

Warwick District Council

AUTHORITY MONITORING REPORT

MONITORING HOUSING AND
EMPLOYMENT DEVELOPMENT

2018/2019





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Executive Summary

The following table presents high-levels 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.

	2017/18	2018/19	LOCAL PLAN REQUIREMENT
Housing Development			
Housing Land Supply	6.49 years	6.37 years	5 years
New homes delivered	1,031	1,050	1,098
Housing Delivery Test percentage (rolling three year period)	118.8%	112.9%	100%
Affordable homes delivered	305	408	374
Affordable homes delivered as percentage of the total	29.6%	38.9%	40%
Affordable homes delivered on sites of 10 or more	243	399	
Affordable homes delivered on sites of 10 or more as percentage of the total	34.0%	45.3%	40%
Homes suitable for elderly and vulnerable people delivered	0	43	
Purpose Built Student Accommodation bedrooms delivered	300	53	
Supply of custom and self-build plots (plots identified minus demand) Base period runs Oct-Oct, so 2017/18 is most recent	-18		0
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	33 dwellings 98 student bedrooms	78 dwellings	
Developer Contributions			
CIL Receipts	£0.00	£438,428.35	
S106 contributions due to WDC	£3,259,916.17	£4,620,814.89	
Employment Land			
New builds on new employment land allocations (excluding sub-regional site)	1.33 ha	2.84 ha	3.67 ha
Net gains to employment land floorspace (including new builds, changes of use and extensions)	2,403 sqm	2,994 sqm	
Business premises vacancy rate (all use classes)		9%	





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 2018 to 31st March 2019.
- 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

Local Plans

2.1 Warwick District Council's Local Plan was adopted in September 2017. The plan covers the period 2011 to 2029.

Allocated Sites

2.2 The Local Plan allocated sites across the district for housing, employment, education and sports and leisure purposes. The following tables shows a summary of the current status of each of these sites. Where the number of dwellings completed is given, this is as at the end of the 2018/19 monitoring year, i.e. the end of March 2019. Planning decisions made after this are also reflected here, up to mid July 2019. Maps of the allocated sites which fall into major growth areas can be found in Section 5.

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Urban Brownfield Sites					
H02	Former sewage works, south of Harbury Lane	215	None		
H09	Kenilworth School Site	250	None		Site still in education use
H11	Land at Montague Road	140	W/19/0170	148	Warwickshire County Council Depot and Former Ridgeway School, full application refused
H12	Kenilworth VI Form College	130	None		Site still in education use
H14	Riverside House	100	W/17/1701	170	Outline permission granted. Site still in Council use.
H16	Court Street	75	W/15/1448	187 beds	Former BT site, student accommodation, completed
			W/18/1763	N/A	Car park improvements underway
			W/18/2312	N/A	Priors Club, Tower Street, café / bar with staff accommodation, full permission granted
			W/19/0531	90 beds	Milverton House, student accommodation, application under consideration
H17	Garage site, Theatre Street	39	W/16/0496	39	Warwick Printing Co, Theatre Street – under construction

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Greenfield Sites – Edge of Warwick, Whitnash and Leamington					
H01	Land west of Europa Way	1,210	W/19/0346	375	North of Gallows Hill – reserved matters application granted (outline granted for 425 dwellings under W/14/0967)
					Small triangular area bounded by W/19/0346 and Europa Way (no application)
			W/15/0981	401/735	Land between Myton Road and Europa Way – outline granted permission (735 dwellings, with 200 and 134 accounted for in reserved matters apps below)
			W/18/1442	200	Land at Europa Way parcel D2 – under construction
			W/18/1832	134	Land between Myton Road and Europa Way parcel D1 under construction
			Other areas within this allocation		Land for sports uses Land for education uses
			H02	Land south of Harbury Lane (excluding former sewage works)	1,605
W/17/0039	130	Harbury Gardens Phase 1b – 22/130 complete			
W/17/0438	194	Grove Farm Phase 2b – 30/194 complete			
W/17/0690	208	Grove Farm Phase 2c – 52/208 complete			
W/18/1431	108	Grove Farm Phase 2d – reserved matters permission granted, expected to start on site mid 2020			
W/15/1862	350	Lower Heathcote Farm, western area – 232/350 complete			
W/17/1716	435	Lower Heathcote Farm, eastern area – 312/435 complete			
W/19/0898	147	Lower Heathcote Farm, land at the triangle – reserved matters under consideration, following grant of outline permission W/18/0606 (outline was for up to 150 dwellings)			
W/19/1030	150	Grove Farm Phase 3 - outline application under consideration - including primary and secondary schools with 6th form, sports pitches, land for Country Park and up to 150 dwellings			
Subtotal	1,812				
Other areas within this part of the allocation		Local centre Country park			

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Greenfield Sites – Edge of Warwick, Whitnash and Leamington					
H03	East of Whitnash / south of Sydenham	500	None		
H45	Hazelmere and Little Acre	59	None		
H46a	Gallows Hill	630	W/18/2313	450	South of Gallows Hill, eastern area – reserved matters permission granted, infrastructure work underway
			W/18/1435	180	South of Gallows Hill, western area – outline permission granted
H46b	The Asps	900	W/14/0300	835/900	Outline permission granted (900 dwellings, with 65 accounted for in reserved matters W/19/0229)
			W/19/0229	65	Reserved matters for sub-phase 1a under consideration
Greenfield Sites – Edge of Kenilworth					
H06	East of Kenilworth (Thickthorn)	760	None		
H07	Crackley Triangle	93	W/18/1582	93	Infrastructure works underway
H40	East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre)	640	W/18/1635	620	Outline application under consideration. This application also includes land for a primary school.
			W/19/1200	99	Outline application under consideration
H41	East of Warwick Road, Kenilworth	100	W/19/0784	125	Reserved matters under consideration following grant of outline W/17/2150
			W/19/0322	7	Full application under consideration (these 7 dwellings are also covered in W/19/0784 and are not additional to the 125 already granted in outline)
Greenfield Sites – Edge of Coventry					
H08	Oaklea Farm, Finham	20	None		
H42	Westwood Heath	425	W/17/2357	425	Hybrid application granted permission, including full permission for the first 129 dwellings. Work expected to start late 2019.
H43	Kings Hill	1,800 in plan period, 4,000 total	W/18/0643	2,500	Outline application under consideration, covering part of the allocated site
					Remaining areas of the allocation will include further dwellings

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Growth Villages					
H19	Baginton – Land north of Rosswood Farm	80	None		
H20	Barford – Land south of Barford House	8	W/15/1294	8	Land at Wasperton Lane – complete
H22	Barford – Land off Bremridge Close	12	W/17/0440	63	Land off Bremridge Close – (also covers part of H48) 23/63 complete
H48	Barford – Land south of Westham Lane	45	W/16/0441	9	Land on Westham Lane – complete
H49	Bishops Tachbrook – Seven Acre Close	50	W/19/0990	50	Reserved matters under consideration, following grant of outline W/16/0279
H24	Burton Green – Burrow Hill Nursery	90	W/17/2086	90	Land at Red Lane / Hob Lane, Burton Green – under construction
H25	Cubbington – Allotment land, Rugby Road	35	W/17/2371	120	Land off Rugby Road and Coventry Road - full permission granted
H26	Cubbington – Opposite Willow Sheet Meadow	65			
H27	Hampton Magna – south of Arras Boulevard	130	W/19/0691	130	Full permission granted subject to signing of S106
H51	Hampton Magna – Land south of Lloyd Close	115	W/18/1811	131	Outline permission granted subject to signing of S106
H28	Hatton Park – north of Birmingham Road	150	W/19/0933	150	Full application under consideration
H29/H30	Kingswood – Meadow House and Kingswood Farm	30	W/17/1724	38	Under construction
H31	Kingswood – south of The Stables	6	W/18/1679	3	Land at former Bryant's Nursery - under construction (application covers part of the allocated site)
			None		Remaining part of the allocation
H32	Kingswood – R/O Brome Hall Lane	12	None		
H37	Leek Wootton – Car park east of The Hayes	5	W/19/0969	5	Reserved matters application under consideration following the grant of outline W/17/1923
DS22	Leek Wootton – Former Police HQ	115	None		There have been various applications in the past, which have all expired unimplemented

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Other Rural Sites					
H18	Former Aylesbury House, Hockley Heath	20	W/16/1169	17	3/17 complete

Employment Land Allocations

ALLOCATION REFERENCE	SITE	AREA ALLOCATED	APPLICATION REFERENCE	AREA INCLUDED	STATUS
E1	Land at Thickthorn, Kenilworth	8 ha	None		
E2	Land Stratford Road, Warwick	11.7 ha	None		
DS16	Sub-Regional Employment Site	235 ha	W/18/0522	178 ha	Gateway South, Land to the South and West of Coventry Airport and Middlemarch Industrial Estate – outline permission granted
			W/16/0239	121 ha	Land to the north and south of the A45 (between Festival and Tollbar junctions) and land at the A45/Festival Roundabout, the A46/Tollbar Roundabout and at the junctions of the A444 with the A4114/Whitley Roundabout – outline permission granted, with various reserved matters and variations associated
			W/17/1729		Reserved matters re W/16/0239, Phase 1a, two research and development buildings – site prep underway
			W/18/1717		Reserved matters re W/16/0239, Battery Industrialisation Centre – site prep underway

Education Land Allocations

ALLOCATION REFERENCE	SITE	APPLICATION REFERENCE	STATUS
ED1	Land at Myton, Warwick	None	
ED2	Land at Southcrest Farm, Kenilworth	W/19/0655	Secondary school and sixth form, application under consideration NB two primary schools are proposed, one in each of H06 and H40, but these do not fall within the education allocation ED2.

Sports and Leisure Allocations

ALLOCATION REFERENCE	LAND USE	SITE	APPLICATION REFERENCE	STATUS
DS13	Country Park	Land adjoining the Tach Brook	None	A design team has now been appointed. Financial contributions have been received from Lower Heathcote Farm and Grove Farm, with transfer of the land expected soon. A planning application is still awaited for the Severn Trent site, which is expected to include financial and land contributions.
DS14	Community Stadium	Land at Myton, adjoining Warwick Technology Park		W/14/0967 included land safeguarded for this purpose
SP1	Outdoor sports and recreation	Land at Castle Farm, Kenilworth	None	
SP2	Outdoor sports and recreation	Land at Warwick Road, Kenilworth	None	

Local Development Scheme

2.3 The table below shows the Supplementary Planning Documents (SPDs) and Development Planning Documents (DPDs) included in the Council's Local Development Scheme.

2.4 The Residential Design Guide SPD, Parking Standards SPD, Air Quality SPD and East of Kenilworth Development Brief SPD were adopted during 2018/19¹. In addition, the Public Open Space SPD was adopted in April 2019, and the Custom and Self-build SPD in July 2019, after the period covered in this report.

