

Warwick District Council

# AUTHORITY MONITORING REPORT

MONITORING HOUSING AND  
EMPLOYMENT DEVELOPMENT

2017 – 2018



# Contents

## SECTION 1

06 INTRODUCTION

## SECTION 2

08 LOCAL PLANS AND SUPPLEMENTARY PLANNING DOCUMENTS

## SECTION 3

12 HOUSING TRAJECTORY

## SECTION 4

16 HOUSING DEVELOPMENT

## SECTION 5

28 MAJOR GROWTH AREAS

## SECTION 6

36 COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106

## SECTION 7

42 EMPLOYMENT LAND

## SECTION 8

50 TOWN CENTRE VACANCY RATES

## SECTION 9

52 DUTY TO CO-OPERATE

## APPENDICES

54 APPENDIX 1:  
Local Development Scheme Delivery Plan

56 APPENDIX 2:  
S106 Contributions by Type



## Executive Summary

The following table presents high-level figures for key measures, with comparisons against last year's figures and Local Plan requirements where these are available. Further information on each can be found in the relevant chapters of this report.

	2016/17	2017/18	LOCAL PLAN REQUIREMENT
<b>Neighbourhood Plans</b>			
Number of neighbourhood plans 'made'	1	1	
<b>Housing Development</b>			
Housing Land Supply	6.62 years	6.49 years	5 years
New homes delivered	1,094	1,031	1,098
Housing Delivery Test percentage (rolling three year period)		118.8%	100%
Affordable homes delivered	284	305	374
Affordable homes delivered as percentage of the total	26.0%	29.6%	40%
Homes suitable for elderly and vulnerable people delivered		0	
Purpose Built Student Accommodation bedrooms delivered		300	
Sites for Gypsies and Travellers delivered	0	0	6-8 transit 38 permanent over the Plan period
New dwellings delivered from sites on the Brownfield Register		72	
<b>Community Infrastructure Levy and Section 106</b>			
CIL Receipts		£0	
S106 Contributions paid to WDC		£3,259,916.17	
<b>Employment Land</b>			
New builds on new employment land allocations (excluding sub-regional site)	5.75ha	1.33ha	3.67ha
Net gains to employment land floorspace (including new builds, changes of use and extensions)		2,403sqm	
<b>Town Centre Vacancy Rates (quarterly figures at April each year)</b>			
Royal Leamington Spa	9.8%	6.8%	
Warwick	6.2%	4.7%	
Kenilworth	2.8%	2.5%	



## SECTION 1

# Introduction

- 1.1** The Localism Act 2011 requires the local planning authority to produce an Authority Monitoring Report. This report covers the period 1st April 2017 to 31st March 2018.
  
- 1.2** While there is no longer a requirement for local planning authorities to produce an annual monitoring report for Government, they still have an overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.



## SECTION 2

# Local Plans and Supplementary Planning Documents

- 2.1** Warwick District Council's Local Plan was adopted in September 2017. The plan covers the period 2011 to 2029.
- 2.2** The following Development Planning Documents (DPD) and Supplementary Planning Documents (SPD) are specified in the authority's Local Development Scheme:

TITLE	DETAILS
Canalside DPD	Identify areas for regeneration and areas for protection and to set out a framework for development.
Leamington Town Centre Area Action Plan	Sets out the planning framework for Leamington Town Centre including identifying areas for changes of use where appropriate.
Residential Design Guide SPD	Sets out design standards for residential developments of all sizes throughout the District.
Parking Standards SPD	Sets out parking standards for residential, commercial and other developments.
Affordable Housing SPD	Details the requirements to meet the affordable housing needs, including housing and tenancy mixes.
Self Build SPD	Sets out guidance for the provision of self build and custom build plots and how the authority intends to ensure the meeting of the required volume of plots.
East of Kenilworth Development Brief SPD	Site-specific development guidance for the major housing site allocations to the East of Kenilworth.
Purpose Built Student Accommodation SPD	Sets out the relevant policies for the development of purpose built student accommodation in the District.
Open Space SPD	Sets out the requirements for the provision of open space within developments.
Air Quality SPD	A sub-regionally produced SPD that will set out the requirements with relation to Air Quality issues.
East of Whitnash Development Brief SPD	Site-specific development guidance for the major housing site allocation to the East of Whitnash/South of Sydenham.

The anticipated delivery plan for each of these priorities can be found in Appendix 1.



## Neighbourhood Plans

- 2.3** Neighbourhood Plans are designed by local communities, to guide development in their parish or other designated area. Once adopted or 'made', these form part of the policy framework for the area. They can identify additional development sites (over and above those identified in the Local Plan) or can further guide particular aspects of development.
- 2.4** The following neighbourhood plan was 'made' during the period covered by this report:
- Baginton & Bubbenhall – March 2018
- 2.5** The following neighbourhood plans were 'made' before this:
- Whitnash – January 2016
  - Barford – October 2016
- 2.6** Two neighbourhood plans were 'made' after the period covered in this report:
- Leek Wootton & Guy's Cliffe – May 2018
  - Budbrooke – July 2018
- 2.7** The following areas are in the process of developing neighbourhood plans:
- Bishop's Tachbrook
  - Burton Green
  - Kenilworth
  - Lapworth
  - Leamington Spa
  - Old Milverton & Blackdown
  - Radford Semele

Further details on their progress can be found on the WDC website  
[https://www.warwickdc.gov.uk/info/20444/neighbourhood\\_plans](https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans)

## SECTION 3

# Housing Trajectory

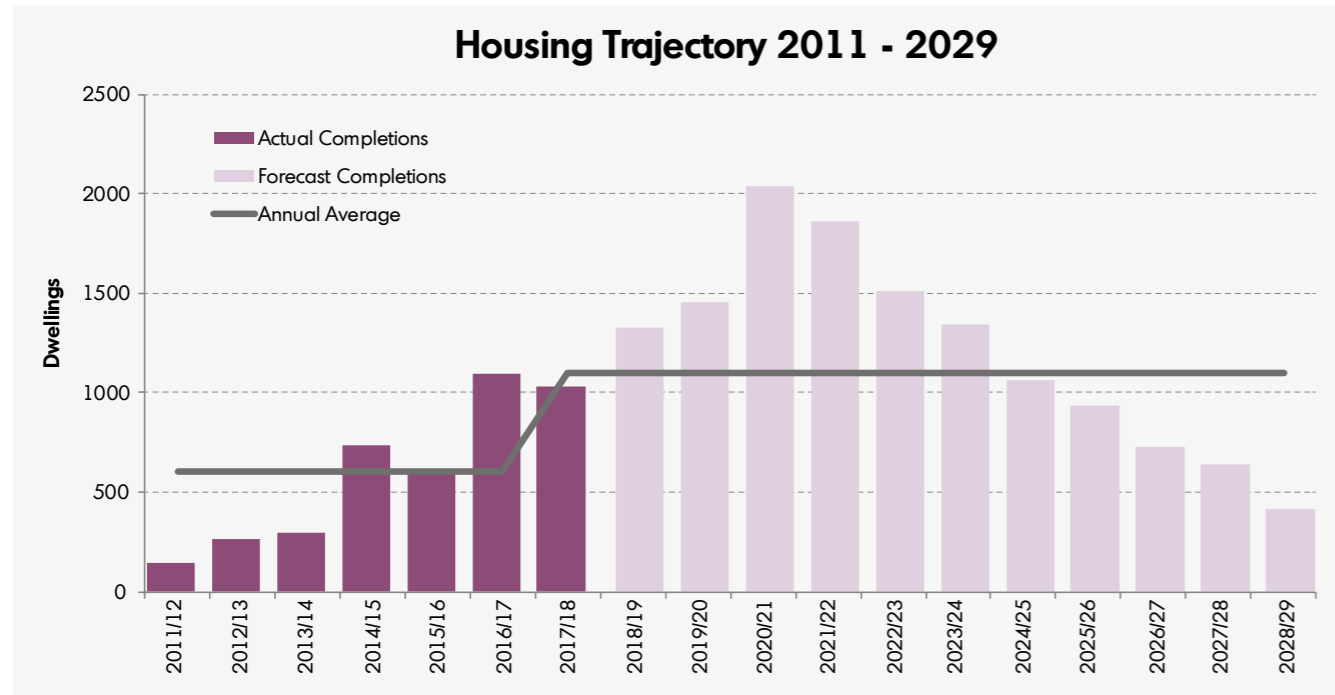
## Housing Trajectory and Housing Five-Year Land Supply

- 3.1** The Warwick District Local Plan identifies a minimum housing requirement of 16,776 new homes between 2011 and 2029, and makes provision for a total of 17,139 homes. In total the Local Plan allocates land for 10,659 homes (policy DS10). The remainder of the new housing is made up from windfall and other suitable sites (policy DS7).
- 3.2** As well as being required to meet the District's housing needs over the whole plan period, the Council is also expected to ensure that sites come forward in a timely manner and that the District has, at all times, a housing land supply of at least five years. This requires the Council to make a calculation of what is required based upon the total requirement over the Local Plan period minus any completions that have taken place since the start of the plan period. It then needs to assess how many homes are likely to be completed over the next five years (in this case from 1st April 2018 to 31st March 2023) based on sites with existing planning permission, allocated sites in the Local Plan that are expected to come forward, and other factors.
- 3.3** The Council has now published its detailed housing trajectory and five-year housing land supply calculations on its website [www.warwickdc.gov.uk/info/20376/planning\\_policy/270/monitoring\\_reports](http://www.warwickdc.gov.uk/info/20376/planning_policy/270/monitoring_reports).

In summary, this shows the following:

- In the period from 1st April 2011 to 31st March 2018 the total requirement for new homes is 4,698.
- In the same period, 4,176 new homes have been completed. 1,031 of these were completed in the last year (1st April 2017 – 31st March 2018).
- The total five-year requirement for the period 1st April 2018 to 31st March 2023 is calculated as 6,313. This equates to an annual average of 1,263 homes.
- The Council estimates that over the next five years, a total of 8,195 new homes will be built.
- This means that the Council considers that it has 6.49 years supply of housing land.

3.4 The housing trajectory can be shown graphically in the table below.



3.5 The following comments can be made on this.

- The low levels of housing completions in the first three years of the plan period were a consequence both of the recession which saw a slowdown in housing delivery nationally, and also of a housing moratorium policy which the Council applied between 2005 and 2009.
- Delivery of housing is anticipated to rise over the next few years, particularly as the major large housing allocations in the Local Plan begin to deliver new homes. The sharp rise expected in 2020/21 in particular is due to a combination of high delivery on sites that already have planning permission together with a number of major green field sites allocated in the Local Plan (including land at Kings Hill (south of Coventry) and land east of Kenilworth).





## SECTION 4

# Housing Development

4.1 The Local Plan sets out the following strategic policy relating to housing:

### DS2 Providing the Homes the District Needs

The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:

- a) affordable homes;
- b) a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and
- c) sites for gypsies and travellers.

