, where an up-to-date survey exists. If no such survey exists, the housing mix should reflect the District-wide assessment of need. If the scheme is able to meet all the needs identified in the village or parish assessment, the balance of homes should reflect the District-wide assessment of need.”
- 6.6 Paragraph 4.45 of the Local Plan states that “The Council considers that it is particularly important that the strategic sites provide the full range of housing to meet the assessed need. This will provide greater opportunities for the whole community to live near their place of work in modern, energy efficient homes and to reduce out-commuting. Furthermore, modern, new-build homes on sites with a range of community facilities are popular for first-time buyers and it is the aim of national planning policy to increase the opportunities for home ownership.”
- 6.7 Paragraph 4.47 of the Local Plan advises developers that “The housing market in this District is traditionally buoyant in all sectors. Where developers are reluctant to include certain proportions of house types in residential schemes on the basis that market conditions indicate a lack of marketability, they will be required to provide robust evidence that the homes are not marketable.”
- 6.8 Paragraph 4.48 deals with the rural areas of the district “In rural areas, developments will be expected to provide a mix of housing in accordance with a local village or parish housing needs assessment, where an up-to-date survey exists. If no such survey exists, the housing mix should reflect the District-wide assessment of need. If the scheme is able to meet all the needs identified in the village or parish assessment, the balance of homes should reflect the District-wide assessment of need.
- 6.9 There is a list of relevant local village or parish housing needs assessments at Table 4 below. These should be used, where current, to inform the local need for certain types of housing.
- 6.10 Policy H2 of the Local Plan deals with the provision of affordable housing on new developments

Policy H2

H2 Affordable Housing

Residential development on sites of 11 or more dwellings or where the combined gross floorspace is more than 1,000 sq m will not be permitted unless provision is made for 40% affordable housing. The amount of affordable housing, the form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations.

Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles:-

- a. the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;
- b. the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information;
- c. the accommodation provided will be genuinely available to those households who have been identified as being in housing need;
- d. the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces;
- e. the affordable housing will meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework (NPPF) in terms of tenure, eligibility and provider. If the NPPF is replaced by later national guidance while this policy H2 remains in force then, at the time of consideration of a planning application, the definition of affordable housing shall be taken to be as defined by such later national guidance.
- f. the affordable housing will be built within an agreed timescale; and
- g. the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.

The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.

6.11 Again, the evidence for the mix of housing is to be found and is evidenced by the JSHMA. In Warwick District, the need was assessed to be 268 new affordable homes each year between 2013 and 2031. This is equivalent to a total of 4,288 homes, or 37% of the total, to be provided over the remaining plan period.

6.12 It is very important that the housing mix in new developments reflects local need and does not seek to replicate what is already there. This is particularly important in villages and areas of large 4+ bed housing where it has been shown that there is a need for smaller family homes.

6.13 Exceptions to the general guidance on mix will be considered where there are local circumstances which demonstrate otherwise and these will be evidenced by a local housing needs survey.

6.14 The Local Plan directs housing towards the four urban areas and to 10 growth villages and 24 limited infill villages

7. Previous Guidance

Warwick DC Guidance on the Mix of Market Housing 2013

7.1 The Guidance on the Mix of Market Housing, published in 2013 aims to advise developers on the mix of market housing that will best meet local needs and so ensure that sustainable developments are achieved in line with both the NPPF and the Local Plan. The Guidance is not prescriptive, but the Council expects developers to have regard to the mix in designing housing developments in order to comply with policy. The evidence for the housing mix is taken from the Warwick District Strategic Housing Market Assessment 2012 (G L Hearn).

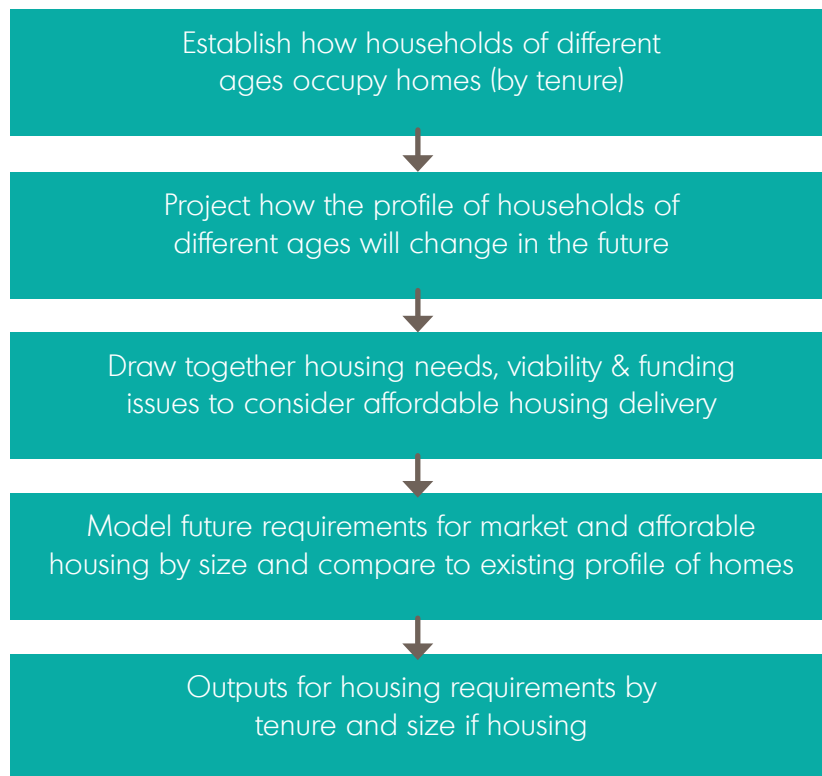
7.2 The Guidance is considered to be essential in order to ensure that the housing needs of certain sectors of the community are adequately catered for. The district is an attractive place in which to live, within easy commuting distances of the West Midlands conurbation and with good road and rail transport access to London. It is a relatively affluent area with higher than average wage levels, higher than average house prices, a strong housing market but a serious affordability gap.