DOCUMENT TITLE	STATUS	ROLE AND CONTENTS	PROPOSED TIMETABLE
1. Leamington Town Centre Area Action Plan	DPD	Sets out the planning framework for Leamington town centre including identifying areas for changes of use where appropriate	tbc
2. Canalside Development Plan	DPD	Identify areas for regeneration and areas for protection and to set out a framework for development	Adoption – Q2 2020
3. Gypsy and Traveller Site Allocation Plan	DPD	Identifies sites to provide for housing needs of the Gypsy and Traveller Community	Adoption – Q4 2021
4. Parking Standards	SPD	Sets out parking standards for residential, commercial and other developments	Adopted – Q3 2018
5. Residential Design Guide	SPD	Sets out design standards for residential developments of all sizes throughout the District (note that this may be supplemented by major site-specific design guidance)	Adopted – Q3 2018
6. Affordable Housing	SPD	Details the requirements to meet the affordable housing needs, including housing and tenancy mixes	Adoption – Q3 2019

¹ The 2018/19 monitoring year runs from Q2 2018 to Q1 2019.

DOCUMENT TITLE	STATUS	ROLE AND CONTENTS	PROPOSED TIMETABLE
7. Sustainable Buildings	SPD	Sets out further detail on suitable adaption methods in order to plan for climate change	Adoption – Q4 2020
8. Public Open Space	SPD	Sets out the requirements for the provision of public open space within developments	Adopted – Q2 2019
9. Health Impacts	SPD	Sets out the requirements needed to ensure that the health impacts of developments are suitably and effectively mitigated	Adoption – Q3 2020
10. Custom & 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	Adopted – Q3 2019
11. East of Kenilworth Development Brief	SPD	Site-specific development guidance for the major housing sites to the East of Kenilworth	Adopted – Q1 2019
12. Purpose Built Student Accommodation	SPD	Sets out the relevant policies for the development of purpose built student accommodation in the District	Adoption – Q2 2019
13. Whitnash East Development Brief	SPD	Site-specific development guidance for the major housing sites in Whitnash East	Adoption – Q3 2019
14. Air Quality (Coventry & Warwickshire)	SPD	Joint-working SPD covering the sub-region that will set out the requirements relating to Air Quality	Adopted – Q1 2019
15. South of Coventry	SPD	Sets out the design requirements and spatial relationships of the developments South of Coventry	Adoption – Q4 2019
16. Development Design Framework	SPD	Guidance that sets out development design requirements, integrating the Building For Life 12 process, for design review	Adoption – Q4 2019

Neighbourhood Plans

- 2.5** 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.
- 2.6** Leek Wootton and Guy's Cliffe, Budbrooke, and Kenilworth Neighbourhood Plans were 'made' during 2018/19.

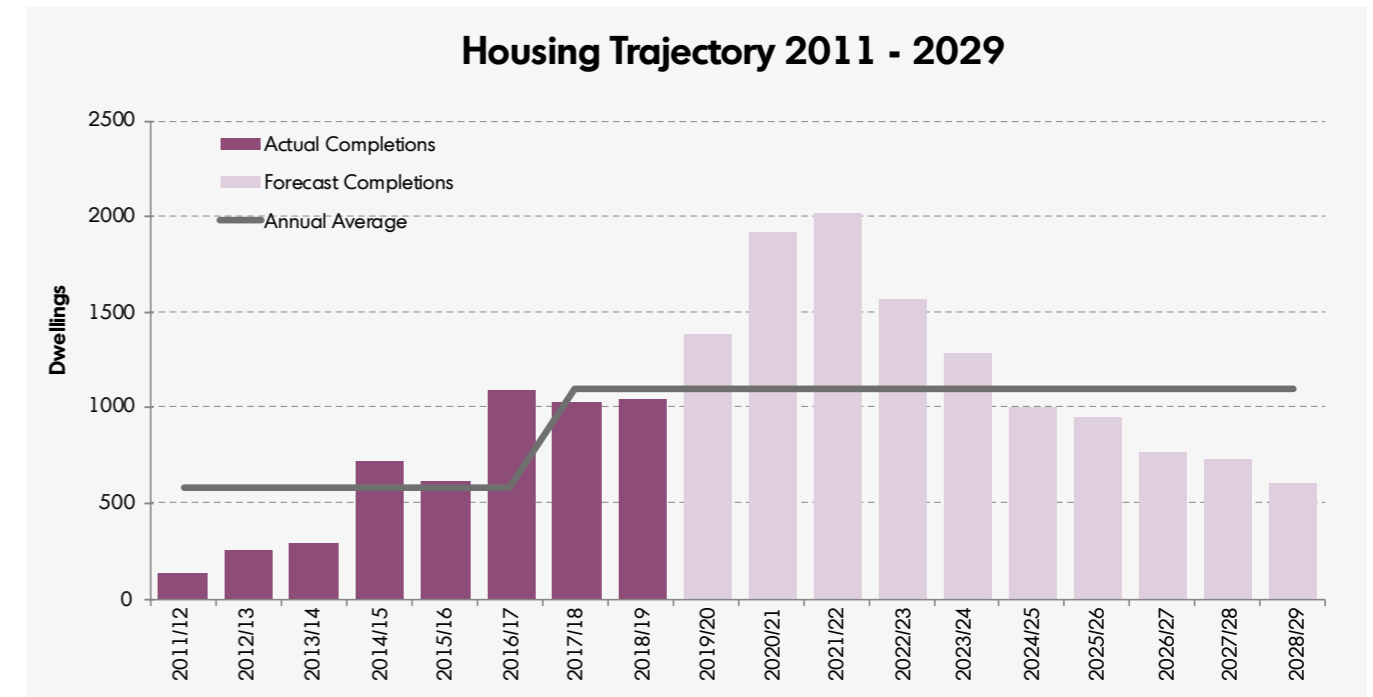
NEIGHBOURHOOD PLANS 'MADE'	DATE 'MADE'
Whitnash	January 2016
Barford	October 2016
Baginton and Bubbenhall	March 2018
Leek Wootton and Guy's Cliffe	May 2018
Budbrooke	July 2018
Kenilworth	November 2018
NEIGHBOURHOOD PLANS UNDER PREPARATION	
Bishop's Tachbrook	
Burton Green	
Lapworth	
Leamington Spa	
Old Milverton and Blackdown	
Radford Semele	

SECTION 3

Housing Trajectory

Housing Trajectory and Housing Five-Year Land Supply

- 3.1** The Warwick District Local Plan makes provision for a minimum of 16,776 new homes between 2011 and 2029. 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 2019 to 31st March 2024) 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 five year land supply calculations can be summarised as follows:
- In the period from 1st April 2011 to 31st March 2019 the total requirement for new homes was 5,796.
 - In the same period, 5,226 new homes have been completed. 1,050 of these were completed in the last year (1st April 2018 – 31st March 2019).
 - The total five-year requirement for the period 1st April 2019 to 31st March 2024 is calculated as 6,363. This equates to an annual average of 1,273 homes.
 - The Council estimates that over the next five years, a total of 8,106 new homes will be built.
 - This means that the Council considers that it has 6.37 years supply of housing land.
- 3.4** The housing trajectory shows the number of houses delivered over the first years of the Local Plan period, and projected delivery for the remainder of the plan period.



- 3.5** 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.
- 3.6** Delivery over the last three years has been steady at just over 1,000 dwellings per year. In this period, the bulk of the delivery has been in a limited geographical area, particularly to the south of Warwick, Leamington and Whitnash.
- 3.7** As major sites in other areas of the district start to deliver houses in large numbers, delivery of housing is expected to rise over the next few years, particularly between 2020 and 2022.



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.

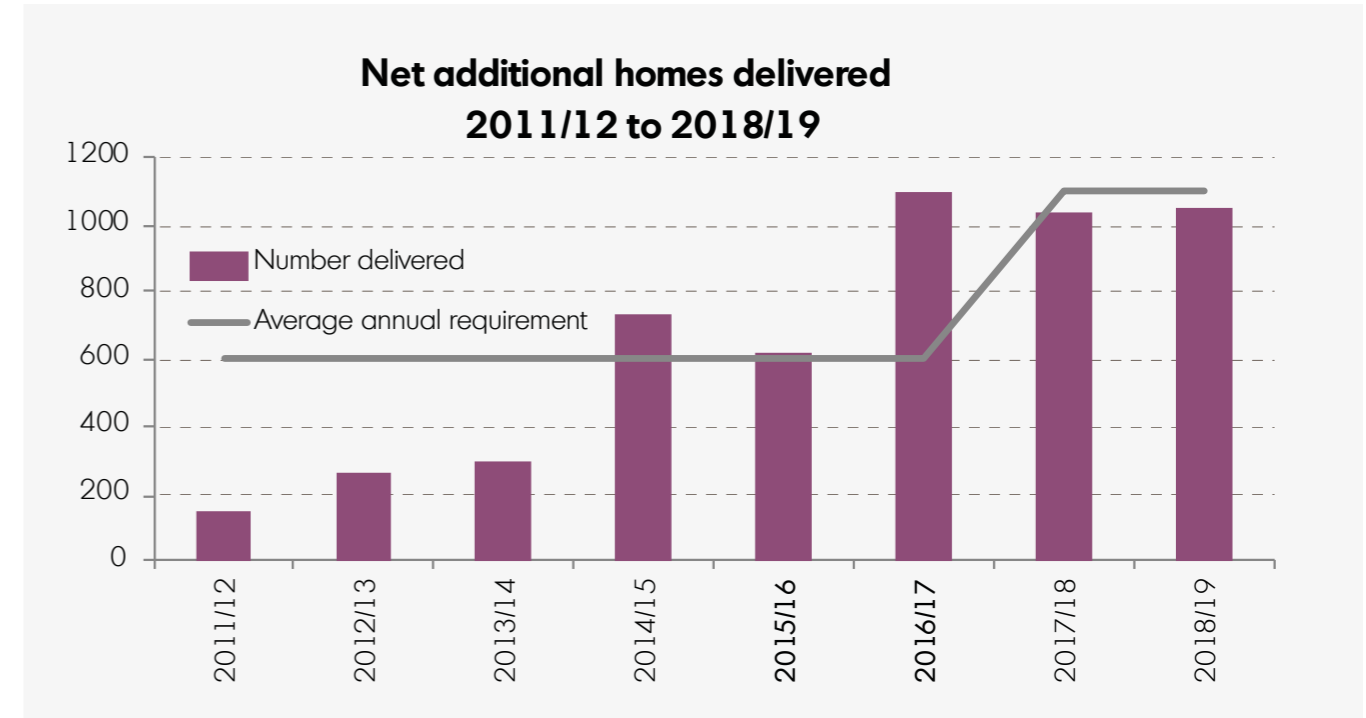
4.2 Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 was 600 new homes, and for 2017/18 to 2028/29 it is 1,098 new homes.

4.3 In the period 2018/19, Warwick District Council granted permission for 1,323 new dwellings. This figure reflects the point at which permission was first granted, i.e. it includes outline and full permissions, but excludes reserved matters and variations.

4.4 In the period 2018/19, 1,050 new homes have been delivered. This includes 961 self-contained dwellings and an allowance for bedrooms in shared accommodation equating to 89 dwellings (a net gain of 95 HMO bedrooms, 53 student bedrooms and 54 care home bedrooms). See the Housing Delivery Test section at paragraph 4.10 for further details of how this equivalent dwellings figure is calculated.