Provision will be made for a minimum of 16,776 new homes between 2011 and 2029.

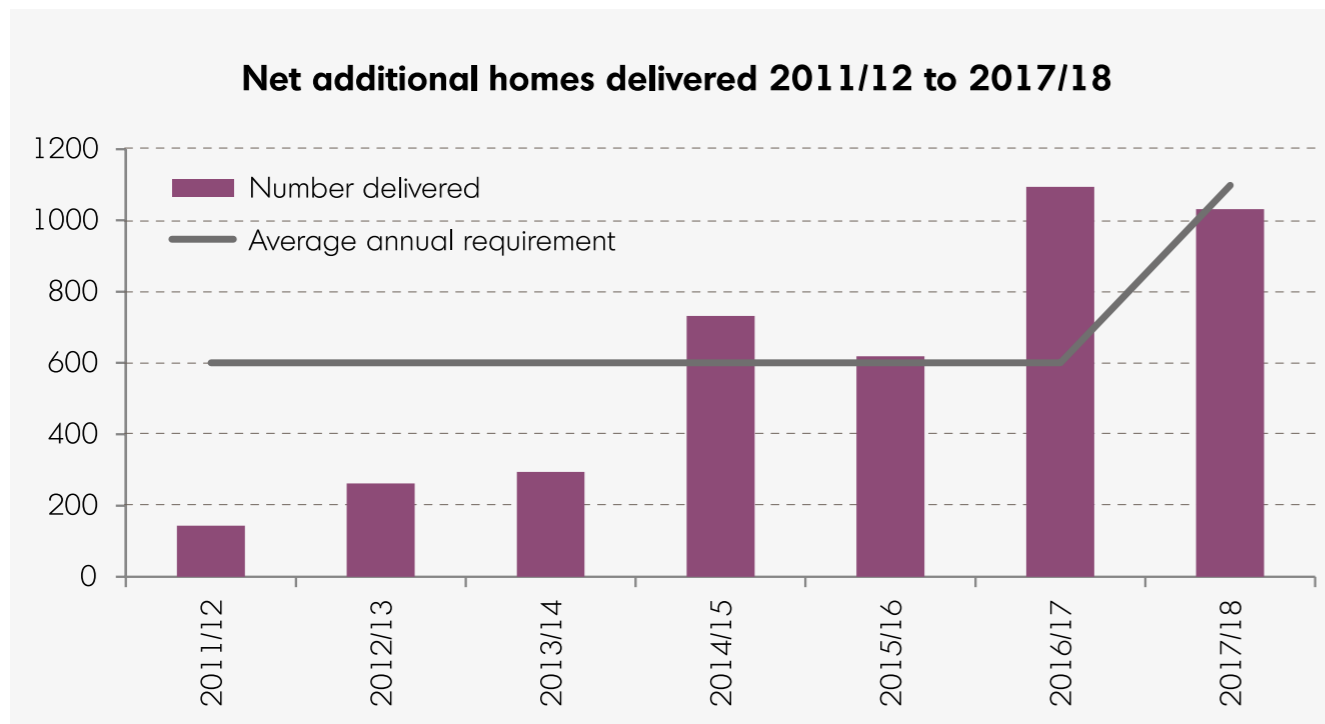
The average annual housing requirement for 2011/12 to 2016/17 is 600 new homes and for 2017/18 to 2028/29 it is 1,098 new homes.

4.2 In the period 2017/18, Warwick District Council granted 128 planning applications for new dwellings (excluding applications for changes of use).

4.3 In the period 2017/18, 1,031 new homes have been delivered. This includes an allowance for bedrooms in shared accommodation (329 student bedrooms delivered, equating to 132 dwellings – see the Housing Delivery Test section at paragraph 4.7 for further details).

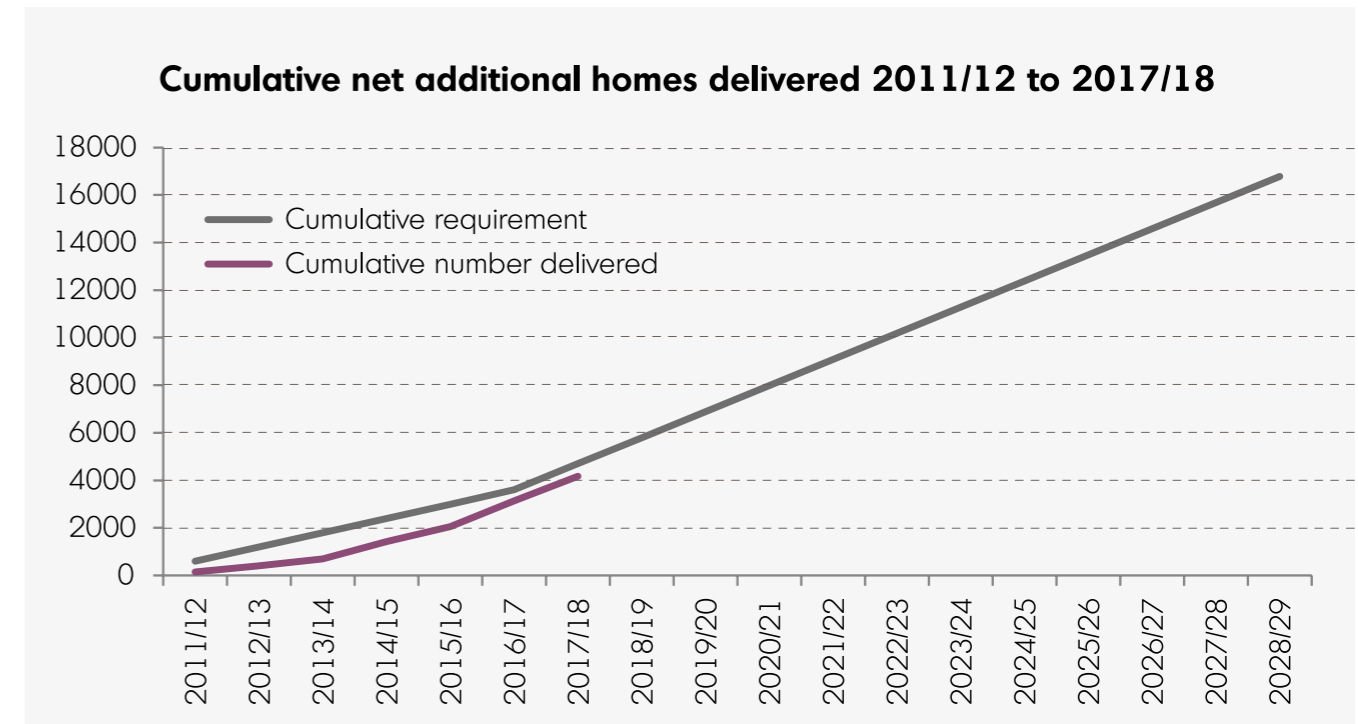
1,031 is a reduction from the 2016/17 figure of 1,094, and is less than the average annual requirement for the current year of 1,098.

NET ADDITIONAL HOMES DELIVERED								
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Average annual requirement	Yearly	600	600	600	600	600	600	1,098
	Cumulative	600	1,200	1,800	2,400	3,000	3,600	4,698
Number delivered	Yearly	144	262	294	732	619	1,094	1,031
	Cumulative	144	406	700	1,432	2,051	3,145	4,176



**4.4** The average annual requirement is not a target in the traditional sense. As can be seen in the Housing Trajectory figures (Chapter 3), delivery of new housing is projected to be considerably above or below the average annual requirement at various points in the Local Plan period. This reflects the delivery of a number of larger sites at certain points in the process.

**4.5** When looking at the cumulative figures, the number of houses delivered is below the average annual requirement, largely due to lower levels of housing delivery in the early years of the Local Plan period. The narrowing of the gap seen in recent years has not been continued this year.



**4.6** At the end of the financial year, a further 5,601 dwellings had active planning permission. 970 of these are under construction and 4,631 were not started. These figures include an allowance for bedrooms in shared accommodation (permission granted for a further 268 bedrooms with 159 of these under construction and 109 not started).

## Housing Delivery Test

- 4.7** The housing delivery test is a calculation specified by central Government to measure whether local planning authorities are meeting their requirements for housing delivery. It is a percentage measurement of net homes delivered against the number of homes required (as set out in the Local Plan), over a three year rolling period.
- 4.8** A figure of 100% would indicate the authority is meeting its housing requirement. A figure below 100% shows a failure to meet the requirement, and a figure over 100% shows a delivery in excess of the requirement.

HOUSING DELIVERY TEST	
	2015/16 to 2017/18
Housing requirement	2,298
Net homes delivered	2,730
Housing delivery test percentage	118.8%

- 4.9** For the three year period 2015/16 to 2017/18, Warwick District delivered 2,730 net new homes, against a requirement of 2,298. This gives a housing delivery test percentage of 118.8%, indicating that the district is more than meeting its housing requirement.
- 4.10** To calculate the equivalent number of dwellings provided through bedrooms in communal accommodation, two ratios are set out by central government. The number of bedrooms in student communal accommodation is divided by the average number of students in student only households in England (2.5). The number of bedrooms in other communal accommodation is divided by the average number of adults in all households in England (1.8).
- 4.11** For the purposes of these calculations, WDC has grouped all HMOs with student communal accommodation. The majority of HMOs in the district house students, and this is the more conservative of the two ratios. Treating HMOs in this way means that all the communal accommodation in the 'other' category is residential care homes.
- 4.12** These assumptions and ratios have been applied to all other presentations of housing delivery figures for 2017/18. Note that housing delivery figures for the years 2015/16 and 2016/17 found elsewhere in this report do not use these newly mandated ratios; as such they will not sum to the three-year figure given in the above table.



## Affordable Homes

- 4.13** Warwick District needs 280 new affordable homes each year during the Local Plan period. In addition, the Council has reached an agreement with Coventry City Council to accommodate 94 affordable dwellings per annum towards Coventry's affordable housing need. In total this means Warwick District needs to accommodate 374 affordable dwellings per annum, which equates to 40% of the average annual housing requirement of 932.
- 4.14** In 2017/18, 305 affordable homes were delivered in the district, which equates to 29.6% of the 1,031 dwellings delivered. This is an increase on the 284 delivered in 2016/17 (26.0% of the 1,094 delivered that year) but does not meet the requirement of 374 or 40% of the total.