7.3 Recent trends in the housing mix on new developments have shown a bias towards larger 4- and 5- bed homes at the expense of 1, 2 and 3- bed homes contrary to the NPPF. The evidence from Housing Market Assessments has consistently shown that the greatest need in the District is for small to medium family homes and, in particular, 3-bed homes. Further, evidence from the SHMA shows that older people are living in the family home longer (as life expectancy increases) but those in 4+bed homes will be more likely to downsize. This will release a stock of 4+bed homes for growing families but place greater demand on 3-bed homes.

7.4 The SHMA made use of a Housing Market Model which is able to project the requirement for different types, sizes and tenures of market and affordable homes separately.

7.5 The Housing Market Model utilised in the SHMA analyses the types and sizes of homes occupied by different household types. It looks at past and current trends along with the demographic data to show the likely composition of households in the future. The results are set against the profile of the existing housing stock in order to determine what types and sizes of homes are likely to be required in future developments. The methodology, illustrated below, reflects the requirements of the NPPG as set out above.

Figure 1 Summary of Housing Market Model



7.6 The Warwick District Guidance on the Mix of Housing 2013 includes the estimated housing requirements for market housing as set out in Figure 8.11 of the SHMA 2012. (Separate requirements for affordable housing tenures are set out in the SHMA but the Guidance is only concerned with the market housing element).

7.7 A Joint Coventry and Warwickshire Strategic Housing Market Assessment (Joint SHMA 2013) was published in November 2013. This was completed by the same consultants that produced the Warwick SHMA in 2012 using the same methodology for estimating future housing requirements. The main difference between the results of both SHMAs is that the later evidence shows a need for fewer 1-beds and more 2-beds.

Table 1 Warwick SHMA 2012 and Joint SHMA 2013:

Future Requirements for **Market** Housing

Dwelling Size	SHMA 2012 (% Dwellings)	Joint SHMA 2013 (% Dwellings)
1-beds	7.3	5.9
2-beds	25.9	29.4
3-beds	43.0	41.1
4+ beds	23.7	23.7

Evidence of need used to calculate mix

8 Housing Mix

8.1 **2013 Coventry and Warwickshire Joint Strategic Housing Market Assessment** demonstrates that over the whole of Warwick district there is a need for the following mix in market and affordable housing:

Table 2 JSHMA guidance on housing mix for Warwick DC by size of property

	One bed	Two bed	Three bed	Four bed
Market mix	5 – 10%	25 – 30%	40 – 45%	20-25%
Affordable mix	30 – 35%	25 – 30%	30 – 35%	5 – 10%

Evidence Base

8.4 The above table was compiled using the available data from the 2011 Census which shows that the population of the district was 137,600 people comprising 58,700 households so that the average household size was 2.34 persons. Across the whole of Coventry and Warwickshire there is an objectively assessed need for 4,272 new homes per annum from 2011 to 2031. Of this total Warwick district needs 600 new homes per year.

8.5 Housing in the open countryside is restricted to five defined circumstances, one of which is on a site that would meet a local need identified by a parish-level assessment – known as a “rural exception” site. These are the sites for which the rural housing needs surveys provide the necessary supporting evidence.

8.6 The plan requires that sites with 11 or more dwellings should include 40% affordable housing on site although there may be rare instances where offsite provision or payment of a financial contribution may be accepted instead. The mix of affordable housing required on these sites in terms of size of property (i.e. number of bedrooms) is based upon the findings of the JSHMA although some adjustments are made to the size requirements in response to the finding in the JSHMA about the lack of sustainability of one-bedroom accommodation. At the current time tenure requirements are expressed in terms of social rented, affordable rented and shared ownership.

8.7 The Warwick district housing need, based on the data from the Census, was calculated by looking at a number of factors:

- Demographic
- Economic
- Market
- Affordability
- Needs

8.8 Property Type

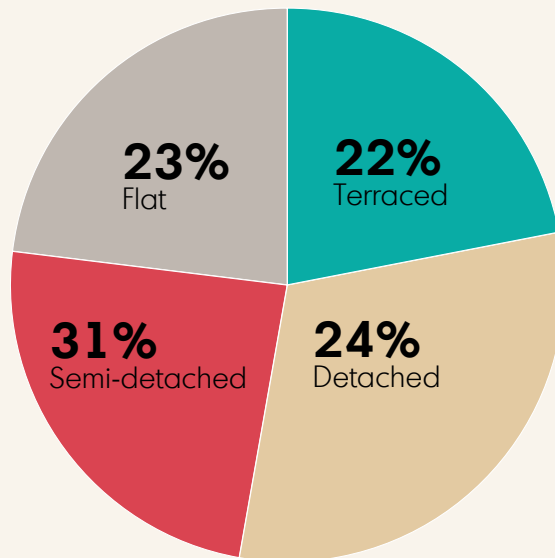
Existing property types (Census 2011)

Chart 1 - Homes in Warwick DC by property type, 2011

Key points

This profile is very different from the rest of Warwickshire.