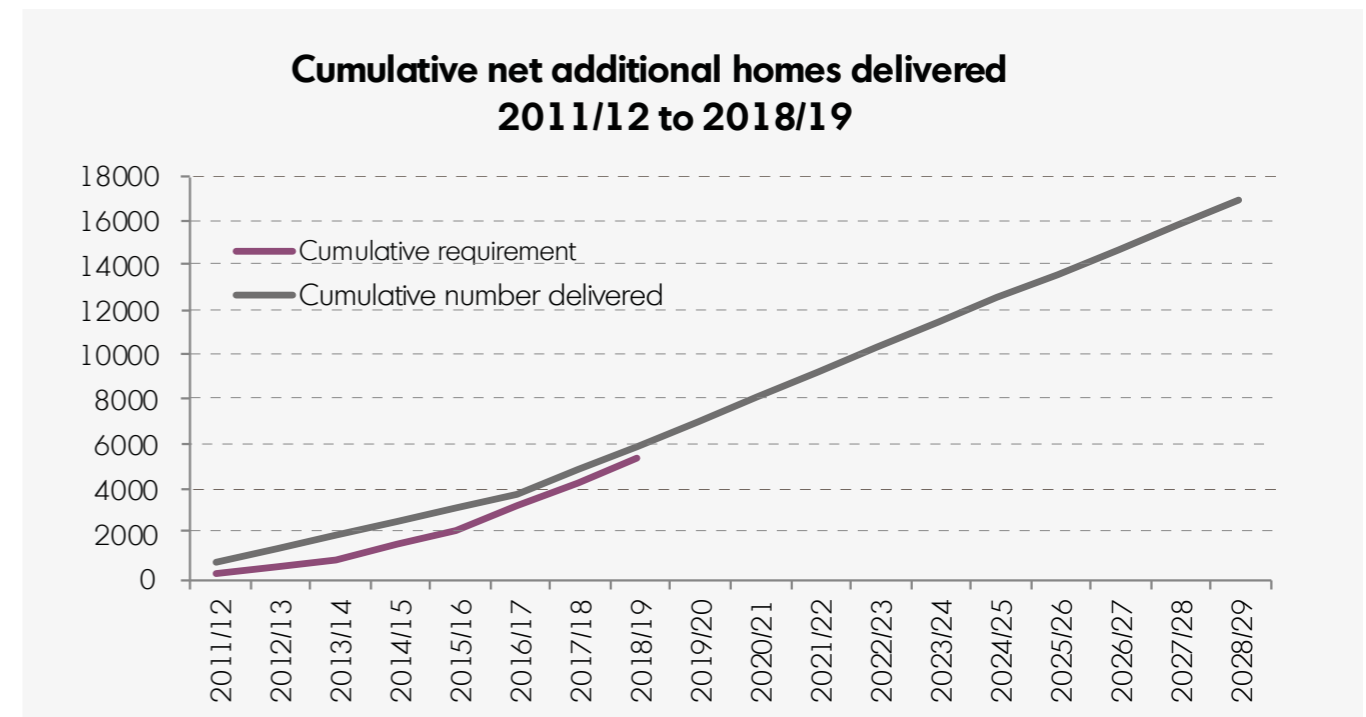
4.5 1,050 is a slight increase from 1,031 delivered in 2017/18, and is less than the average annual requirement of 1,098.

NET ADDITIONAL HOMES DELIVERED									
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Average annual requirement	Yearly	600	600	600	600	600	600	1,098	1,098
	Cumulative	600	1,200	1,800	2,400	3,000	3,600	4,698	5,796
Number delivered	Yearly	144	262	294	732	619	1,094	1,031	1,050
	Cumulative	144	406	700	1,432	2,051	3,145	4,176	5,226



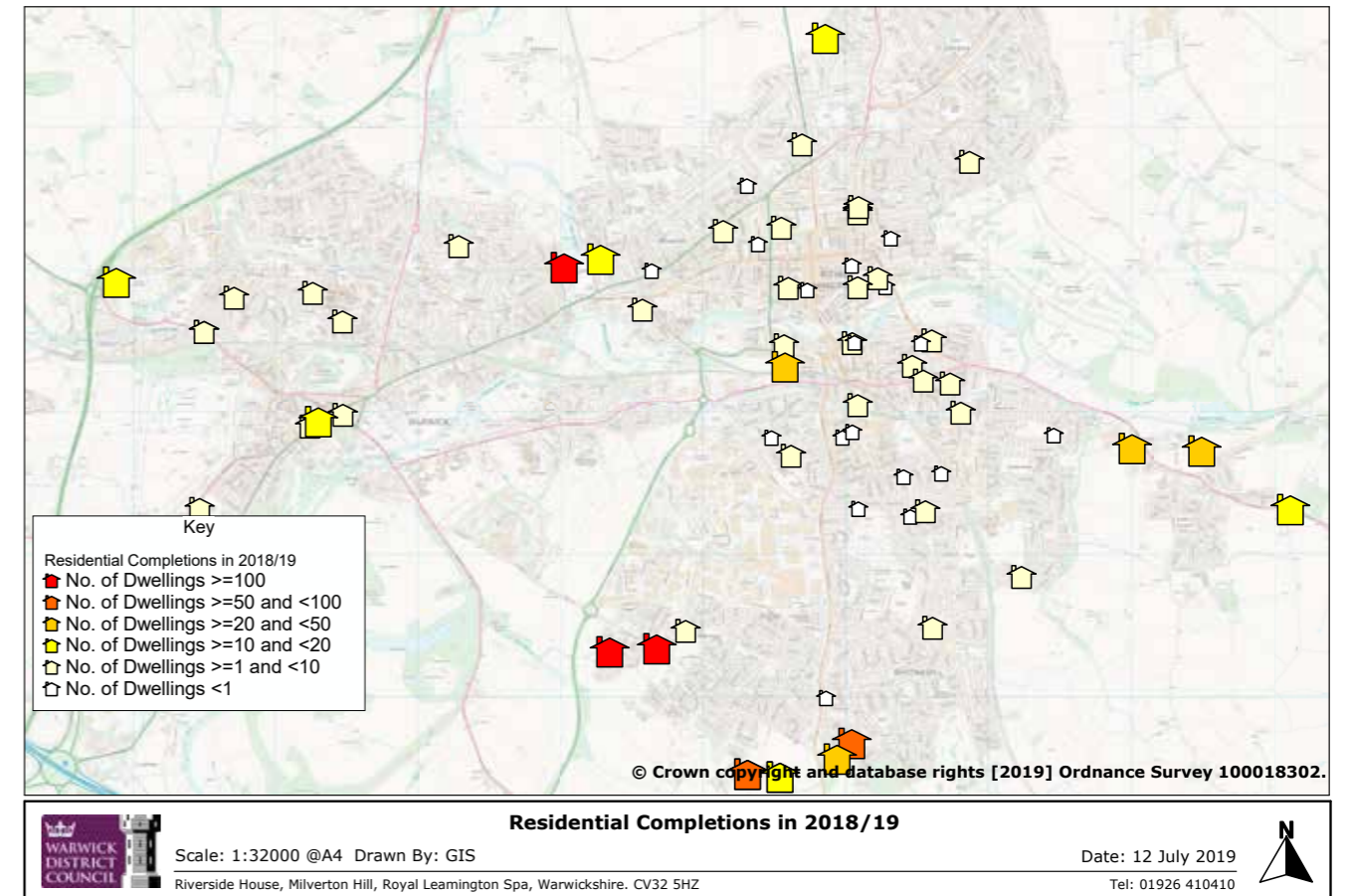
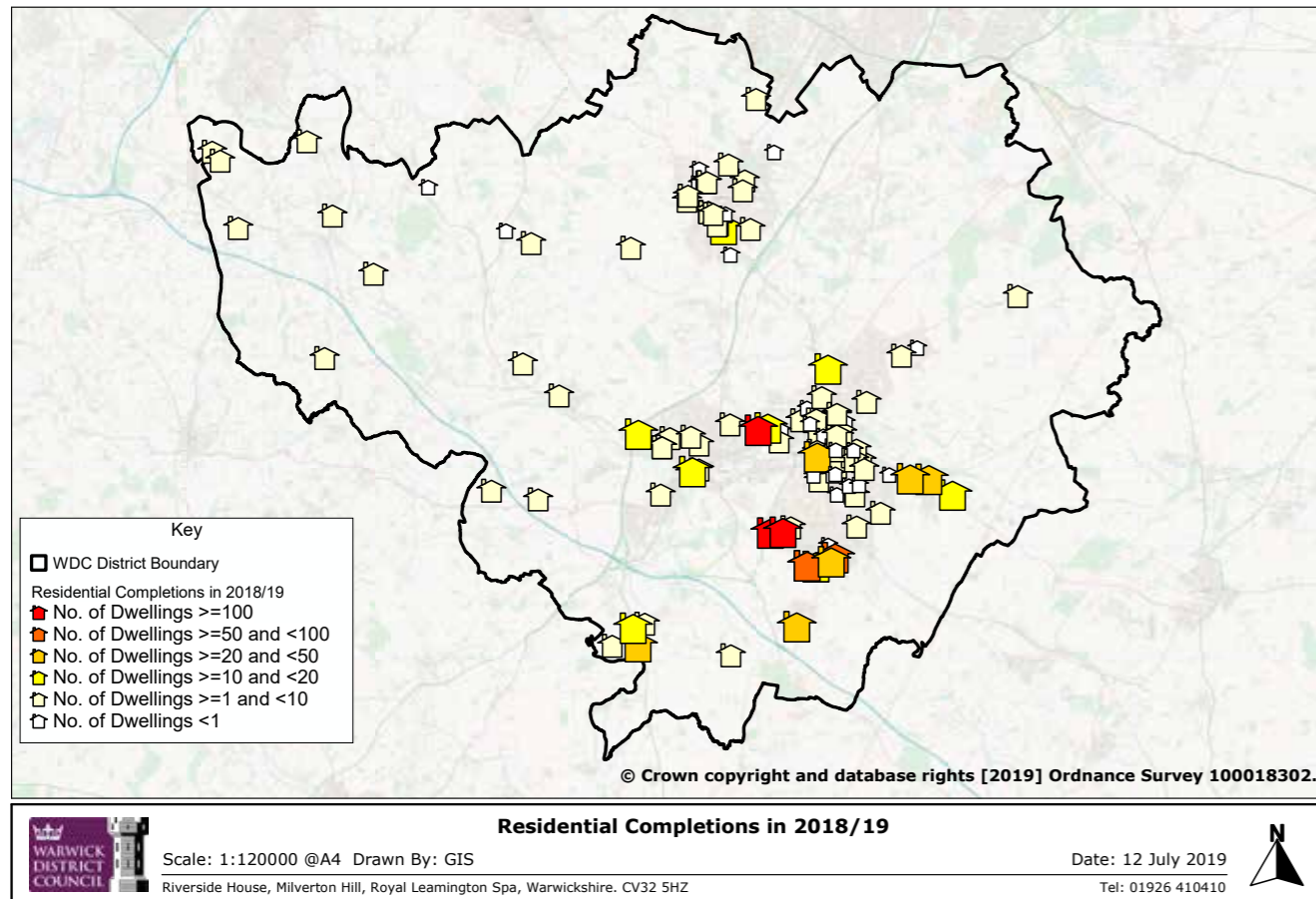
4.6 The average annual requirement is not a target in the traditional sense. As can be seen in the Housing Trajectory figures (Section 3), delivery of new housing is projected to be considerably above or below the average annual requirement at various points in the Local Plan period. This reflects the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

4.7 Cumulative delivery has remained below the cumulative requirement. As annual delivery has been just below the average annual requirement for the last two years, the gap has widened very slightly.