AFFORDABLE HOUSING DELIVERED		
<b>Tenure</b>		
	Social rented	115
	Affordable rented	89
	Shared ownership	101
<b>Property type</b>		
	Houses	263
	Flats	24
	Bungalows	18
<b>Property size</b>		
	1 bedroom	35
	2 bedroom	154
	3 bedroom	98
	4 bedroom	18
<b>Total</b>		
	Affordable housing delivered	305
	Affordable housing as a percentage of the total housing delivered	29.6%

## Homes Suitable for Elderly and Vulnerable People

- 4.15** There are two usage classes which are relevant here:
- C2 Residential institutions: Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
  - C3(b): Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- As the C2 class also covers uses that are not directly relevant to this topic, developments from this class have been included in the figures below on a case-by-case basis.
- 4.16** No dwellings suitable for elderly and vulnerable people were delivered in 2017/18, but 80 were under construction and there is active permission on a further 65. These were all in the C2 class. These figures include an allowance for bedrooms in care homes and residential institutions.
- 4.17** The allowance for bedrooms in care homes under construction relates to 74 bedrooms under construction and 18 bedrooms lost to a development under construction, giving a net gain of 56 bedrooms. This equates to 31 of the 80 dwellings under construction.
- 4.18** No dwellings in the C3(b) class were delivered or under construction.

## Purpose Built Student Accommodation

- 4.19** Purpose Built Student Accommodation (PBSA) is normally in the form of a single block of residential accommodation used solely in term time by students in full time education at the University and Colleges in the area. The accommodation can comprise a mix of cluster flats, which normally contain around 6 bedrooms, a communal lounge and bathroom; and studio flats, a single room of accommodation containing bed space, living space and en-suite facilities. The accommodation often includes communal common and laundry rooms at ground floor level.
- 4.20** In comparison, a House in Multiple Occupation (HMO) is generally a house or flat shared by an unrelated group of people. Usually they have their own bedroom and share the bathroom and / or kitchen facilities. Where 3 or more unrelated people share a house or flat in this way it is defined as an HMO. It does not include a house converted to self-contained flats. Note that many HMOs also house students.
- 4.21** In the period 2017/18, four sites had active planning permission for Purpose Built Student Accommodation. These sites are all in Royal Leamington Spa. 300 bedrooms were delivered across three of the sites. A further 77 bedrooms were under construction at two of the sites

## Custom and Self-build

- 4.22** The Local Plan policy has a specific Custom and Self-build policy

### H15 Custom and Self-build Housing Provision

Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:

- a) sites to the south of Coventry
- b) other major strategic housing sites
- c) brownfield sites in built-up areas
- d) growth villages
- e) appropriate locations within infill villages

subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.

Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.

The Council will produce an SPD to assist in the delivery of self / custom build dwellings.

- 4.23** A Custom and Self-build Supplementary Planning Document is currently being prepared and a draft is due before members for approval to consult during Q4 of 2018. The purpose of this SPD will be to assist those considering applying to develop a self-build plot either individually or as part of a larger development, but will not allocate land to do so, nor will it set a requirement for sites to bring forward plots in the same way as, for example, affordable housing.
- 4.24** Warwick District Council maintains a Custom and Self-build register as required by the Self Build and Custom Housebuilding (Register) Regulations. The 'base period' of the Register runs from October to October, and a subsequent report is to be brought forward at the end of each base period to report on the volume of registrants, plots applied for and plots delivered, commencing with the completion of the 2018 base period.

As such, this information will be included in the AMR from next year onwards.

## Sites for Gypsies and Travellers

- 4.25** The district has an established need for 6-8 transit pitches and 31 permanent pitches over the plan period.
- 4.26** No pitches were delivered in 2017/18.

## Previously Developed Land

- 4.27** Previously developed land is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Previously developed land is sometimes referred to as 'brownfield' land; land which has never been developed is sometimes referred to as 'greenfield'.

## Brownfield Register

- 4.28** The Brownfield Land Register Regulations came into force in April 2017 requiring local planning authorities to prepare and maintain a register listing previously developed land that may be suitable for future residential development. The brownfield register is there to encourage developers to invest in brownfield land through a quicker process.
- 4.29** The brownfield register is updated annually. As at December 2017, there were 31 sites on the brownfield register covering a total area of 129.6 hectares.
- 4.30** 11 of these sites had full or outline planning permission, covering a total area of 66.1 hectares. These permissions relate to 474 net additional dwellings (not including dwellings delivered prior to 2017/18). This figure includes 435 dwellings and 98 bedrooms in student halls equating to 39 dwellings.
- 4.31** In 2017/18, sites on the brownfield register delivered 72 net new dwellings. This figure includes 33 dwellings from one site, and 98 bedrooms in student halls from one site equating to 39 dwellings. There are a further 186 dwellings under construction on permissioned sites in the brownfield register.

SECTION 5

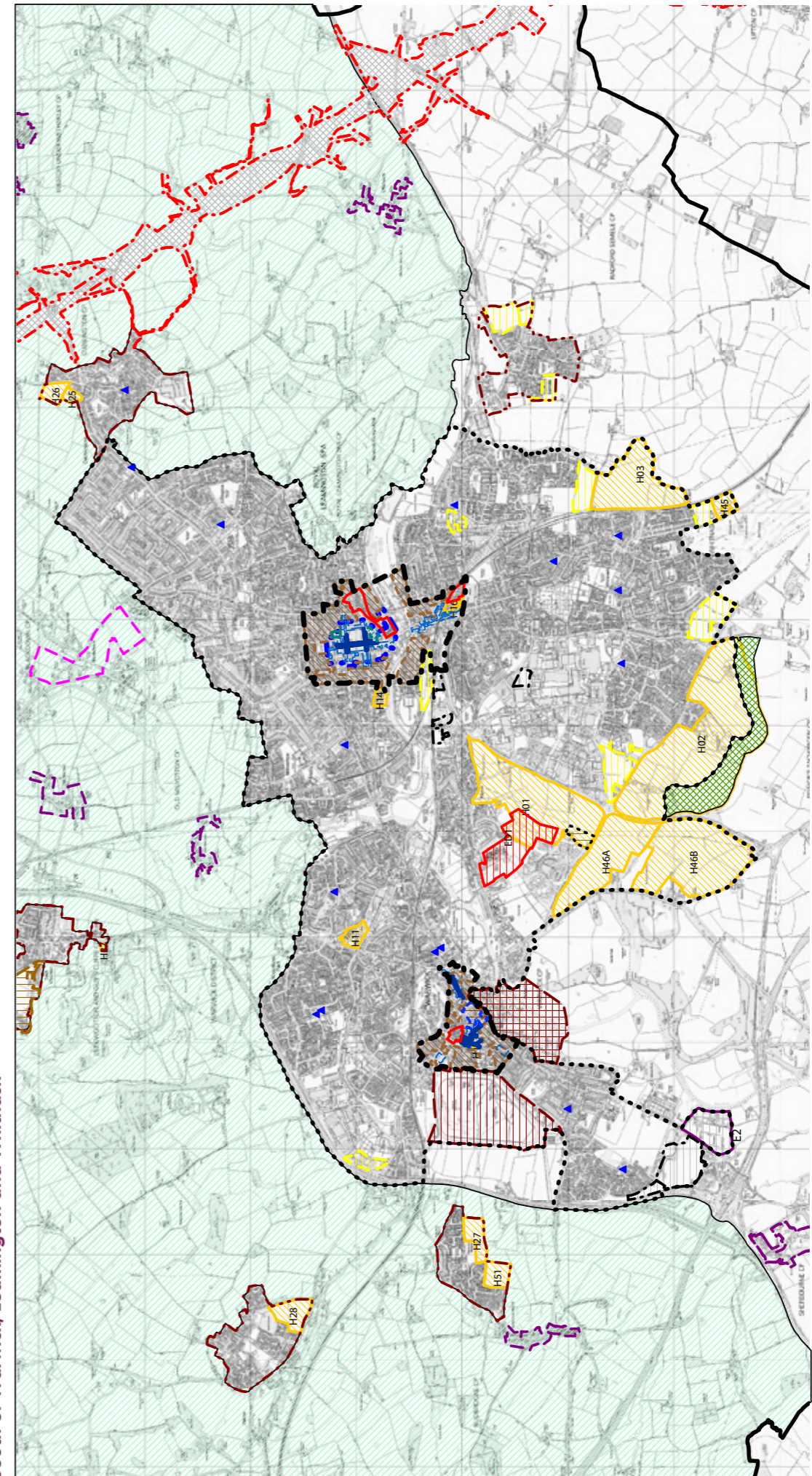
# Major Growth Areas



## South of Warwick, Leamington and Whitnash

- 5.1 Development in the South Warwick/Leamington area continued to make significant progress during 2017/2018.
- 5.2 Approved developments at Woodside Farm, Grove Farm and Lower Heathcote Farm (allocated sites within HO2) are well under construction.
- 5.3 Persimmon Homes Woodside Farm development is in its final phase of development having completed 223 at the end of March 2018, out of the 310 dwellings approved.
- 5.4 At Grove Farm, AC Lloyd has completed nearly half of their Phase 1 scheme and, having completed the main site infrastructure for Phase 2, have sold two phases of development to Taylor Wimpey and Persimmon Homes. Both of these development phases secured Reserved Matters approval in 2017 and have now started construction on site. In addition, AC Lloyd paid the main financial contributions from the S106 Agreement in advance of need, allowing the early start to key off-site infrastructure.
- 5.5 Development at Lower Heathcote Farm is also well underway with Bovis Homes, Bellway Homes, David Wilson Homes and Barratt Homes all pressing on with construction. In September 2017 the new primary school opened its doors for the first time. The development is nearing 35% completion with 272 out of the approved 785 dwellings having been completed at end March 2018.
- 5.6 To the east of Europa Way at Myton Gardens (735 dwellings as part of allocation HO1/ Catesby Estates) and land allocated in H46A south of Harbury Lane (450 dwellings/Gallagher Estates) experienced delay in finalising S278 Agreements, but are now geared to start on site.
- 5.7 A planning application for 260 dwellings on Strawberry Fields (Hallam Land) - part of allocation H46A - was submitted in April 2017, but was refused in September that year. An appeal against refusal has been made and will be heard in December 2018.
- 5.8 The Asps development (allocation H46B) has not yet commenced. Discussions have continued with the developers regarding masterplans and delivery. Developers, Barwood, are currently finalising their masterplan and anticipate Reserved Matters submissions in November 2018.
- 5.9 The Europa Way corridor is to be upgraded to provide dual-carriageway from the M40 Junction up to and including the Shires Roundabout. Warwickshire County Council is leading on this important improvement to the key gateway to Warwick and Leamington Spa, and has put in place governance arrangements so that key partners and developers are involved.
- 5.10 The Council also agreed to progress the design for the major piece of Green Infrastructure in the South of Leamington – the Tach Brook Country Park. Detailed design will start in August 2018.