18.5% of the stock is flats or maisonettes and a further 4.6% is flats in converted or shared houses, easily the highest in the county on both indicators: the overall figures for Warwickshire are 12.5% and 2.2% respectively.



8.9 Property Size

Chart 2 shows the distribution of properties in the district in 2011 by number of bedrooms and the key points box flags up some significant differences with the rest of the county.

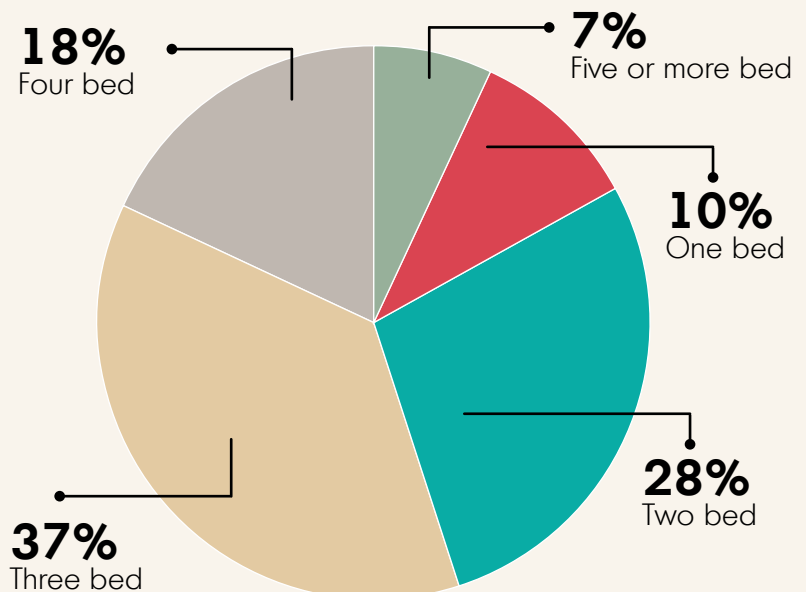
Homes by Size (2011 Census)

Chart 2 - Homes in Warwick DC by property size, 2011

Key points

In Warwickshire this district has:

- the highest proportion of one-bed properties and of two-bed properties;
- a significantly smaller proportion of three-bed properties;
- the second highest proportion of properties with more than three bedrooms;
- the most balanced mix of properties in the county



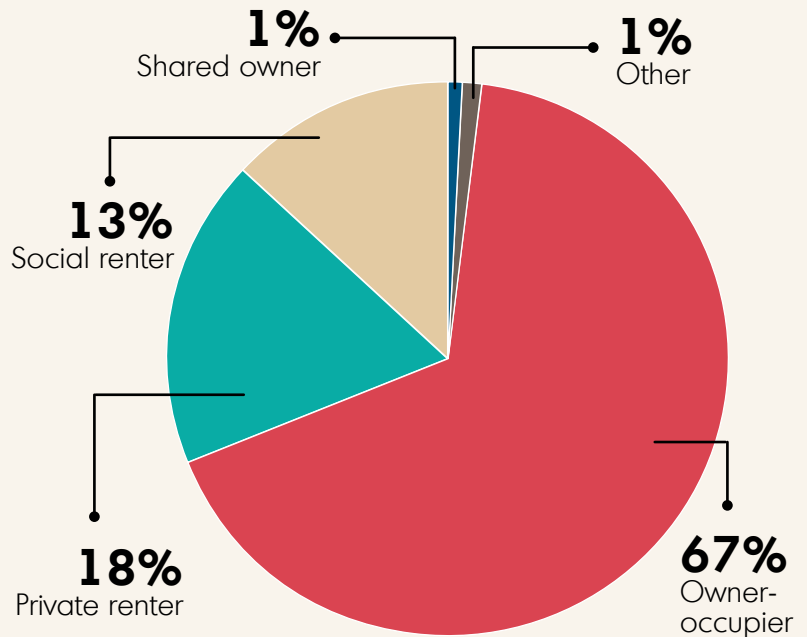
8.10 Tenure Type

Chart 3 - Homes in Warwick DC by tenure type, 2011

Key points

Warwick differs from the rest of the county in that it has the lowest rate of owner-occupation (67%) and the highest rate of private renting (18%), both figures being higher than the national averages.