4.8 At the end of the financial year, a further 6,544 dwellings had active planning permission. 1,234 of these were under construction, 2,451 had full permission but were not yet started, and 2,859 had outline permission. These figures include allowances for bedrooms in shared accommodation.

4.9 The maps that follow show the broad distribution of self-contained dwellings delivered across the district. Tables showing delivery by Parish and by Ward can be found in Appendix 1.



Housing Delivery Test

- 4.10** 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.
- 4.11** 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	
	2016/17 TO 2018/19
Housing requirement	2,796
Net homes delivered	3,158
Housing delivery test percentage	112.9%

- 4.12** For the three year period 2016/17 to 2018/19, Warwick District delivered 3,158 net new homes, against a requirement of 2,796. This gives a housing delivery test percentage of 112.9%, indicating that the district is more than meeting its housing requirement. Last year's percentage (for the period 2015/16 to 2017/18) was 118.8%. The reduction reflects the stepped average annual requirement, moving from 600 in 2016/17 to 1,098 in 2017/18.
- 4.13** 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).
- 4.14** 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 institutions (mainly care homes).
- 4.15** These assumptions and ratios have been applied to all other presentations of housing delivery figures from 2017/18 onwards. Note that housing delivery figures for the year 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.

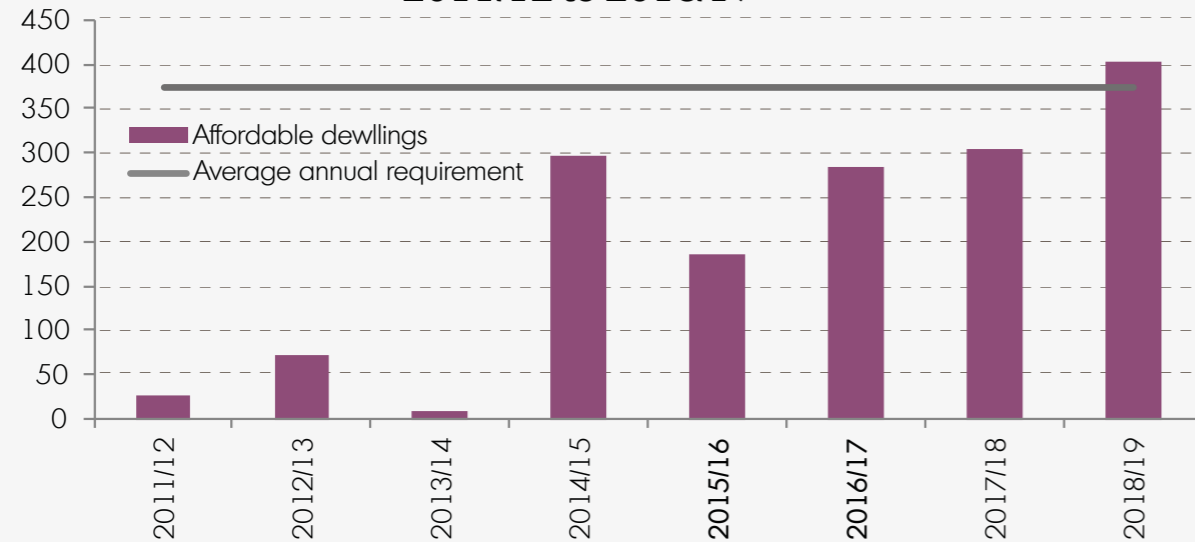
Affordable Homes

- 4.16** 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.
- 4.17** In 2018/19, permission was granted for 364 affordable dwellings, which equates to 28% of the 1,323 new dwellings granted permission. These figures reflect the point at which permission was first granted, i.e. they include outline and full permissions, but exclude reserved matters and variations. The figures relate to all housing sites, including those where no affordable housing requirement can be made. For the figures on sites where such a requirement can be made, see the section starting at paragraph 4.24
- 4.18** In 2018/19, 408 affordable homes were delivered in the district, which equates to 38.9% of the 1,050 dwellings delivered. This is an increase on the 305 delivered in 2017/18 (29.6% of the total), and exceeds the average annual requirement of 374.²

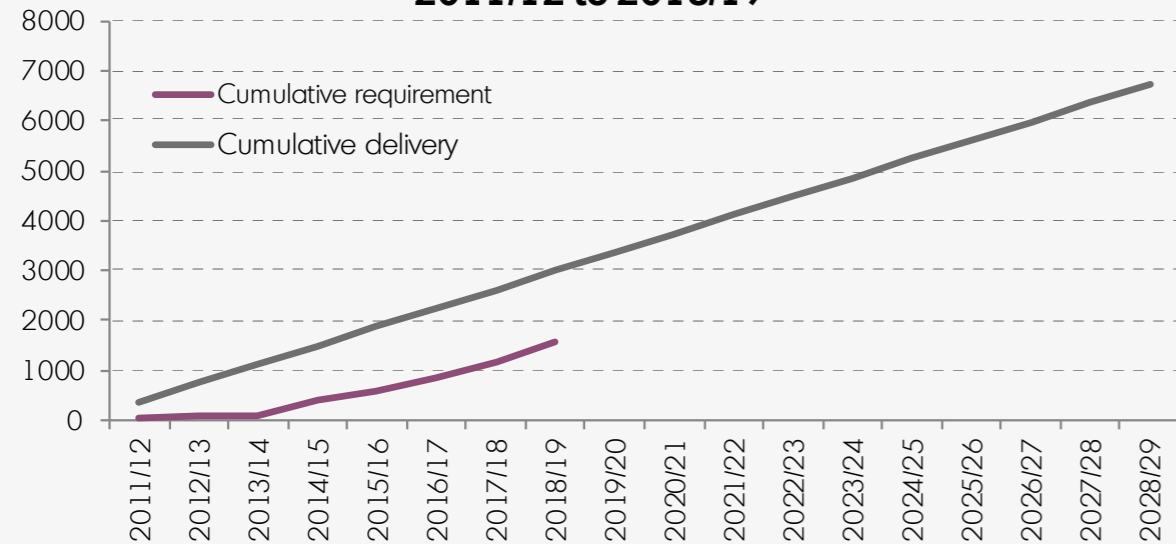
NET AFFORDABLE HOMES DELIVERED								
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Market dwellings	118	191	284	434	433	810	726	642
Affordable dwellings	26	71	10	298	186	284	305	408
Total	144	262	294	732	619	1,094	1,031	1,050
% Affordable	18%	27%	3%	41%	30%	26%	30%	39%

² Up until 2017/18, affordable housing figures were a measure of dwellings handed over to registered providers. This year, the figures are a measure of completions on site. This change is necessary to make the figures comparable to delivery of market housing. Differences between the two data sources are small, and reflect the slight delay that sometimes occurs between completion of construction and hand-over.

**Net affordable homes delivered
2011/12 to 2018/19**



**Cumulative net affordable homes delivered
2011/12 to 2018/19**



4.19 Low levels of affordable housing delivery in the early years of the Local Plan period mean that cumulative delivery is some way below the cumulative requirement.

4.20 There are a further 2,199 affordable dwellings with active permission which have not yet been delivered.

TENURE OF AFFORDABLE HOMES DELIVERED

Social rent	163	40%
Affordable rent	88	22%
Shared ownership	157	38%
Total	408	

4.21 Social rent is a tenure where the rents are set in accordance with the national rent regime. Affordable rents are let at no more than 80% of the local market rents (including service charges where applicable). In Warwick District they should be at the mid-point between social rents and 80% of the local market rent.

4.22 Shared ownership is “part buy, part rent” where an initial equity share is sold to qualifying persons under the Home Choice Allocation with a rent charged on the unsold equity. In Warwick District, the mortgage cost for each shared ownership unit must be no more than three and a half times the average household income of newly forming households.

4.23 The rented part of shared ownership, as well as social and affordable rents, are all managed by registered providers (housing associations) and the Council.

Affordable homes on larger sites

4.24 The Local Plan includes the following policy relating to affordable housing:

H2 Affordable Housing

Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sqm will not be permitted unless provision is made for 40% affordable housing

- 4.25** The revised July 2018 National Planning Policy Framework (NPPF) reduced the threshold when affordable homes should be provided from 11 or more homes to 10 or more homes. As government planning policy, the NPPF takes precedence over the Local Plan policy. Developments smaller than 10 homes, or those for PBSA or care homes, are not applicable to the Local Plan policy H2, and therefore have no affordable housing requirement.
- 4.26** In 2018/19, 364 affordable dwellings were granted permission on sites of 10 or more dwellings. In total, 1,124 new dwellings were granted permission on such sites, so the affordable dwellings equate to 32% of dwellings on such sites.³
- 4.27** On sites of 10 or more dwellings, 881 dwellings were delivered, of which 399 were affordable. This equates to 45.3% of dwellings on such sites.

AFFORDABLE DWELLINGS DELIVERED ON SITES OF 10 OR MORE

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Market dwellings	59	196	372	312	471	482
Affordable dwellings	0	298	186	259	243	399
Total	59	494	558	571	714	881
% affordable	0.0%	60.3%	33.3%	45.4%	34.0%	45.3%

³ These figures reflect the point at which permission was first granted, i.e. they include outline and full permissions, but exclude reserved matters and variations.

Dwelling Type and Size

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY TYPE

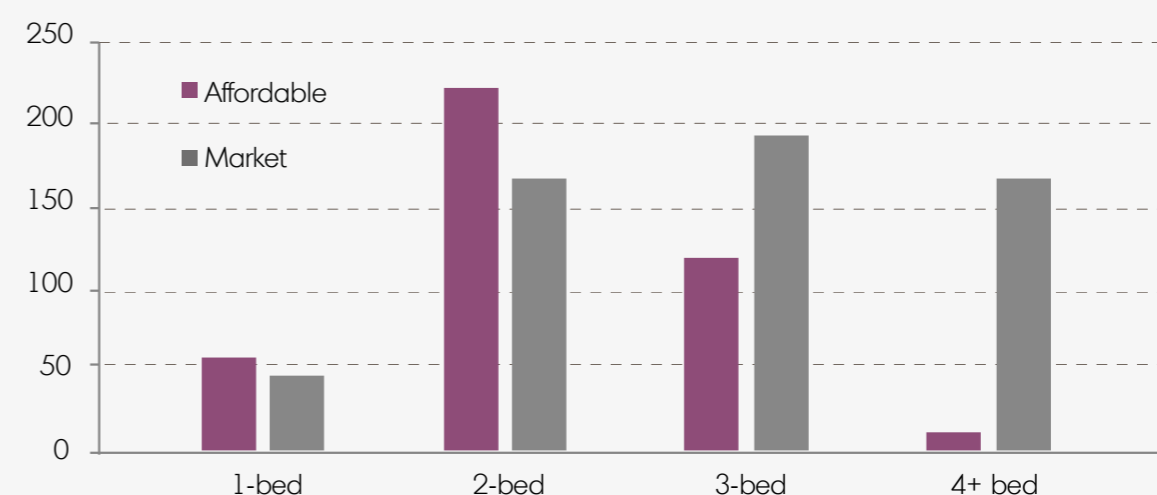
	AFFORDABLE		MARKET		TOTAL	
House	292	72%	428	77%	720	75%
Flat	116	28%	125	23%	241	25%
Total	408		553		961	

4.28 28% of the affordable dwellings delivered were flats; for market housing, 23% were flats.