South of Warwick, Leamington and Whitnash

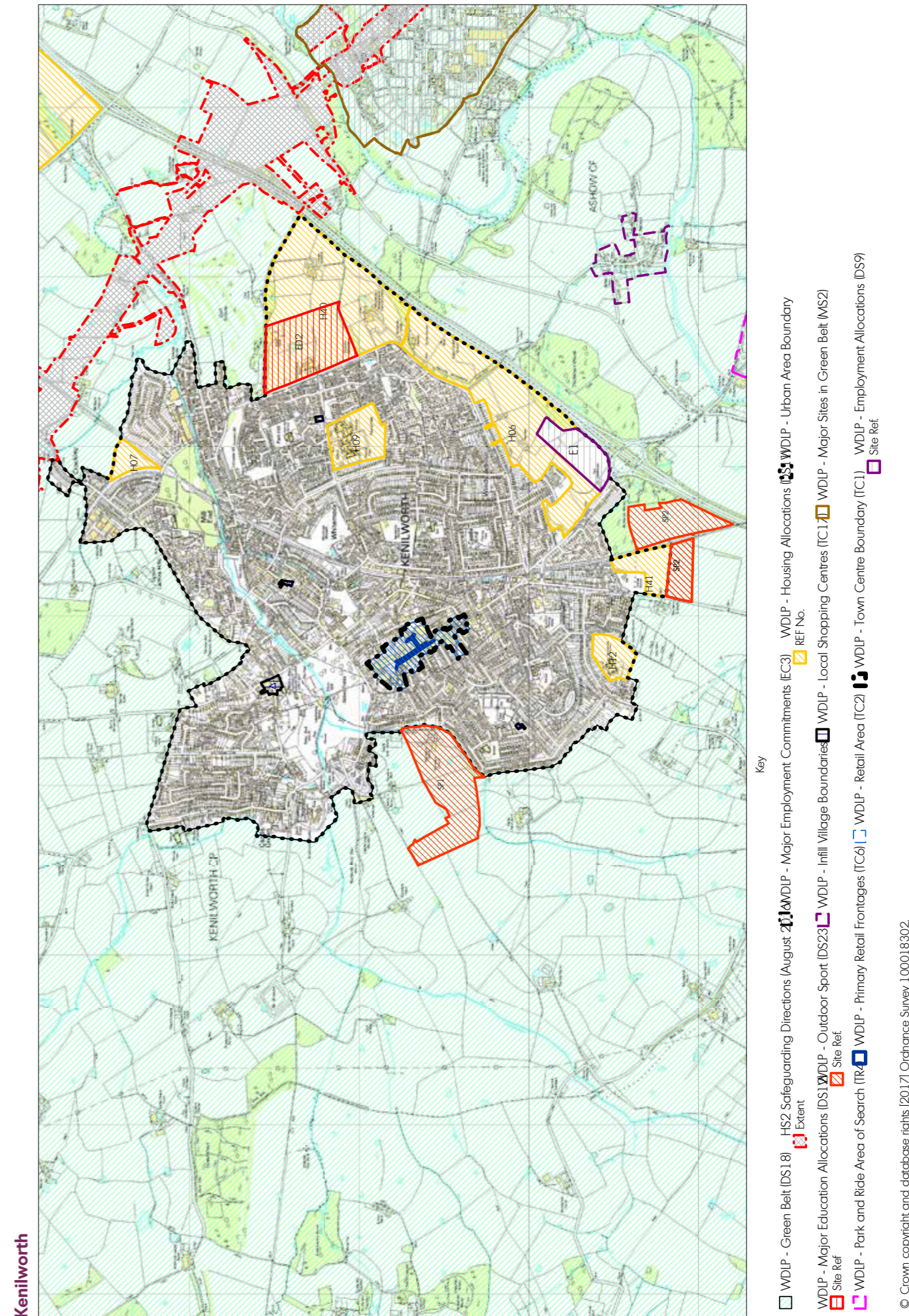


- Key**
- WDLP - Green Belt (DS18)
  - WDLP - Park and Ride Area of Search (TR4)
  - WDLP - Infill Village Boundaries
  - WDLP - Major Housing Commitments (DS7)
  - WDLP - Housing Allocations (DS11) REF No.
  - WDLP - Employment Allocations (DS13)
  - WDLP - Major Employment Commitments (EC3)
  - WDLP - Major Education Allocations
  - WDLP - Community Stadium & Assoc. Uses (DS14)
  - Site Ref.
  - WDLP - Tachbrook Country Park (DS13)
  - WDLP - Growth Village Envelopes (H10)
  - WDLP - Area of Search for Major Retail (TC5)
  - WDLP - Areas Primarily in Residential Use (TC13)
  - WDLP - Retail Area (TC2)
  - WDLP - Chandos Street (TC4)
  - WDLP - Primary Retail Frontages (TC6)
  - WDLP - Cafe Quarter (TC8)
  - WDLP - Restaurant Quarter (TC9)
  - WDLP - Mixed Use Areas (TC11)
  - WDLP - Town Centre Employment Area (TC1)
  - WDLP - Warwick Castle (CT7)
  - WDLP - St Marys Lands (CT7)
  - WDLP - Town Centre Boundary (TC1)
  - HS2 Safeguarding Directions (August 2017)
  - WDC District Boundary
  - WDLP - Former Police HQ (DS22)
  - WDLP - Urban Area Boundary
  - WDLP - Local Shopping Centre (TC17)
  - Extent



## Kenilworth

- 5.11** Across Kenilworth around 2,000 dwellings are allocated, 1,400 of which are located within strategic housing sites to the east of Kenilworth.
- 5.12** Outline and reserved matters planning consent has been secured for site H07 (Crackley Triangle) for 93 dwellings. Pre-commencement planning conditions have yet to all be discharged and therefore the permission has not yet been implemented.
- 5.13** An outline planning application has gone before Planning Committee for site H41 (Land east of Warwick Road) for 125 dwellings, 25 more than the allocation. Planning Committee resolved to grant planning permission subject to the signing of a S106 Agreement and this is being concluded between the applicant and the Local Planning Authority. There have been no other planning applications for allocated sites within the town.
- 5.14** Warwick District Council are leading on the preparation of a Development Brief for land East of Kenilworth covering the strategic housing sites H06 (East of Kenilworth: Thickthorn) and H40 (East of Kenilworth: Crewe Lane, Southcrest Farm and Woodside Training Centre) and allocated employment E1 (Land at Thickthorn, Kenilworth) and education sites ED2 (Land at Southcrest Farm). A public consultation on the Development Brief is expected in Autumn 2018 with a view to adoption in early 2019. Officers are working closely with landowners, promoters and other key stakeholders including Warwickshire County Council and Kenilworth Town Council in preparing the Brief. Planning applications are anticipated to be received for sites relating to Land East of Kenilworth once the Development Brief has been adopted or when it is closer to adoption.
- 5.15** Allocated sites H09 (Kenilworth School Site) and H12 (Kenilworth VI Form College) are linked to the relocation of Kenilworth School onto Land East of Kenilworth and whilst there may be the ability for some early release of land the sites are unlikely to be available for development to come forward in full until the school has relocated.



## South of Coventry

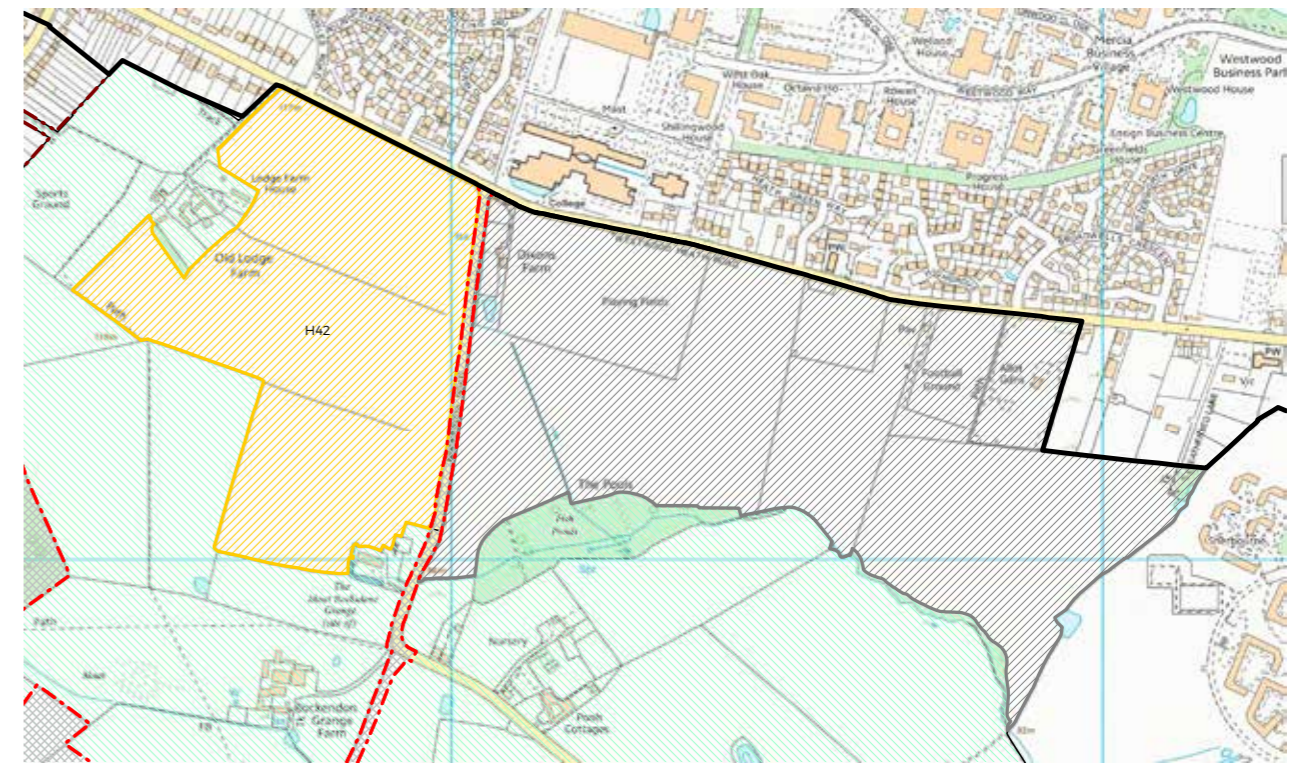
**5.16** The Local Plan identifies significant strategic development immediately south of Coventry, but within Warwick District. Policy DS11 identifies two strategic sites for housing:

- H42 Westwood Heath – 425 dwellings in the plan period
- H43 Kings Hill – 1,800 dwellings in the plan period, with further capacity for up to a total of 4,000 dwellings beyond the plan period

**5.17** In respect of H42 Westwood Heath, a hybrid planning application was received in December 2017 and granted in June 2018. The application is for up to 425 dwellings, with the first phase of 129 dwellings seeking full planning permission and the remainder seeking outline consent including details of access. The application also proposes a convenience store of up to 400 sqm, formal and informal open space, infrastructure provision and associated work, together with means of access onto Westwood Heath Road and agricultural access onto Bockendon Lane.