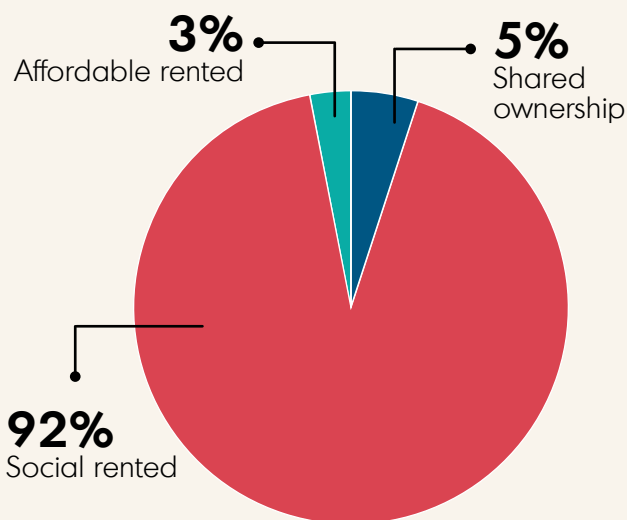
The amount of social rented housing (13%) is the second lowest in Warwickshire and around 4% below the national average.



8.11 Affordable Housing

Affordable housing by tenure

Chart 4 - Affordable housing by tenure type

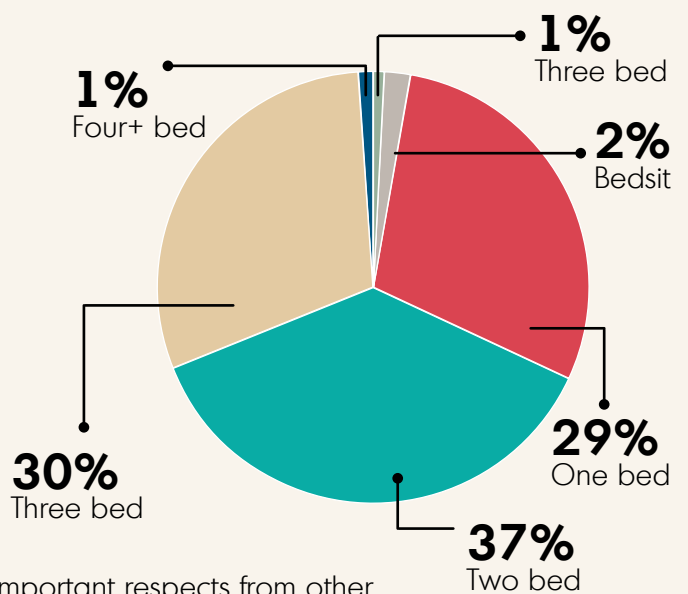


Summary

The housing stock of the district differs in many important respects from other nearby councils and from the national and regional housing stock with:

- Noticeably higher proportions of flats and one- and two-bed properties;
- A larger private rented sector;
- Mostly post-war housing in good condition on census indicators;
- A much smaller proportion of low value properties.

Chart 5 - Affordable housing, rented homes by size



(Census 2011)

Market Housing

House prices:

8.12 Approximately 67% of houses in the district are owner-occupied and those for sale demonstrate a very buoyant market with high and rising prices for all property types.

Table 3 Warwick District House Prices

Average price by type of property in Warwick District: Mar 2017 to Mar 2018

Date	All Property Types	Detached	Semi-det	Terraced	Flats/ Maisonettes
Mar 2017	£289,330	£497,251	£298,058	£251,291	£195,674
Apr 2017	£289,829	£497,408	£298,292	£251,634	£196,561
May 2017	£292,766	£501,031	£301,915	£254,091	£198,832
Jun 2017	£293,563	£500,522	£302,817	£255,424	£199,589
Jul 2017	£297,546	£506,544	£307,393	£258,872	£202,327
Aug 2017	£300,055	£511,359	£309,741	£261,796	£203,359
Sep 2017	£301,691	£515,982	£311,532	£263,044	£203,775
Oct 2017	£302,674	£518,889	£312,774	£263,952	£203,736
Nov 2017	£304,026	£522,484	£314,732	£264,468	£204,275
Dec 2017	£306,907	£527,843	£318,052	£266,766	£205,988
Jan 2018	£302,601	£521,223	£313,508	£262,929	£202,900
Feb 2018	£307,297	£531,464	£317,678	£267,303	£205,469

(Land Registry)

Housing Need

8.13 There are a number of key issues that indicate that there is a substantial need for more housing across the district:

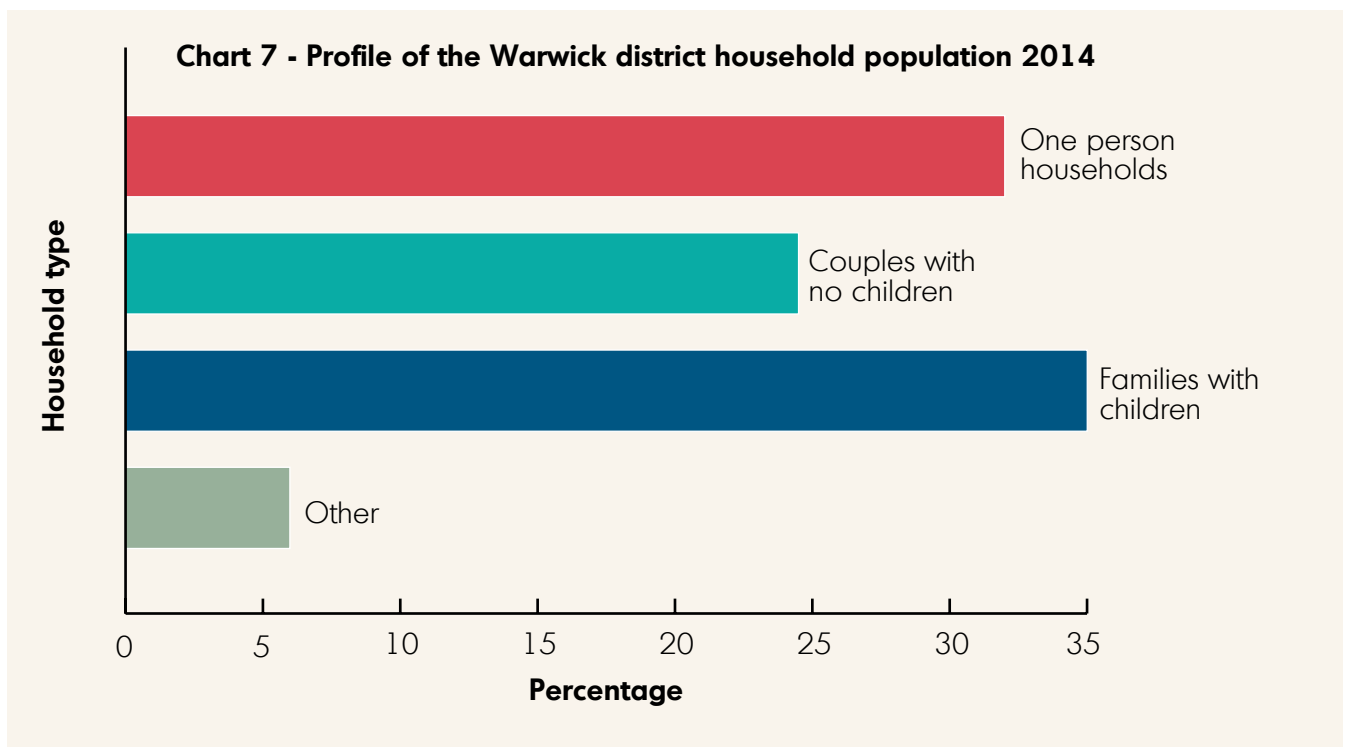
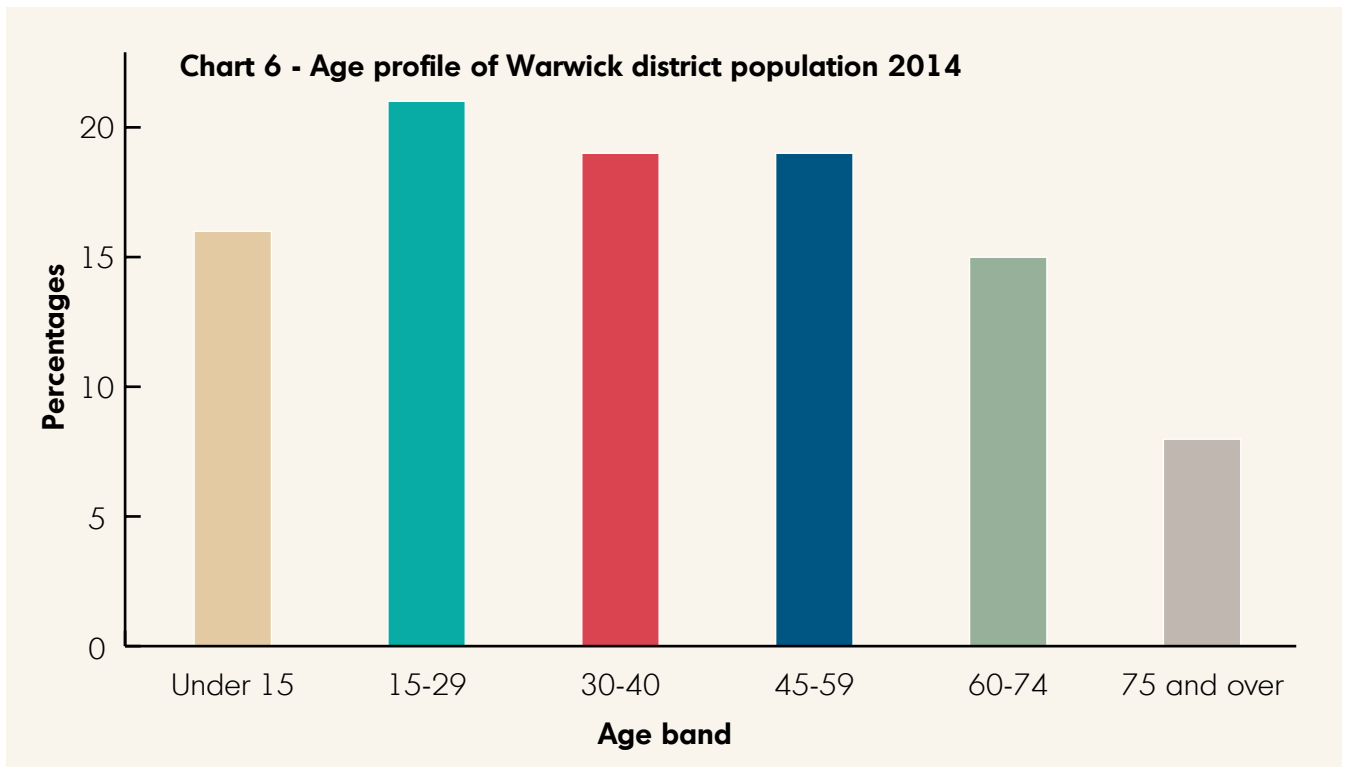
- Demographic forecasts of population growth;
- A very expensive local housing market – a large private rented sector, high rent levels and high house prices;
- High numbers of people on the council housing register.