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY SIZE

	AFFORDABLE		MARKET		TOTAL	
1-bed	57	14%	46	8%	103	11%
2-bed	224	56%	159	28%	383	40%
3-bed	116	29%	190	34%	306	32%
4+ bed	11	3%	164	29%	175	18%
Unknown rooms ⁴	0		-6		-6	
Total	408		553		961	

Net self-contained dwellings delivered by property size



4.29 For affordable housing, the most common property size is two bedrooms; for market dwellings it is three bedrooms.

⁴ While the size of the property is always known for new dwellings built, this information is not always provided if existing dwellings are to be demolished as part of an application.

Homes Suitable for Elderly and Vulnerable People

NET HOMES SUITABLE FOR ELDERLY AND VULNERABLE PEOPLE						
	COMPLETED		UNDER CONSTRUCTION		GRANTED PERMISSION BUT NOT STARTED	
	Beds	Dwells / equiv. dwells	Beds	Dwells / equiv. dwells	Beds	Dwells / equiv. dwells
Care homes	54	30	33	18	0	0
Sheltered housing	-	13	-	75	-	61
TOTAL		43		93		61

4.30 During the 2018/19 period, there was a gain of 79 care home bedrooms and a loss of 25 bedrooms, giving a net gain of 54. This equates to 30 new dwellings, calculated as the number of bedrooms divided by the average number of adults in all households in England (1.8). In addition, 13 self-contained sheltered housing units were delivered, giving a total of 43 new homes suitable for elderly and vulnerable people.

4.31 There are a further 93 suitable dwellings under construction, and 61 where permission has been granted but construction has not started.

Purpose Built Student Accommodation

4.32 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 common and laundry rooms at ground floor level.

4.33 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.

NET PURPOSE BUILT STUDENT ACCOMMODATION			
	COMPLETED	UNDER CONSTRUCTION	GRANTED PERMISSION BUT NOT STARTED
Bedrooms	53	600	604
Equivalent dwellings in bedrooms	21	154	242
Studios	0	0	29
Total dwellings	21	154	271

4.34 In the period 2018/19, 53 bedrooms in PBSA were delivered. This equates to 21 dwellings, calculated as the number of bedrooms divided by the average number of students in student-only households in England (2.5).

4.35 There are a further 600 PBSA bedrooms under construction, and 604 with permission but where construction has not started. The largest single site is the redevelopment of halls of residence on the University of Warwick campus, where permission has been granted for 828 new bedrooms to replace 214 to be demolished (net gain of 614). Demolition and construction are phased, with some work underway and some yet to start.

Custom and Self-build

4.36 The Local Plan 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.

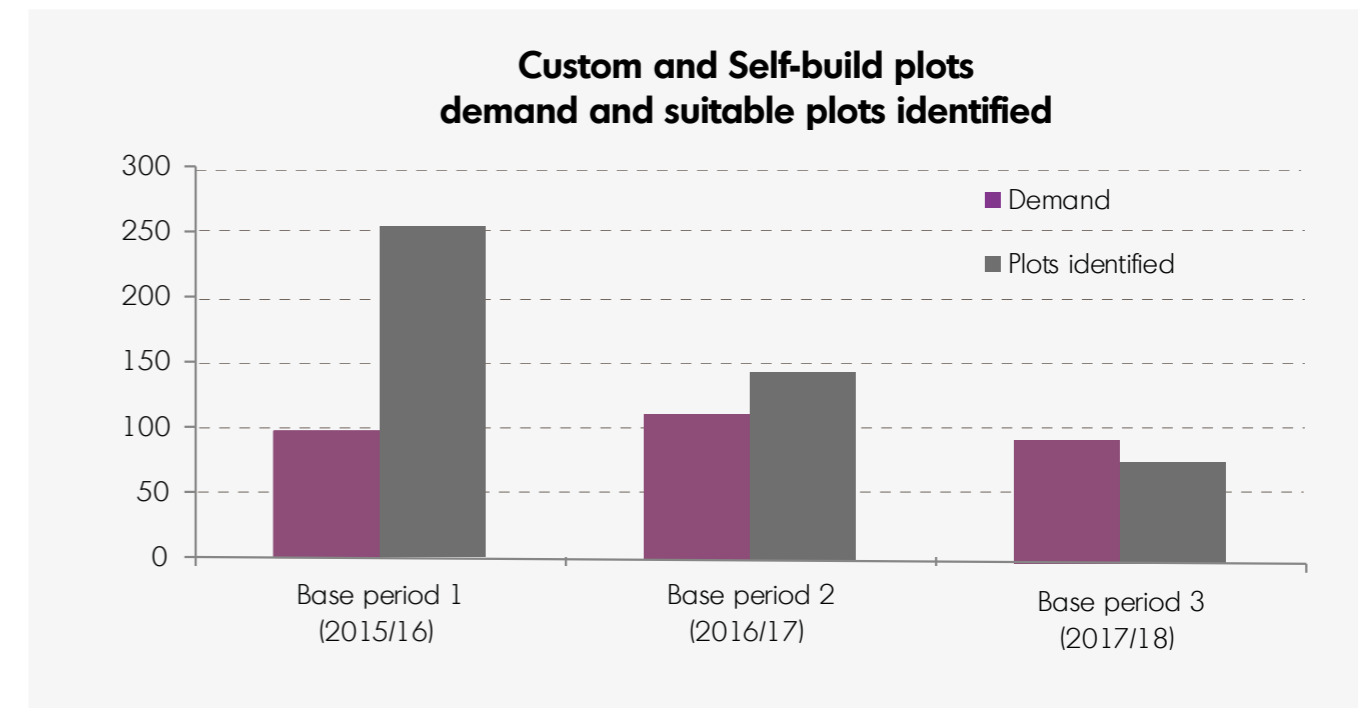
The Council will produce an SPD to assist in the delivery of self / custom build dwellings.

4.37 The Custom and Self-build Supplementary Planning Document (SPD) was adopted in July 2019. The purpose of this SPD is to assist those considering applying to develop a self-build plot either individually or as part of a larger development, but does not allocate land to do so, nor does it set a requirement for sites to bring forward plots in the same way as, for example, affordable housing.

4.38 Warwick District Council maintains a Custom and Self-build register as required by the Self Build and Custom Housebuilding Regulations 2016. The 'base period' of the Register runs from October to October. At the end of each base period, Local Authorities have 3 years in which to grant permission on an equivalent number of suitable plots as required by the Housing and Planning Act 2016. In this Act, a permission is regarded as "suitable if it is a permission in respect of development that could include self-build and custom housing".

4.39 A progress report has been brought forward at the end of 2018 which presented data on the volume of registrants, plots applied for and plots delivered in the last 3 base periods. A subsequent report will be published at the end of each base period.

BASE PERIOD (OCTOBER TO OCTOBER)	DEMAND	SUITABLE PERMISSIONS	PLOTS IDENTIFIED	SUPPLY (PLOTS IDENTIFIED MINUS DEMAND)
1 (2015/16)	97	97	253	+156
2 (2016/17)	111	51	145	+34
3 (2017/18)	95	48	77	-18



4.40 In the third base period (31st October 2017 to 30th October 2018), there were 48 suitable planning applications which granted permission on 77 homes. The demand was for 95 plots which was not met by a shortage of 18 plots. This means an additional 18 no. dwellings suitable for self and custom build will need to be permissioned in the following base period in order to meet the demand for base period 3.

Sites for Gypsies and Travellers

- 4.41** The district has an established need for 6-8 transit pitches and 31 permanent pitches over the plan period.
- 4.42** No pitches were delivered in 2018/19.

Previously Developed Land

- 4.43** The National Planning Policy Framework (NPPF) defines previously developed land as:
- “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.”
- 4.44** Previously developed land is sometimes referred to as ‘brownfield’ land; land which has never been developed is sometimes referred to as ‘greenfield’.

Brownfield Register

- 4.45** The Brownfield Register Regulations came into force in April 2017 requiring local planning authorities to prepare and maintain a register of previously developed sites that have potential to be developed for housing. This register is there to encourage developers to invest in brownfield land through a quicker process.
- 4.46** This regulation requires that for a site to be entered on to the register, it has to meet the following criteria:
- The site meets the definition of previously developed land as defined in the National Planning Policy Framework
 - The site has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings
 - The site is suitable for residential development
 - The site is available for residential development
 - The site should be achievable in fifteen years
- 4.47** Permission in Principle (PiP), which is a new planning consent route, was introduced in this Regulation. It allows Local Authorities to propose a grant of PiP on any sites in the brownfield register following the relevant consultation procedures. No sites in the district have been identified to be granted permission in principle.
- 4.48** In December 2018, the brownfield register had its first annual review in line with the legislation which included removing 7 sites where development had commenced; 3 sites where development was complete; and 2 sites where the landowner had no aspiration to develop their site for housing. 2 new sites that had potential to be developed for housing were added. As at December 2018, the register was updated with 21 sites covering a total of 72.1 hectares. 5 of these sites had full or outline planning permission for a total of 235 dwellings covering an area of 3.3 hectares altogether.
- 4.49** During 2018/19, 78 dwellings were delivered on sites that came through the brownfield register.