**5.18** An outline planning application in respect of part of the H43 Kings Hill allocation was received in March 2018, and is under consideration. The application incorporates land in the centre of the wider allocation and proposes up to 2,500 dwellings, 4,000 sqm of mixed use floorspace (Use Classes A1, A3, A4, C2, D1 and D2) in a district centre, primary and secondary schools, formal and informal open space and enabling infrastructure including new roads within the site and improvements at the existing junction to Stoneleigh Road. A separate full planning application has been made to Coventry City Council in respect of the detail of proposed junction accesses into the site from the north.

## Westwood Heath

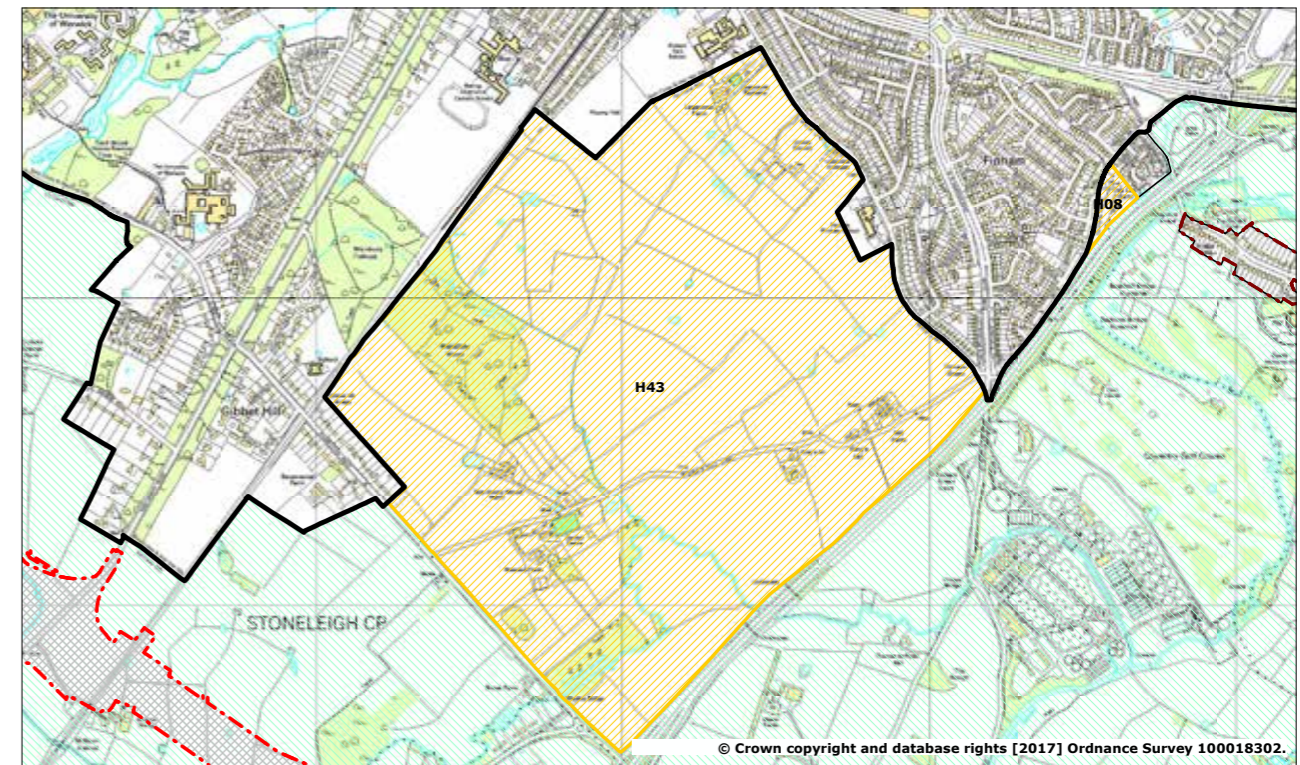


**Key**

□ WDLP - Green Belt (DS18)	□ WDLP - Growth Village Envelopes (H10)	HS2 Safeguarding Directions (August 2016)
▨ WDLP - Safeguarded Land (DS21)	□ WDLP - Housing Allocations (DS11)	▨ Extent
□ WDC District Boundary	▨ REF No.	

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## King's Hill



**Key**

□ WDLP - Green Belt (DS18)	□ WDLP - Housing Allocations (DS11)	HS2 Safeguarding Directions (August 2016)
▨ WDC District Boundary	▨ REF No.	▨ Extent
	□ WDLP - Growth Village Envelopes (H10)	

34. Kings Hill

## SECTION 6

# Community Infrastructure Levy and Section 106

**6.1** Warwick District Council adopted a Community Infrastructure Levy (CIL) Charging Schedule in December 2017. This provides a new way of funding infrastructure in the district, sitting alongside Section 106 agreements as a way of new development contributing to new or improved infrastructure.

### How CIL Works

**6.2** CIL is effectively a tax on new development. It is charged per square metre of new floorspace. In Warwick District, charges are applied to residential developments, most retail development and student housing. Other uses (such as offices, hotels, industrial and warehousing) are zero rated.

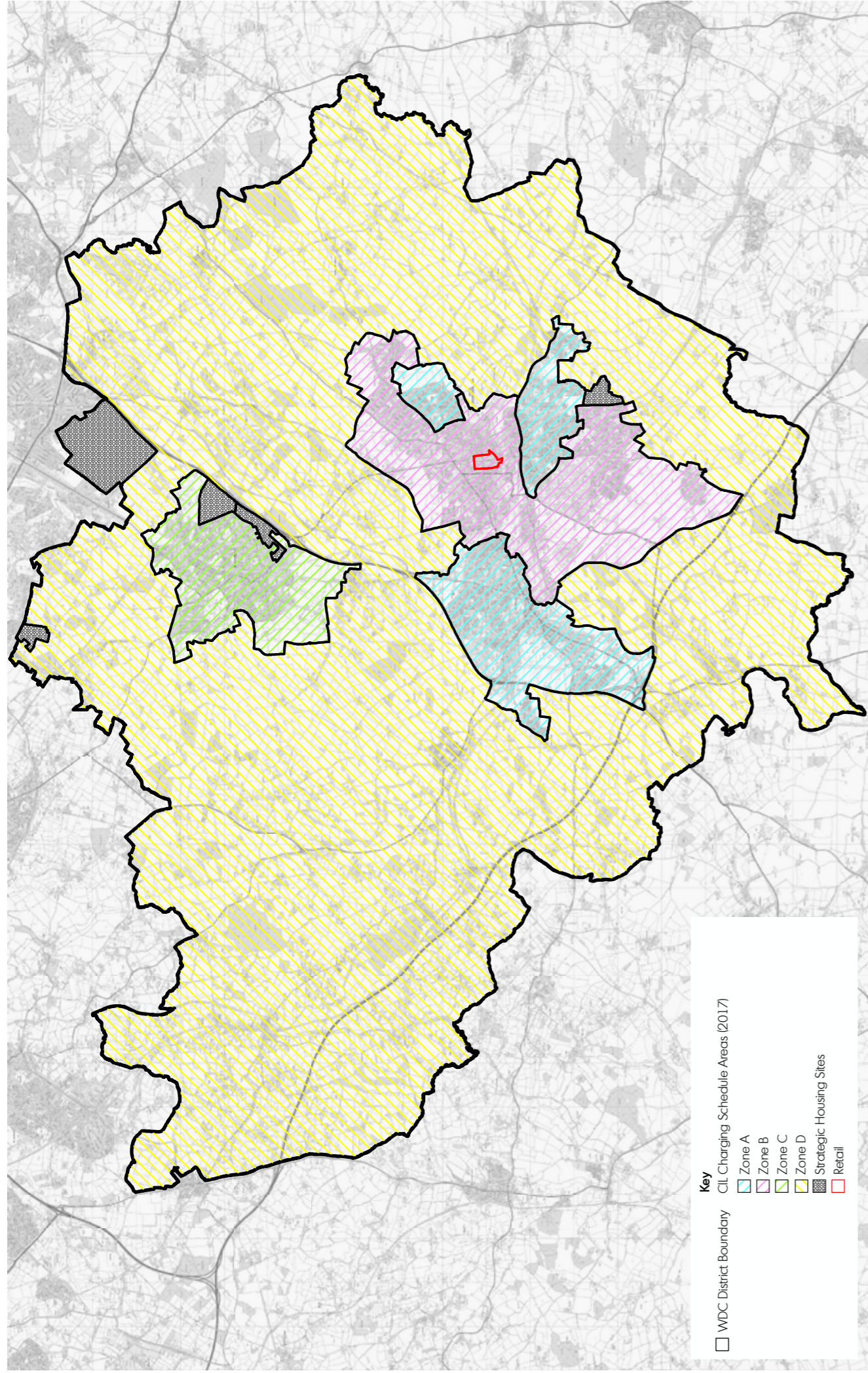
**6.3** Exemptions and reliefs apply in certain specific circumstances including where the proceeds of development is used for charitable purposes, social housing, self-build housing and most extensions. CIL is calculated at the time detailed or reserved matters applications are determined.

**6.4** The Regulation 123 list sets out the key infrastructure projects that can be funded by CIL receipts. The Reg 123 list can be found on the WDC website [https://www.warwickdc.gov.uk/downloads/download/939/cil\\_infrastructure\\_delivery\\_plan\\_and\\_reg\\_123](https://www.warwickdc.gov.uk/downloads/download/939/cil_infrastructure_delivery_plan_and_reg_123)

**6.5** WDC's agreed charging schedule for residential non-strategic sites divides the district into four zones, with variable rates charged in each zone.

CIL CHARGING SCHEDULE		
Zone	Area covered	£ per square metre
A	Warwick, East of Leamington and lower value rural	£70
B	Much of Leamington, Whitnash	£195
C	Kenilworth	£140
D	High value rural	£195

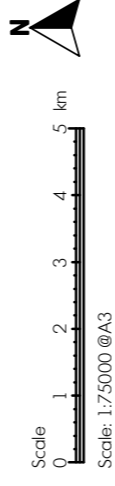
There are also separate charging rates for 5 strategic sites, and for certain types of development.



**Key**

- WDC District Boundary
- CIL Charging Schedule Areas (2017)
  - Zone A
  - Zone B
  - Zone C
  - Zone D
- ▨ Strategic Housing Sites
- Retail

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## CIL Receipts

**6.6** WDC implemented CIL on 18th December 2017. As such, there were no CIL receipts in the 2017/18 financial year.

## How Section 106 Works

**6.7** Infrastructure contributions can only be made under Section 106 agreements where they are necessary to make the development acceptable, are directly related to the development, and are fairly and reasonably related in scale and kind to the development. Requests for contributions can therefore only be made if there is robust evidence to justify them.

**6.8** S106 contributions cannot be requested for infrastructure projects that are in the CIL Reg 123 list.

**6.9** S106 agreements are agreed as part of the approval process for outline or detailed planning permissions (rather than reserved matters).