Further information on each of these issues is set out in this section which again draws heavily upon the JSHMA and associated update.

Demographic Forecasts

8.14 At the 2011 Census, the population of the district was 137,600 people, comprising 58,700 households giving an average household size of 2.34 persons. The population is projected to grow by a further 12.6% from 2011 to 2031 to 155,100 forming an additional 11,600 households (19.8% growth) with average household size falling to 2.2 people suggesting a big increase in single-person households. Looking at the change in population in each 15-year age band it is clear that the biggest increases are at the older end of the spectrum

The following two charts illustrate age and household profiles at 2014

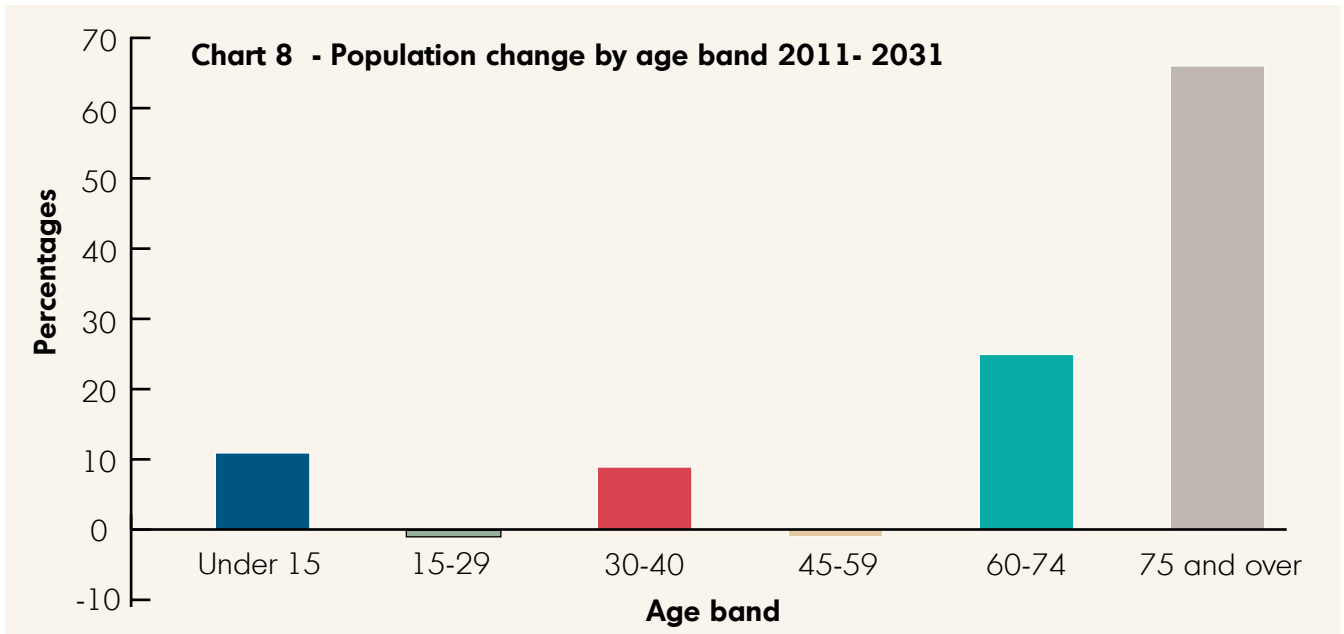


8.15 An important facet of the household population of the district that is not clear from the above chart is the number of students in the district. Full-time students account for 1.7% of households and are included in the "Other" category above. This is almost three times the national figure of 0.6% and puts Warwick in the top 10% of districts for students nationally.

The population grew by 9.3% between the two censuses of 2001 and 2011 while the growth in households was 9.9% over the same period.