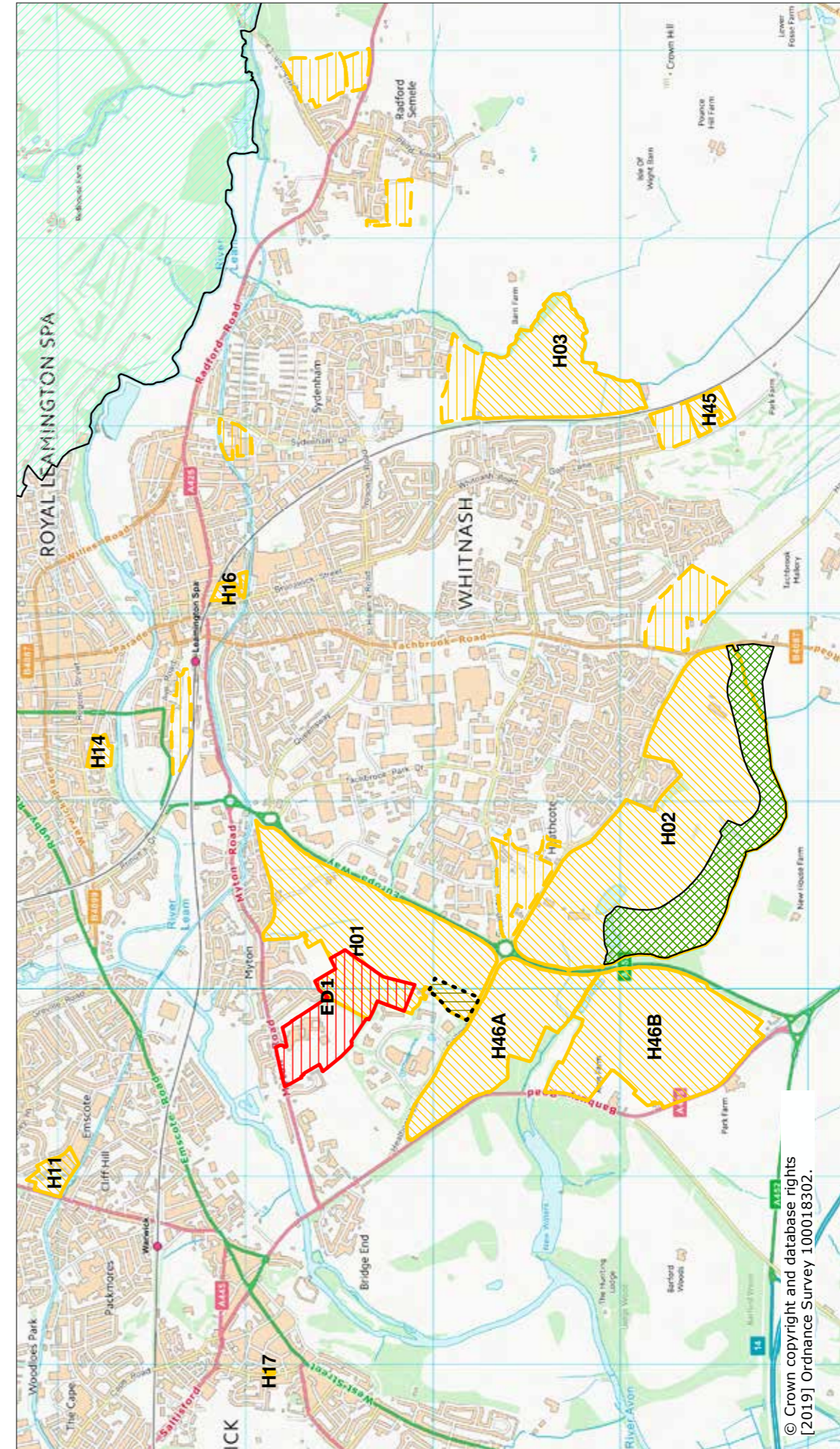
SECTION 5

Major Growth Areas

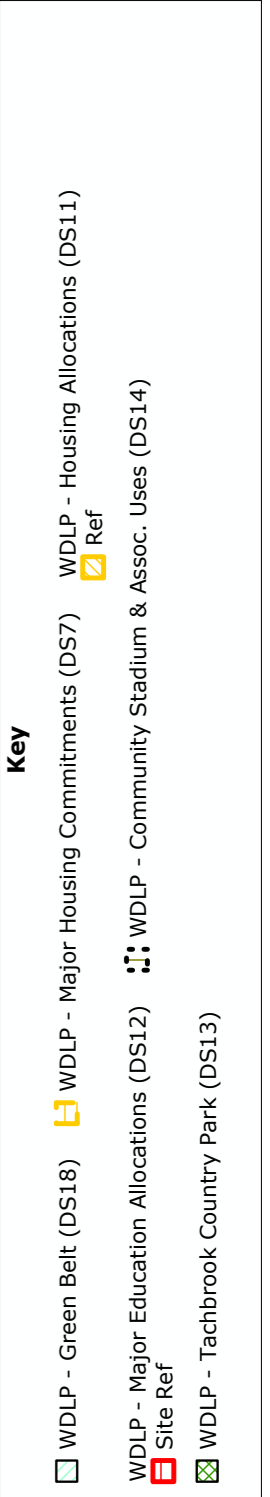
South of Warwick, Leamington and Whitnash

- 5.1 Development in the South Warwick / Leamington area continued at a pace during 2018/2019.
- 5.2 During the year construction has commenced on two major developments to the west of Europa Way. Two new road junctions on Europa Way are under construction for Myton Green (Catesby Estates) (northern part of H01) and at Beauchamp Park (London & Quadrant) (eastern part of H46A). Construction of the new junctions on Europa Way is well advanced, although the completion of the junction to Myton Green has been delayed as a result of the main contractor going into administration. Despite this setback Avant Homes and Miller Homes have started the construction of the first homes on the Myton Green development.
- 5.3 A Reserved Matters application was submitted by Galliford Try for 375 homes to the north of Gallows Hill (southern part of H01). Construction is likely to start in 2019.
- 5.4 Development has not yet started on H46B The Asps (Barwood Land), although reserved matters applications have been submitted. A further planning application for 180 homes was submitted on land south of Gallows Hill (Hallam Land) (western part of H46A), which was approved subject to S106 agreement being completed.
- 5.5 House building on Lower Heathcote Farm (western part of H02) has progressed quickly and is now 70% complete. 544 dwellings out of 785 are now complete. A further 150 dwellings were approved at 'The Triangle' (W/18/0606) site.
- 5.6 Whilst a planning application is still awaited for the former Sewage Works (Severn Trent) (central part of H02), construction at the adjoining Grove Farm (eastern part of H02) has progressed quickly. AC Lloyd has sold two phases of development to Persimmon Homes and Taylor Wimpey Homes. Together with the development of the Harbury Gardens scheme (AC Lloyd) development has progressed quickly.
- 5.7 At Woodside Farm Persimmon Homes have recently completed their development of 320 homes.
- 5.8 Following an increase in forecasts for secondary school places and concerns that the site allocated adjacent to Myton School was too small, the County Council, with the support of the District Council, has undertaken a search for a new site for a secondary school. A site to the south of Grove Farm has been identified and a planning application has been submitted (W/19/1030).
- 5.9 The appointment of a design team for the Country Park was delayed as a result in the delay to the Severn Trent planning application and the proposal for the new secondary school. However, an appointment is anticipated during the summer of 2019.

South of Warwick, Leamington and Whitnash



South of Warwick, Leamington and Whitnash



South of Coventry

5.15 There are two strategic sites within the South of Coventry area:

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

5.16 Site H42 has a hybrid permission for 425 dwellings, with the first phase of 129 dwellings approved in full. The planning permission also proposes a convenience store of up to 400 sqm, open space as well as associated infrastructure. The site will be accessed from Westwood Heath Road with a further agricultural access on Bockendon Lane. The applicant has submitted information to discharge pre-commencement conditions and obligations; it is anticipated that onsite works will commence late 2019.

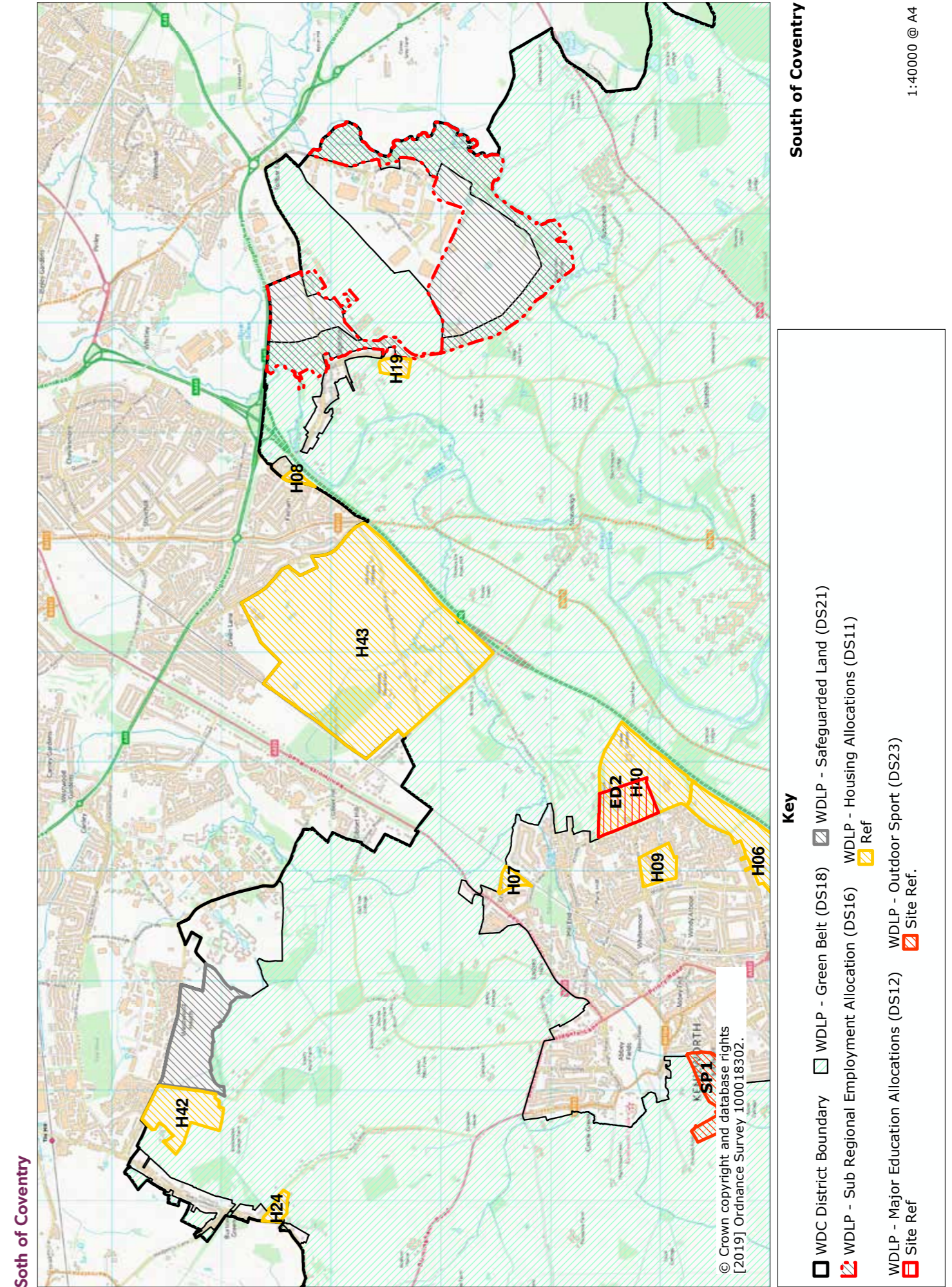
5.17 Site H43 has a live application for a proportion of the site proposing 2,500 dwellings, primary school, secondary school, local centre, open space and associated infrastructure. The site would be accessed from new junctions to the north and south of the site. A separate full planning application has been made to Coventry City Council in respect of the detail of proposed junction access into the site from the north. Both applications are pending consideration.