**6.10** Payments are usually made at specific agreed "trigger points" within the site development (e.g. in part on commencement, in part after a certain proportion of the development has taken plan and in part on completion).

**6.11** For any infrastructure project, no more than four contributions from separate planning applications can be used.

## S106 Contributions

**6.12** During the year 2017/18, developer contributions for various purposes were received by way of S106 Planning Agreements in the District. £3.26 million was paid to Warwick District Council, and £16.02 million to Warwickshire County Council. Note that as well as financial contributions, S106 agreements typically also include other obligations such as affordable housing, open space, play areas and Sustainable Urban Drainage Systems (SUDS), which are not listed in this table.

APPLICATION REFERENCE	DEVELOPMENT	AMOUNT PAID TO WDC	AMOUNT PAID TO WCC	TOTAL PAID IN 2017/18
W/00/0465	Gog Brook Farm		£242,840.19	£242,840.19
W/02/0474	Area 2, Gog Brook Farm		£551,946.00	£551,946.00
W/13/0607	Land North of Harbury Lane, Heathcote		£1,359,567.04	£1,359,567.04
W/13/0858	Fieldgate Lane	£262,310.95		£262,310.95
W/13/1207	Woodside Farm	£286,032.30	£3,920,162.45	£4,206,194.75
W/14/0023	Harbury Gardens		£204,507.03	£204,507.03
W/14/0322	Land North of Southam Road, Radford Semele	£130,282.98	£396,927.18	£527,210.16
W/14/0433	Spring Lane, Radford Semele	£10,471.37	£95,073.91	£105,545.28
W/14/0661	Lower Heathcote Farm	£168,435.85	£184,889.92	£353,325.77
W/14/0689	Oakley Wood Road, Bishop's Tachbrook	£227,952.51	£838,477.18	£1,066,429.69
W/14/1693	Wellesbourne Road, Barford		£326,715.69	£326,715.69
W/15/0646	Opus 40, Birmingham Road, Warwick	£139,556.05	£196,234.00	£335,790.05
W/15/0747	Land west of Bridge Street, Barford	£57,332.11	£10,913.66	£68,245.77
W/15/0795	Lord Leicester Hotel		£3,000.00	£3,000.00
W/15/0851	Grove Farm Phase 2	£1,824,163.66	£7,267,613.71	£9,091,777.37
W/15/1448	Former BT Depot, Althorpe Street, Leamington Spa	£148,621.59		£148,621.59
W/15/1761	Land at Southam Road (Leam View), Radford Semele		£1,875.00	£1,875.00
W/16/0196	Lane south of Offchurch Lane, Radford Semele	£4,756.80	£146,058.50	£150,815.30
W/17/0440	Land off Bremridge Close, Barford		£277,318.00	£277,318.00
	<b>Total S106 Contributions 2017/2018</b>	<b>£3,259,916.17</b>	<b>£16,024,119.48</b>	<b>£19,284,035.65</b>

Further details of how the contributions are spent can be found in Appendix 2.

## SECTION 7

# Employment Land

7.1 The Local Plan sets out the following strategic policy relating to the economy:

### DS1 Supporting Prosperity

The Council will provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the district to meet the existing and future needs of businesses.

Provision will be made for a minimum of 66 hectares of employment land to meet local need during the plan period.

In addition to the 36 ha required in the period 2011-30, this includes a 16.5 ha margin to provide flexibility of supply, and 13.5 ha as potential replacement for existing employment areas that are redeveloped.

7.2 In this context, 'employment land' refers to use classes B1 (business), B2 (general industrial) and B8 (storage or distribution). It does not include uses such as shops, restaurants and professional services. Further information on usage classes can be found on the Planning Portal website [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

7.3 There are two measures of employment land delivered. The site area is presented in hectares. This figure shows the area of the whole site, including curtilage around buildings. Floorspace is presented in square metres. This figure shows the internal floorspace of the building(s) on the site. 1 hectare is 10,000 square metres, or 2.47 acres.

A single-story building on a site with a curtilage would have a floorspace smaller than its site area; a multi-storey building on a constricted site is likely to have a floorspace exceeding its site area.

7.4 In the period 2017/18, Warwick District Council granted 17 applications relating to office, research and development, light industrial, heavy industrial, storage and warehousing uses (excluding applications for changes of use).

### New Builds on New Employment Land Allocations

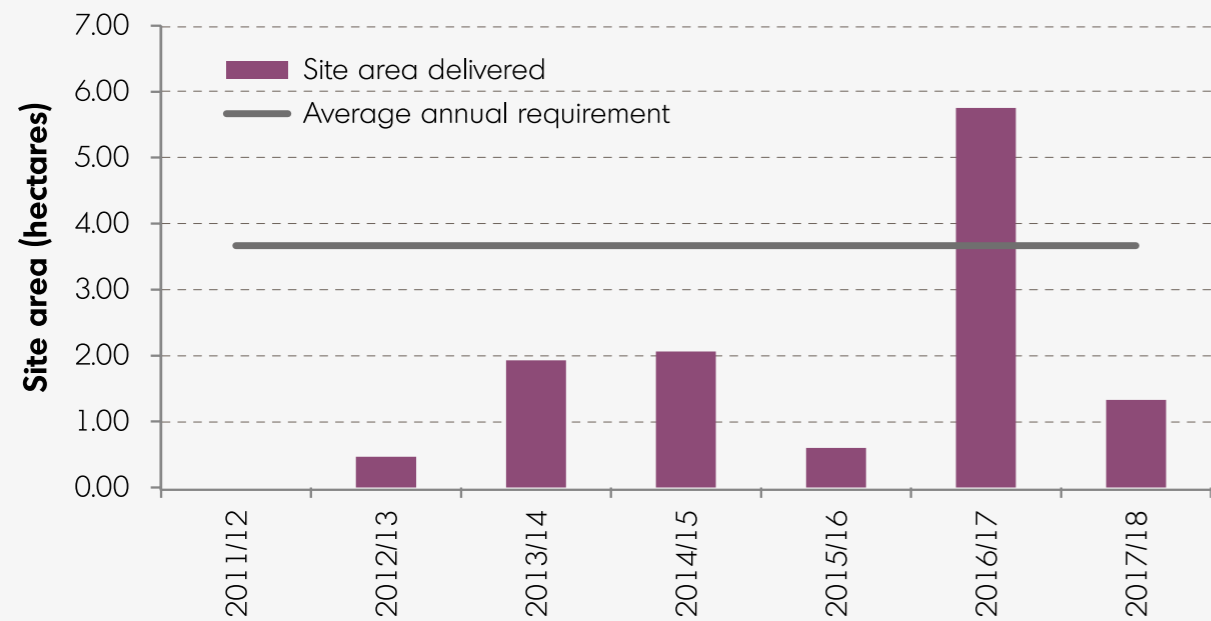
7.5 There are 34.75 hectares of allocated employment land available for development. 1.33 hectares of this was completed in 2017/18, with a further 2.55 hectares under construction. This leaves 30.86 hectares remaining.

This relates to 3,509 square metres of floorspace completed in 2017/18, and 7,718 square metres under construction.

#### NEW BUILDS ON NEW EMPLOYMENT LAND ALLOCATIONS (excluding sub-regional site)

	AVAILABLE	COMPLETED	UNDER CONSTRUCTION	REMAINING
Site area (ha)	34.75	1.33	2.55	30.86

**Employment land delivered 2011/12 to 2017/18**

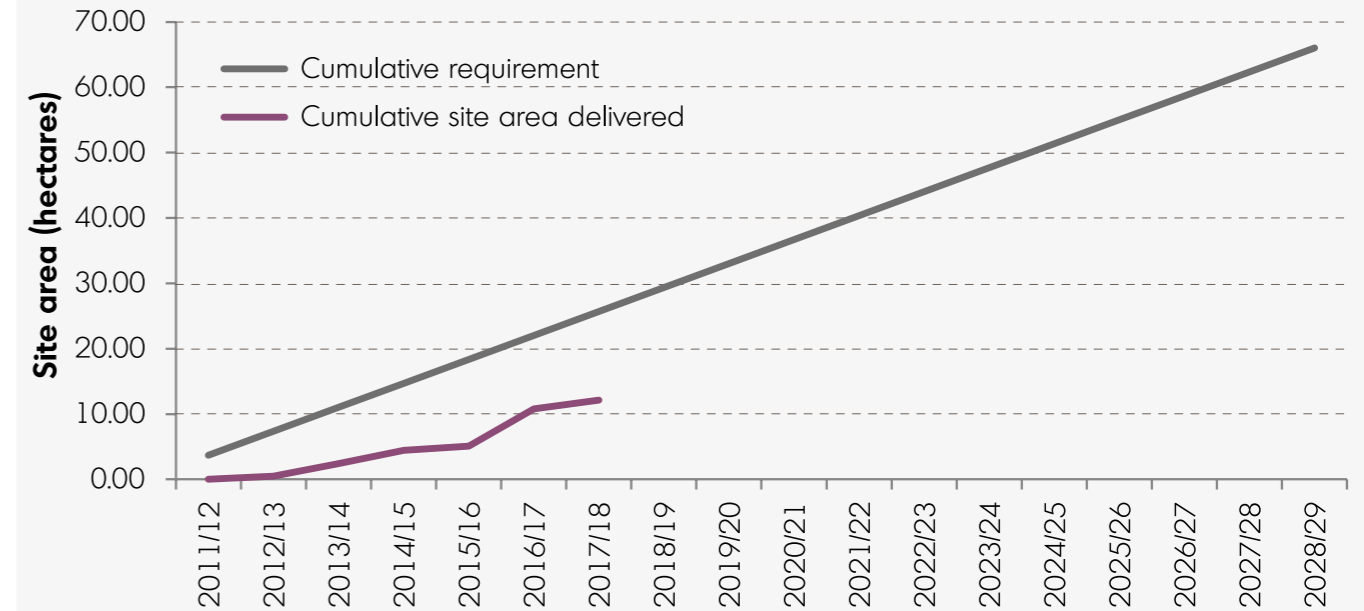


**7.6** 1.33 hectares delivered is lower than the average annual requirement of 3.67 required to reach 66 hectares by the end of the plan period. Some fluctuation is to be expected in the figures as employment land is made up of a relatively small number of sites. A single site completing or not completing in a particular year has a marked impact on the total site area delivered.