8.16 In the 13 years from 2001/02 to 2013/14 the components of population growth were:

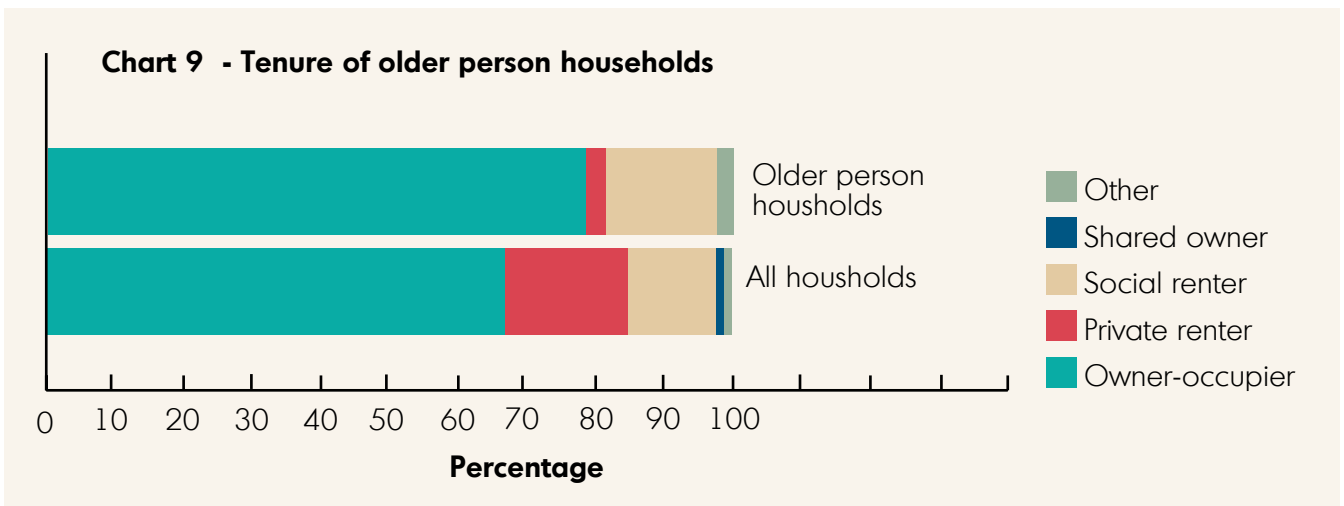
- 43% due to net internal migration (people moving to/from other parts of the country);
- 31% due to natural change (births and deaths); and
- 26% due to net international migration (people moving to/from other countries).



Older people

8.17 At 28% in 2011 Warwick has the smallest proportion of population aged 55 or more in the housing market area. This is projected to increase by 37.6% by 2031.

8.18 As regards the current tenure of older person households the following chart shows the breakdown compared to the district as a whole.



This increase in the older population will bring with it an increase in the number and percentage of people with dementia and mobility problems. Looking to 2031 the increases are projected to be 81.1% for dementia and 66.3% for mobility. Residential property will need to be able to provide for these conditions.

Rural Housing Need

8.19 The district council also commissions localised parish level housing needs surveys to assess the level of need across the rural area. Warwickshire Rural Community Council carries out the studies in co-operation with the parish councils. In response, the council considers whether an exception to planning policy could be justified to provide affordable housing on a site that would not normally gain planning permission and trigger the rural housing allocations policy in that parish. The surveys are considered to have a 'shelf life' of five years. The following parishes have adopted their surveys:

Table 4 – Identified parish level housing needs

Parish	Date of Housing Needs Survey	Housing need numbers	
		Affordable	Market
Baddesley Clinton	January 2012 (out of date)	2	0
Barford, Sherbourne & Wasperton	March 2014	8	7
Bishops Tachbrook	January 2014	5	11
Bubbenhall	January 2017	3	5
Budbrooke	March 2014	7	8
Burton Green	June 2013 (out of date, new one in preparation)	1	8
Cubbington	March 2016	6	3
Hatton	June 2014	7	6
Lapworth	June 2016	3	2
Leek Wootton & Guy's Cliffe	February 2013 (out of date)	6	0
Norton Lindsey	2017	0	3
Radford Semele		5	2
Rowington	October 2014	8	4
Shrewley	December 2014	1	0
Stoneleigh & Ashow	February 2016	2	2

Details of house types required can be found in Table 7 below

Housing Requirements & Supply

Table 5 Housing Requirements

Requirement			
Component	Annual Requirement	20 year requirement (2011-2031)	18 year requirement (2011-2029)
Warwick OAN	600	12,000	10,800
Warwick's share of Coventry's Unmet Need	332	6,640	5,976
Total	932	18,640	16,776

Table 6 Supply

Supply	
The housing requirement of 16,776 new homes between 2011 and 2029 will be met from the following categories:	
Sites completed between 1st April 2011 and 31st March 2016	2,051
Sites with outstanding planning permission at 1st April 2016	6,933
Commitments (major sites) April and May 2016	225
An allowance for windfall sites coming forward between April 2015 and March 2029	1,010
Small urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable	266
Consolidation of existing employment areas and canalside regeneration	200
Sites allocated in the Local Plan (Policy DS7)	6,454
Total	17,139

Housing Mix According to Location

8.20 Although Table 2 above gives JSHMA guidance on the housing mix for Warwick DC by size of property, this does not allow for differences within the district according to the exact location. It is clear that the housing mix for a town like Leamington Spa is going to be different to that for a growth village such as Barford.

8.21 Many of the villages have commissioned surveys to assess their local housing need. These surveys are carried out by the Warwickshire Rural Community Council. The latest versions of these housing needs assessments are listed in table 7 below.