5.18 There are further housing allocations for major development sites as follows;

- H08 Oaklea Farm, Finham – 20 Dwellings
- H19 Baginton - Land North of Rosswood Farm – 80 dwellings
- H24 Burton Green – Burrow Hill – 90 dwellings

5.19 Site H24 is has an approved planning permission for 90 dwellings with open space and associated infrastructure accessed from Hob Lane and Red Lane. Substantive construction works and housing completions have been recorded on site.

5.20 Sites H08 and H19 are not subject to planning consents or live applications



SECTION 6

Planning Obligations

Community Infrastructure Levy (CIL)

- 6.1** The Community Infrastructure Levy (CIL) is a tariff charged on the gross internal floor space of a proposed development, at a locally set rate, to fund infrastructure needs arising from new development. This can include transport schemes; flood defences; schools; health & social care facilities; parks & green spaces; cultural & sports facilities. Warwick District Council (WDC) introduced their charging schedule on 18th December 2017.
- 6.2** In Warwick District, charges are applied to residential developments, some retail development and student housing. Other uses (such as offices, hotels, industrial and warehousing) are zero rated. Exemptions and reliefs apply in certain specific circumstances including where the proceeds of development are used for charitable purposes, social housing, self-build housing and most residential extensions.
- 6.3** The Regulation 123 List sets out the key infrastructure projects that can be funded by CIL receipts. The Reg 123 List aims to pick up projects which cannot be attributed to individual developments and thus cannot be funded by S106 agreements. The current Reg 123 List was agreed by WDC Executive Committee in March 2019 and can be found on the WDC website: www.warwickdc.gov.uk/downloads/file/4878/cil_reg_123_list

CIL Receipts

- 6.4** In the 2018/19 financial year, CIL liability notices have been issued for three developments that have not commenced, totalling £100,668.50; demand notices have been issued on five developments, totalling £1,885,667.25. During the same period, £438,428.35 has been received by way of CIL payments, with a further £1,547,917.40 outstanding from demand notices issued.

DESCRIPTION	NUMBER OF APPLICATIONS ASSESSED	AMOUNT EXEMPTIONS	AMOUNT LIABLE
Number of Planning Applications requested to complete and submit CIL Additional Information Requirement form	106		
Applications assessed and found to be less than 100 sqm – not CIL liable	52		
CIL liable proposals eligible for exemption i.e. self build – 14 commenced, 4 waiting for Commencement Notices (Form 6) Exempt amounts would become liable if a 'disqualifying' event occurs i.e. dwelling sold within 3 years of completion	18	£653,623.10	
Liability Notices issued – waiting for Commencement Notices (Form 6)	3		£100,668.50
CIL Liable proposals - exemption for Social Housing (inc. in Demand Notice figure)		£697,710.00	
CIL liable proposal – Demand Notice issued	5		£1,885,667.25

DESCRIPTION	NUMBER OF APPLICATIONS ASSESSED	AMOUNT EXEMPTIONS	AMOUNT LIABLE
CIL liable / exempt & completed	0		
Applications where CIL forms have been requested – ongoing / waiting for information	28		
Totals		£1,351,333.10	£1,986,345.75
Total CIL income 31st March 2019			£438,428.35
Total CIL outstanding from Demand notices issued 31 March 2019			£1,547,917.40

CIL Contributions to Town and Parish Councils

- 6.5** A proportion of the CIL money collected is also distributed to the Parish or Town Council in which the development falls. This proportion must be spent to support the impact of developments on local communities, and Parish / Town Councils must in turn report on their levy income and spending.
- 6.6** WDC are required to pass 15% of CIL receipts to relevant Parish / Town Councils who do not have a Neighbourhood Plan in place arising from developments in their areas. Payments will be capped to £100 per Council Tax dwelling per year. For example, a Parish / Town Council with 500 dwellings cannot receive more than £50,000 of CIL receipts per year.
- 6.7** The levy contribution will increase to 25% for Parish / Town Councils with an adopted Neighbourhood Plan; there is no cap on the amount paid if a Neighbourhood Plan is in place. This amount will not be subject to an annual limit; for this to apply, the Neighbourhood Plan must have been made before a relevant planning permission first permits development (as amended by the 2011 and 2014 Regulations).
- 6.8** No CIL payments have yet been transferred to Parish or Town Councils. As CIL income is now becoming due and paid to WDC by developers, the first transfers to Burton Green and Rowington Parish Councils will be calculated and made during the next financial year.

PLANNING APP.	PROJECT	PARISH / TOWN COUNCIL	TOTAL CIL CHARGE-ABLE AMOUNT	TOTAL PARISH / TOWN PORTION 15% (DEPENDANT ON NO. OF DWELLINGS CAP) OR 25%	TOTAL NO. COUNCIL TAX DWELLINGS	MAX. AMOUNT PAYABLE PER YEAR (NO NP)	RECEIVED / EXPECTED BY WDC	TRANSFER EXPECTED DATE TO PC / TC
W/17/2086	Red Lane / Hob Lane	Burton Green	£1,065,285.00	£159,792.75	416	£41,600.00	Nov 18 to Jan 2020	Apr 19 to Apr 2020
W/17/1724	Kingswood Farm	Rowington	£741,780.00	£111,267.00	445	£44,500.00	Jan 19 to Feb 2020	Apr 19 to Apr 2020

Section 106 Agreements

- 6.9** Infrastructure contributions can 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. S106 contributions cannot be requested for infrastructure projects that are on the CIL Regulation 123 List.
- 6.10** S106 agreements are agreed as part of the approval process for outline and detailed planning permissions, rather than reserved matters. Payments are usually made at specific agreed "trigger points" within the site development, e.g. in part on commencement, and in part after a certain proportion of the development is completed.
- 6.11** The contributions required through S106 agreements vary from site to site, but often include financial contributions for infrastructure to be delivered by Warwick District Council, Warwickshire County Council, health bodies and Police; and contributions in kind such as affordable housing, open space and Sustainable Urban Drainage Systems (SUDS).

S106 Contributions

- 6.12** During the year 2018/19, 22 developments in Warwick District with S106 agreements reached trigger points for financial contributions totalling £12.1 million.⁵ This included £4.6 million due to Warwick District Council and £7.5 million to Warwickshire County Council. The WDC figure includes sums collected on behalf of South Warwickshire NHS Foundation Trust (SWFT), NHS South Warwickshire Clinical Commissioning Group (CCG) and the Office of the Police and Crime Commissioner for Warwickshire.
- 6.13** A full breakdown of contributions due from the various developments can be found in Appendix 2.

⁵ These figures exclude payments that would have fallen due in 2018/19 but where payment was made early; and include figures where payment is not yet due but payment has been made in 2018/19.

S106 CONTRIBUTIONS FALLING DUE DURING 2018/19		
	Purpose	Total falling due
Monies due to Warwick District Council	Monitoring Fee	£87,507.87
	Open Space – Offsite Parks, Gardens and Allotments	£189,563.82
	Open Space – Offsite Play Area	£17,092.49
	Sports Facilities – Indoor	£981,319.06
	Sports Facilities – Outdoor	£68,607.21
	Country Park	£815,759.11
	Health – GP	£433,003.55
	Health – Hospital	£1,844,479.21
	Police	£183,482.57
	WDC sub-total	£4,620,814.89
Monies due to Warwickshire County Council	Monitoring Fee	£7,000.00
	Education	£4,474,344.09
	Highways	£2,011,005.47
	Rights of Way	£53,939.12
	Sustainability Travel Pack	£99,829.92
	Public Transport	£123,374.00
	Traffic Regulation Order	£12,000.00
	Biodiversity	£712,499.45
	Libraries	£16,408.60
	WCC sub-total	£7,510,400.65
	Grand total	£12,131,215.54



SECTION 7

Employment Land

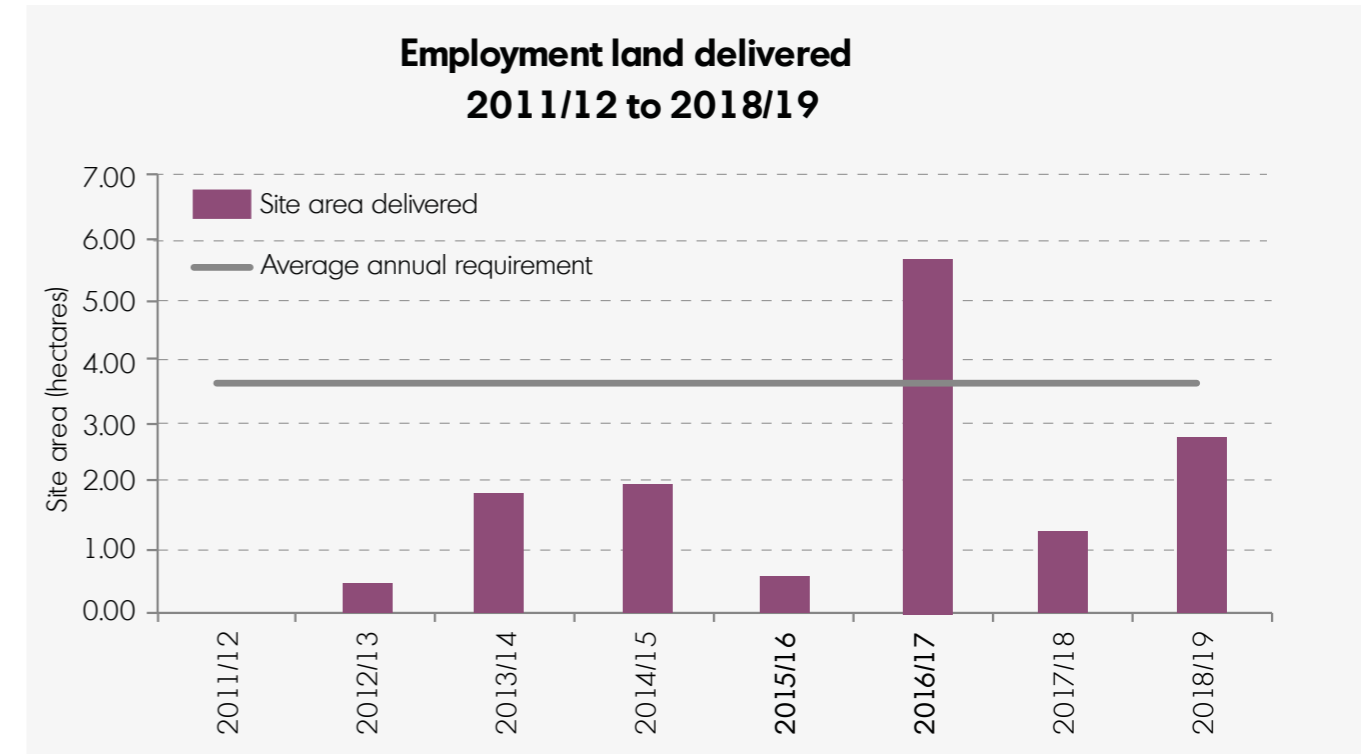
7.1 The Local Plan sets out the following strategic policy relating to the economy:

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.