CUMULATIVE EMPLOYMENT LAND DELIVERED								
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Average annual requirement	Yearly	3.67	3.67	3.67	3.67	3.67	3.67	3.67
	Cumulative	3.67	7.33	11.00	14.67	18.33	22.00	25.67
Site area delivered (ha)	Yearly	0.00	0.47	1.93	2.06	0.60	5.75	1.33
	Cumulative	0.00	0.47	2.40	4.46	5.06	10.81	12.14

**7.7** When looking at cumulative figures, the site area delivered remains below the average annual requirement.

**Cumulative employment land delivered 2011/12 to 2017/18**



### Sub-Regional Employment Site

**7.8** The sub-regional employment site is a large development on the southern edge of Coventry principally associated with Jaguar Land Rover. Part of this site falls within Warwick District, and part within Coventry. The site is being developed to meet the employment needs of the wider sub-region of Coventry and Warwickshire. The site is expected to provide 6.5 hectares of the District's employment demand, with the rest of the site meeting sub-regional need.

**7.9** A planning application has been granted on a 2.79 hectare site within Warwick District, with a floorspace of 19,225 square metres. At the end of 2017/18, site preparation work was underway, but construction had not yet commenced.

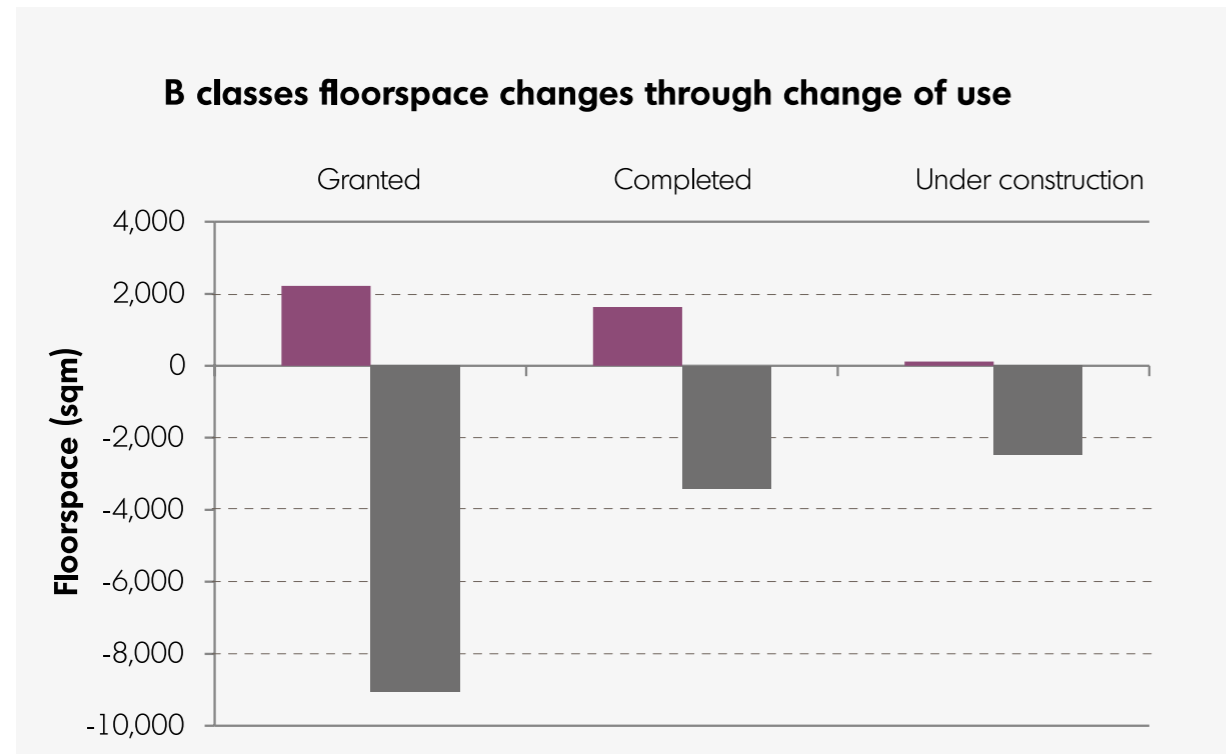
### Change of Use

**7.10** Some changes of use require planning permission. This section of the report relates to changes of use to or from the classes B1 (business), B2 (general industrial) and B8 (storage or distribution).

Floorspace is a more appropriate measure than site area for changes of use, as they frequently relate to only a part of the whole site.

**7.11** 1,629 square metres of additional floorspace in classes B1, B2 and B8 were completed through changes of use in 2017/18, and 3,402 square metres were lost from these classes. This is a net change of -1,773 square metres.

CHANGE OF USE			
Floorspace (sqm)	Granted	Completed	Under construction
Gains to B classes	2,216	1,629	117
Losses to B classes	9,062	3,402	2,479
Net change to B classes	-6,846	-1,773	-2,362



**7.12** For completed changes of use resulting in floorspace gains to B classes, the most common previous use was agricultural.

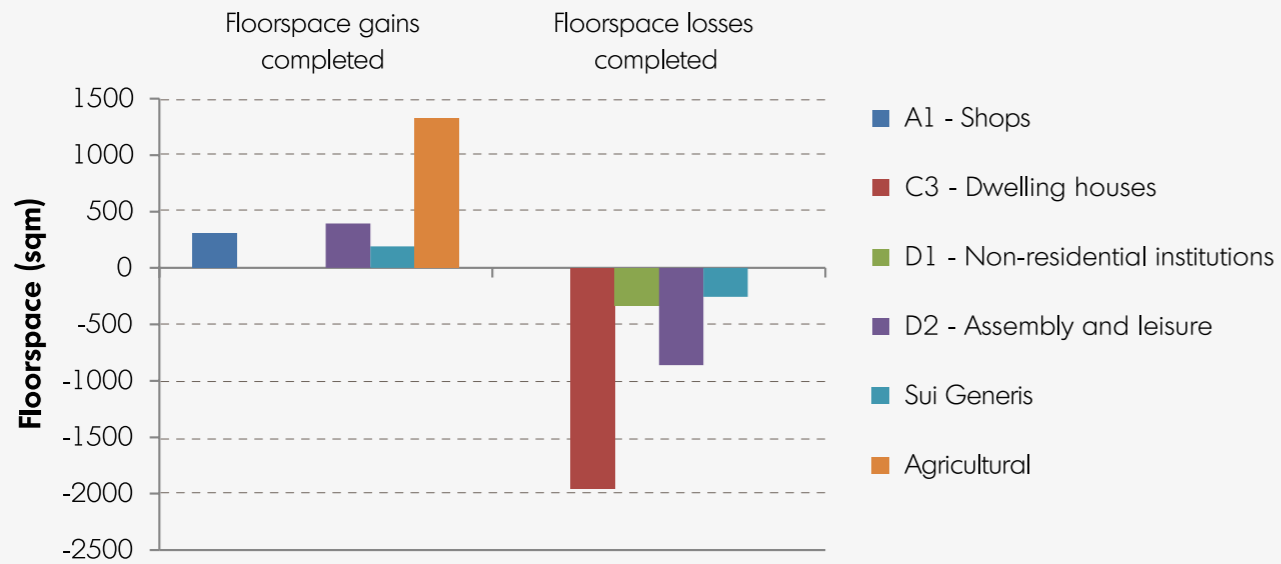
FLOORSPACE GAINS TO B CLASSES FROM OTHER USE CLASSES			
Previous use floorspace (sqm)	Granted	Completed	Under construction
A1 – Shops	305	305	0
D2 – Assembly and leisure	395	395	0
Sui Generis – uses which don't fall into other classes	191	191	0
Agricultural	1,325	738	117

**7.13** For completed changes of use resulting in floorspace losses from B classes, the most common proposed use is dwelling houses.

FLOORSPACE LOSSES FROM B CLASSES TO OTHER USE CLASSES			
Proposed use floorspace (sqm)	Granted	Completed	Under construction
C3 – Dwelling houses	5,096	1,956	520
C4 – Houses in Multiple Occupation	1,028	0	1,028
D1 – Non-residential institutions	986	332	197
D2 – Assembly and leisure	964	860	0
Sui Generis – uses which don't fall into other classes	511	254	257
Flexible / multiple classes	477	0	477



### B classes floorspace changes completed through change of use



### Employment Land Floorspace Summary

**7.16** In 2017/18, Warwick District made net gains of 2,403 square metres of employment land floorspace, with a further 5,882 under construction.

EMPLOYMENT LAND FLOORSPACE SUMMARY		
	Completed	Under construction
New builds on new employment land allocations	3,509	7,718
Net gain through changes of use	-1,773	-2,362
Extensions, alterations and developments on existing employment land	667	526
<b>Total net gain</b>	<b>2,403</b>	<b>5,882</b>

### Extensions, Alterations and Developments on Existing Employment Land

**7.14** By their nature, extensions, alterations and developments on existing employment land do not result in changes to site area. Therefore, floorspace is the most appropriate measure to use.

**7.15** 3,505 square metres of additional employment floorspace was granted through extensions, alterations and developments on existing employment land. In 2017/18, 667 sqm was completed, with a further 526 sqm under construction.

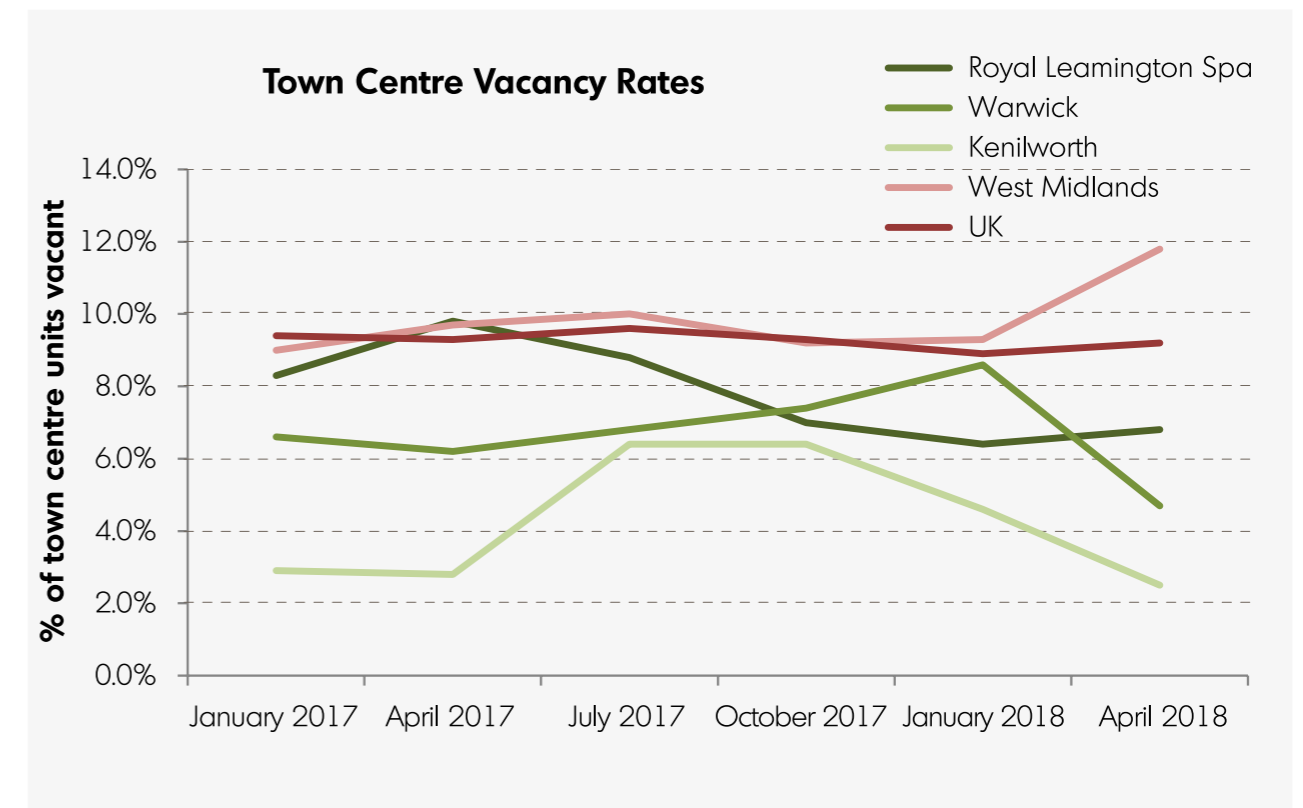
EXTENSIONS, ALTERATIONS AND DEVELOPMENTS ON EXISTING EMPLOYMENT LAND			
	Granted	Completed	Under construction
Floorspace gains (sqm)	3,505	667	526