Table 7 Village requirements by house type (as at April 2018)

<p>Ashow & Stoneleigh (2016) Housing association rent 2 x 2 bedroom house Owner occupier housing 1 x 2 bedroom house Owner occupier housing 1 x 2 bedroom bungalow</p>
<p>Baddesley Clinton (Jan 2012) No update Rent 1 x 2 bedroom Rent 1 x 3 bedroom</p>
<p>Baginton (Feb 2008) No update Rent x 12 Shared ownership x 5</p>
<p>Barford, Sherbourne & Wasperton (Dec 2013) Housing Association rented: 1 x 2 bedroom house 1 x 2 bed bungalow or flat Housing Association shared ownership 1 x 2 bed house 1 x 2 bed house or bungalow 1 x 2 bed flat or house 1 x 4 bed house Owner/occupier 2 x 3 bed house 3 x 3 bed house or bungalow</p>
<p>1 x 3 bed bungalow 1 x 3 or 4 bed house Wasperton - Housing Association rented 1 x 3 bedroom house Housing Association shared ownership 1 x 2 bed house)</p>
<p>Beausale No building sites available. Do not consider worth having survey</p>

Bishop's Tachbrook (January 2014)

Rented

2 x 2 bedroom house

2 x 3 bedroom house

Shared Ownership

1 x 1 bedroom bungalow

Owner Occupier

3 x 2 bedroom house

7 x 4 bedroom house

1 x 4 or 5 bedroom house)

Blackdown Do not want or need housing needs survey

Bubbenhall (January 2017)

Housing association rented

1 x 2 bed house

1 x 3 bed house

Housing association shared ownership

1 x 1 bed flat/apartment

Owner occupier

2 x 2 bed bungalow

1 x 3 bed bungalow

1 x 3 bed house

1 x 4 bed bungalow

Budbrooke (Hampton Magna) (April 2014)

Housing Association rented

1 x 1 bed flat

3 x 2 bed house

Housing Association shared ownership

1 x 1 bed flat

2 x 2 bed house

Owner/occupier

1 x 1 bed flat

1 x 2 bed flat

2 x 2 bed bungalow

2 x 3 bed bungalow

1 x 3 bed house

1 x 3 or 4 bed house

Burton Green (June 2013)

Rent

1 x 2 bed house,

Owner occupier

1 x 2 bed bungalow,

2 x 2 bed house,

2 x 3 bed bungalow,

3 x 3 bed house

<p>Cubbington (March 2016)</p> <p>Housing association shared ownership</p> <ul style="list-style-type: none"> 1 x 2 bed house 1 x 2 bed bungalow 1 x 2 bed flat <p>Housing association rented</p> <ul style="list-style-type: none"> 1 x 2 bed flat 1 x 2 bed house or flat 1 x 3 bedroom house <p>Owner occupier</p> <ul style="list-style-type: none"> 1 x 2 bed flat or house 1 x 2 bed flat 1 x 2 bed house
<p>Eathorpe Do not want or need housing needs survey</p>
<p>Haseley No building sites available. Do not consider worth having survey</p>
<p>Hatton (June 2014)</p> <p>Housing Association rented</p> <ul style="list-style-type: none"> 2 x 1 bed bungalow 1 x 2 bed bungalow 2 x 2 bed house 1 x 3 bed house <p>Housing Association shared ownership</p> <ul style="list-style-type: none"> 1 x 2 bed house <p>Owner/occupier</p> <ul style="list-style-type: none"> 1 x 2 bed flat 2 x 2 bed bungalow 1 x 2 bed house 2 x 3 bed bungalow
<p>Honiley No building sites available. Do not consider worth having survey</p>
<p>Hunningham Do not want or need housing needs survey</p>
<p>Lapworth (June 2016)</p> <p>Rented – housing association</p> <ul style="list-style-type: none"> 1 x 2 bedroom flat 1 x 3 bedroom house 1 x 2 bedroom bungalow <p>Owner occupier</p> <ul style="list-style-type: none"> 2 x 2 bedroom bungalow
<p>Leek Wootton & Guy's Cliffe (Feb 2013) no update</p> <p>Rent</p> <ul style="list-style-type: none"> 4 x 1 bed flats 1 x 2 bed house <p>Shared ownership</p> <ul style="list-style-type: none"> 1 x 2 bed house

<p>Norton Lindsey (2017) (part WDC) Owner occupier 1 x 2/3 bed bungalow 2 x 3 bed house</p>
<p>Old Milverton Do not want or need housing needs survey</p>
<p>Offchurch Do not want or need housing needs survey</p>
<p>Radford Semele (July 2017) Housing association shared ownership 1 x 2 bed house Housing association rented 2 x 2 bed house 1 x 3 bed house 1 x 4 bed house Owner occupier 1 x 2 bed bungalow 1 x 2 bed house</p>
<p>Rowington (Oct 2014) Housing Association rented 1 x 2 or 3 bed house 4 x 2 bed house Housing Association shared ownership 3 x 2 bed house Owner/occupier 1 x 2 bed bungalow 1 x 3 bed house 1 x 4 bed bungalow 1 x 5 bed house</p>
<p>Shrewley (Dec 2014) Housing Association rented 1 x 2 bed bungalow</p>
<p>Wappenbury Do not want or need housing needs survey</p>
<p>Weston under Wetherley Do not want or need housing needs survey</p>
<p>Wroxall Do not want or need housing needs survey</p>

8.22 Developers should note that once these local needs have been met and/or in the absence of an up to date survey, any remaining dwellings on a site should meet the general district % as set out in Table 2 above. All other areas and towns in the district should meet the general % in Table 2.

Other Areas within the district

8.23 There will be a number of design documents/masterplans produced for the larger developments allocated in the Local Plan. Where these are published, they should be checked for specific housing mix requirements. If no such guidance exists, developers should use the general district % as set out in Table 2 above.



**Warwick District Council
Riverside House
Milverton Hill
Royal Leamington Spa
CV32 5HZ**