SECTION 8

# Town Centre Vacancy Rates

8.1 In April 2018, town centre vacancy rates were 6.8% of units in Royal Leamington Spa, 4.7% in Warwick and 2.5% in Kenilworth. These figures compare well with the West Midlands and UK rates of 11.8% and 9.2% respectively.

TOWN CENTRE VACANCY RATES						
	JANUARY 2017	APRIL 2017	JULY 2017	OCTOBER 2017	JANUARY 2018	APRIL 2018
Royal Leamington Spa	8.3%	9.8%	8.8%	7.0%	6.4%	6.8%
Warwick	6.6%	6.2%	6.8%	7.4%	8.6%	4.7%
Kenilworth	2.9%	2.8%	6.4%	6.4%	4.6%	2.5%
West Midlands	9.0%	9.7%	10.0%	9.2%	9.3%	11.8%
UK	9.4%	9.3%	9.6%	9.3%	8.9%	9.2%



8.2 Royal Leamington Spa's vacancy rate has followed a downward trend over the course of the financial year. Warwick saw an increase to January 2018, followed by a fall to the end of the financial year leaving it in a better position overall than in April 2017. Kenilworth rose from a low rate in April 2017 before falling back to a similar position by April 2018.

## SECTION 9

# Duty to Co-operate

- 9.1** Warwick District Council has a duty to co-operate with other local organisations when working on strategic issues across boundaries. In October 2015 a Housing Memorandum of Understanding was agreed by five of the six sub-regional planning authorities and the County Council in Warwickshire, which proposed a rational approach be adopted to ensure any unmet housing need arising in Coventry was redistributed fairly between the sub-regional authorities.
- 9.2** An Employment Land Memorandum of Understanding was agreed by the six councils in Coventry and Warwickshire in 2016. This set out the proposed redistribution of Coventry's unmet employment land requirement.
- 9.3** The Council contributes housing and employment land monitoring data to a sub-regional report, with an agreed methodology for collection.

# APPENDIX 1: Local Development Scheme Delivery Plan

YEAR	2018				2019				2020			
Quarter	1	2	3	4	1	2	3	4	1	2	3	4
Canalside DPD					C	S		A				
Leamington TC AAP									C	S		A
Residential Design Guide SPD		C	A									
Parking Standards SPD		C	A									
Affordable Housing SPD						C	A					
Self Build SPD				C	A							
East of Kenilworth Development Brief SPD				C	A							
Purpose-Built Student Accommodation SPD				C	A							
Open Space SPD				C	A							
Air Quality SPD			C	A								
East of Whitnash Development Brief SPD						C	A					

## Key

### Quarters

- 1 = January – March
- 2 = April – June
- 3 = July – September
- 4 = October – December

- Production
- Publication

- C = Consultation
- S = Submission
- A = Adoption

# APPENDIX 2: S106 Contributions by Type

S106 CONTRIBUTIONS RECEIVED IN 2017/18					
APPLICATION REFERENCE	DEVELOPMENT	CONTRIBUTIONS TO WARWICK DISTRICT COUNCIL		CONTRIBUTIONS TO WARWICKSHIRE COUNTY COUNCIL	
W/00/0465	Gog Brook Farm			Traffic Projects	£242,840.19
<b>Subtotal</b>					<b>£242,840.19</b>
W/02/0474	Area 2, Gog Brook Farm			Traffic Projects	£551,946.00
<b>Subtotal</b>					<b>£551,946.00</b>
W/13/0607	Land North of Harbury Lane, Heathcote			Education	£883,586.00
				Rights of Way	£3,456.06
				School Transport Operations	£56,536.84
				Transport Planning	£415,988.14
<b>Subtotal</b>					<b>£1,359,567.04</b>
W/13/0858	Fieldgate Lane	Indoor Sport Facilities	£54,244.47		
		Outdoor Sports Facilities	£3,922.07		
		Off-site Parks & Gardens	£95,397.29		
		Hospital	£108,747.12		
<b>Subtotal</b>			<b>£262,310.95</b>		
W/13/1207	Woodside Farm	Hospital	£286,032.30	Education	£2,727,012.00
				School Transport Operations	£9,216.62
				Traffic and Road Safety	£2,250.00
				Transport Planning	£1,181,683.83
<b>Subtotal</b>			<b>£286,032.30</b>		<b>£3,920,162.45</b>
W/14/0023	Harbury Gardens			School Transport Operations	£21,440.03
				Libraries	£4,378.00
				Education	£178,689.00
<b>Subtotal</b>					<b>£204,507.03</b>
W/14/0322	Land North of Southam Road, Radford Semele	Indoor Sport Facilities	£24,963.47	Rights of Way	£2,229.77
		Outdoor Sports Facilities	£1,804.94	Traffic and Road Safety	£12,592.42
		Off-site Parks & Gardens	£46,906.55	Transport Planning	£112,529.99
		Hospital	£56,608.02	Education	£269,575.00
<b>Subtotal</b>			<b>£130,282.98</b>		<b>£396,927.18</b>
W/14/0433	Spring Lane, Radford Semele	Monitoring	£5,592.59	Transport Planning	£95,073.91
		GP Surgery	£4,878.78		
<b>Subtotal</b>			<b>£10,471.37</b>		<b>£95,073.91</b>

S106 CONTRIBUTIONS RECEIVED IN 2017/18					
APPLICATION REFERENCE	DEVELOPMENT	CONTRIBUTIONS TO WARWICK DISTRICT COUNCIL		CONTRIBUTIONS TO WARWICKSHIRE COUNTY COUNCIL	
		<b>W/14/0661</b>	Lower Heathcote Farm	Monitoring	£7,163.48
	GP Surgery	£161,272.37		Education	£140,122.50
				Rights of Way	£6,365.00
				School Transport Operations	£17,616.67
				Traffic and Road Safety	£13,125.00
<b>Subtotal</b>			<b>£168,435.85</b>		<b>£184,889.92</b>
<b>W/14/0689</b>	Oakley Wood Road, Bishop's Tachbrook	Indoor Sport Facilities	£62,190.04	Traffic and Road Safety	£11,660.89
		Outdoor Sports Facilities	£4,496.55	Education	£554,883.00
		Hospital	£142,499.42	Transport Planning	£271,933.29
		Police	£18,766.50		
<b>Subtotal</b>			<b>£227,952.51</b>		<b>£838,477.18</b>
<b>W/14/1693</b>	Wellesbourne Road, Barford			Education	£215,169.00
					Transport Planning
<b>Subtotal</b>					<b>£326,715.69</b>
<b>W/15/0646</b>	Opus 40, Birmingham Road, Warwick	Indoor Sport Facilities	£58,016.00	Education	£188,234.00
		Outdoor Sports Facilities	£4,822.05	Rights of Way	£8,000.00
		Hospital	£70,718.00		
		Monitoring	£6,000.00		
<b>Subtotal</b>			<b>£139,556.05</b>		<b>£196,234.00</b>
<b>W/15/0747</b>	Land west of Bridge Street, Barford	Off-site Open Space	£29,020.83	Education	£10,913.66
		Hospital	£28,311.28		
<b>Subtotal</b>			<b>£57,332.11</b>		<b>£10,913.66</b>
<b>W/15/0795</b>	Lord Leycester Hotel			Traffic and Road Safety	£3,000.00
<b>Subtotal</b>					<b>£3,000.00</b>
<b>W/15/0851</b>	Grove Farm Phase 2	Monitoring	£9,513.60	Education	£4,922,072.57
		Country Park	£429,474.15	Libraries	£13,462.39
		Indoor Sport Facilities	£464,726.82	Rights of Way	£10,217.43
		Outdoor Sports Facilities	£31,724.05	Traffic and Road Safety	£39,000.00
		GP Surgery	£133,408.68	Transport Operations	£356,776.71
		Hospital	£639,288.65	Transport Planning	£1,926,084.61
		Police	£116,027.71		
<b>Subtotal</b>			<b>£1,824,163.66</b>		<b>£7,267,613.71</b>

S106 CONTRIBUTIONS RECEIVED IN 2017/18					
APPLICATION REFERENCE	DEVELOPMENT	CONTRIBUTIONS TO WARWICK DISTRICT COUNCIL		CONTRIBUTIONS TO WARWICKSHIRE COUNTY COUNCIL	
		<b>W/15/1448</b>	Former BT Depot, Althorpe Street, Leamington Spa	Off-site Space	£108,621.59
	Canal & Towpath	£30,000.00			
	CPZ Monitoring	£10,000.00			
<b>Subtotal</b>			<b>£148,621.59</b>		
<b>W/15/1761</b>	Land at Southam Road (Leam View), Radford Semele			Traffic and Road Safety	£1,875.00
<b>Subtotal</b>					<b>£1,875.00</b>
<b>W/16/0196</b>	Lane south of Offchurch Lane, Radford Semele	Monitoring	£4,756.80	Ecology	£146,058.50
<b>Subtotal</b>			<b>£4,756.80</b>		<b>£146,058.50</b>
<b>W/17/0440</b>	Land off Bremridge Close, Barford			Traffic and Road Safety	£4,725.00
				Transport Planning	£228,000.00
				Education	£44,593.00
<b>Subtotal</b>					<b>£277,318.00</b>
<b>Total S106 Contributions 2017/18</b>			<b>£3,259,916.17</b>		<b>£16,024,119.48</b>



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



**INVESTORS  
IN PEOPLE**