- 7.2 Provision will be made for a minimum of 66 hectares of employment land to meet local need during the plan period.
- 7.3 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.
- 7.4 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.
- 7.5 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.
- 7.6 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.
- 7.7 During 2018/19, permission was granted on 0.67 hectares of new employment land. This excludes changes of use, extensions, alterations and developments on existing employment land. These new employment land permissions relate to 3,902 square metres of new floorspace.
- 7.8 During 2018/19, development completed on 2.84 hectares of new employment land. This relates to 9,185 sqm of floorspace. There are a further 2.44 ha under construction, and 12.76 ha where permission has been granted but construction has not started.
- 7.9 2.84 hectares is below the average annual requirement of 3.67 to reach 66 hectares by the end of the plan period.

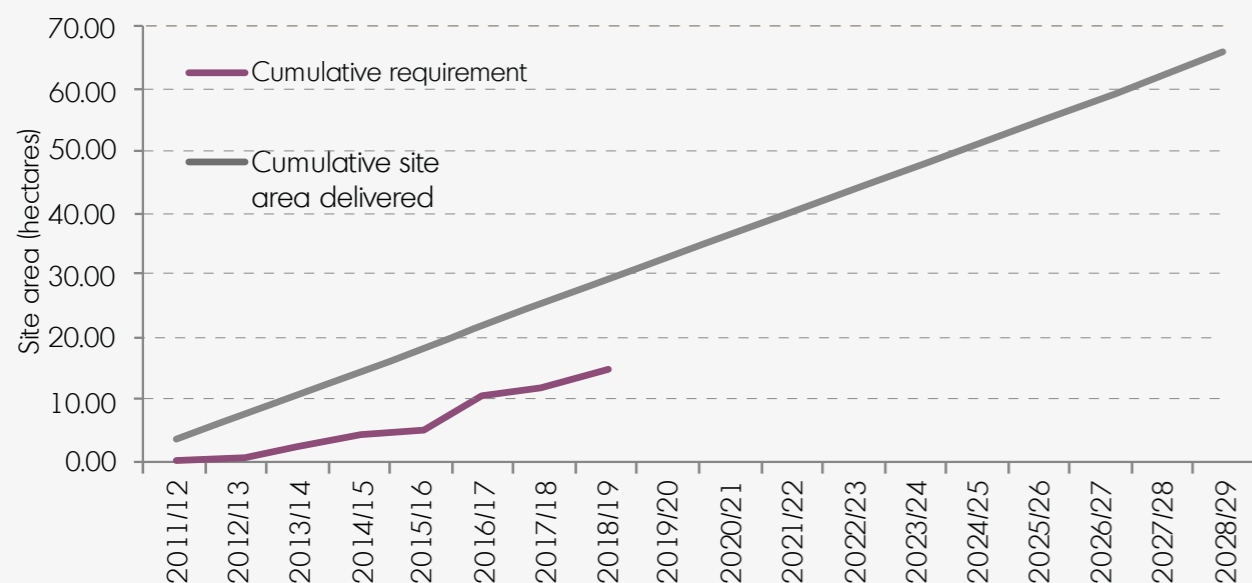
NEW BUILDS ON NEW EMPLOYMENT LAND (EXCLUDING SUB-REGIONAL SITE)			
	COMPLETED	UNDER CONSTRUCTION	NOT STARTED
Site area (ha)	2.84	2.44	12.76
Floorspace (sqm)	9,185	8,369	37,421



7.10 When looking at cumulative figures, delivery remains below the average annual requirement.

EMPLOYMENT LAND DELIVERED (HECTARES)								
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Yearly delivery	0.00	0.47	1.93	2.06	0.60	5.75	1.33	2.84
Cumulative delivery	0.00	0.47	2.40	4.46	5.06	10.81	12.14	14.98
Cumulative requirement	3.67	7.33	11.00	14.67	18.33	22.00	25.67	29.33

**Cumulative employment land delivered
2011/12 to 2018/19**



AVAILABLE EMPLOYMENT LAND (HECTARES)

Land with permission but where construction has not started	12.76
Local Plan allocations E1 and E2	19.70
Other land identified as available	29.81
Total available employment land	62.27

7.11 As well as the 12.76 ha with permission but not started, there are 19.70 ha on sites allocated in the Local Plan, and 29.81 ha on other sites which have been identified as available for employment land, giving a total of 62.27 ha of available employment land. The volume of employment land currently available reflects the low levels of delivery so far within the plan period.

Sub-regional Employment Site

7.12 The sub-regional employment site is a large development on the southern edge of Coventry. 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. This site is expected to provide 6.5 hectares of the District’s employment demand, with the rest of the site meeting sub-regional need. The extent of the site can be seen on the map showing the South of Coventry major growth area, which follows paragraph 5.20.

7.13 There are a number of applications relating to the site, but the key ones relating to employment land delivery are:

W/16/0239 – outline permission for 121 ha to the north of Coventry airport, to the north and south of the A45.

W/17/1729 – reserved matters relating to W/16/0239, for two research and development buildings on a site of 2.79 ha and with combined floorspace of 19,225 sqm. At the end of 2018/19, site preparation was underway but construction had not yet started.

W/18/1717 – reserved matters relating to W/16/0239, for a battery industrialisation centre on a site of 5.25 ha and with a floorspace of 18,445 sqm. At the end of 2018/19, site preparation was underway but construction had not yet started.

W/18/0522 – outline permission for 178 ha to the south and west of Coventry airport and Middlemarch Industrial Estate.

Non-residential floorspace

7.14 In the preceding section, 'employment land' referred to use classes B1 (business), B2 (general industrial) and B8 (storage or distribution). There are a range of other use classes of non-residential floorspace where people are employed, but which do not fall within that definition. A summary of what falls into each use class can be found in Appendix 3.

7.15 The preceding section also only looked at a subset of the relevant permissions, excluding changes of use, extensions, alterations and developments on existing employment land. In this section they are included. As such, floorspace is the more appropriate measure, as many of the applications relate to a small portion of the quoted site area, or take place on land that already falls into a particular use class.

7.16 When a property changes use between use classes, the floorspace involved would show as a loss in the old class and a gain in the new class. New builds and demolitions are also reflected in the gains and losses.

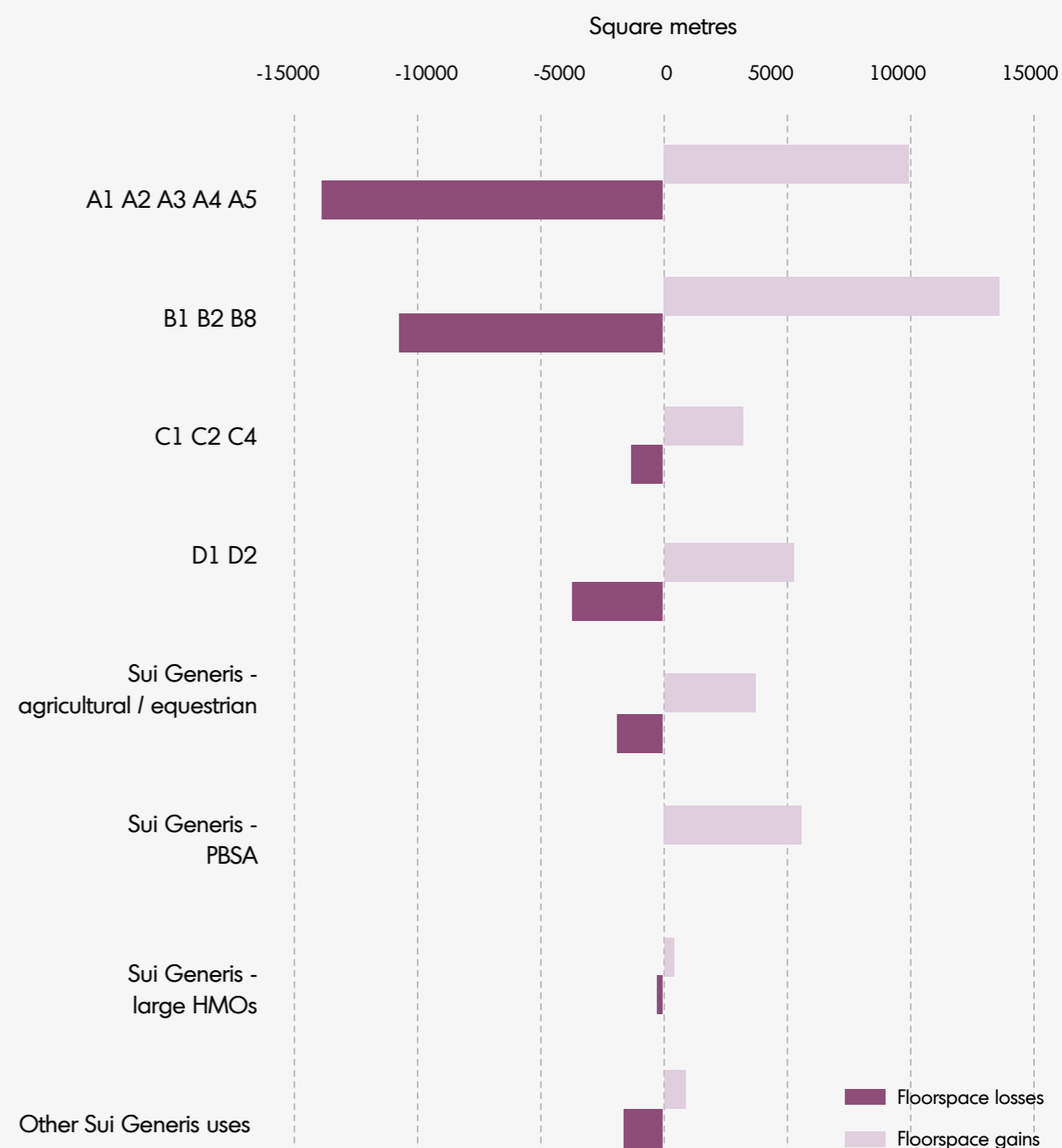
7.17 In 2018/19, permission was granted for a net loss of -3,955 sqm floorspace in the A classes, which cover uses such as shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaways. A net gain of 2,994 sqm was granted for B classes (business, industrial and storage and distribution uses).

NON-RESIDENTIAL FLOORSPACE PERMISSION GRANTED (SQM)			
	Floorspace gains	Floorspace losses	Net floorspace
A1 A2 A3 A4 A5	9,972	-13,927	-3,955
B1 B2 B8	13,711	-10,717	2,994
C1 C2 C4 ⁶	3,177	-1,295	1,882
D1 D2	5,272	-3,754	1,518
Sui Generis – Agricultural / equestrian ⁷	3,786	-1,850	1,936
Sui Generis – PBSA	5,677	0	5,677
Sui Generis – Large HMOs	493	-258	235
Other Sui Generis uses	903	-1,492	-589

⁶ Shared accommodation uses have been included with the non-residential floorspace in order to provide a fuller picture of applications in the district. Floorspace of self-contained dwellings is not included.

⁷ Equestrian applications are included here where it appeared the use was principally commercial. Domestic equestrian developments are not monitored.

Gains and losses of non-residential floorspace granted permission 2018/19

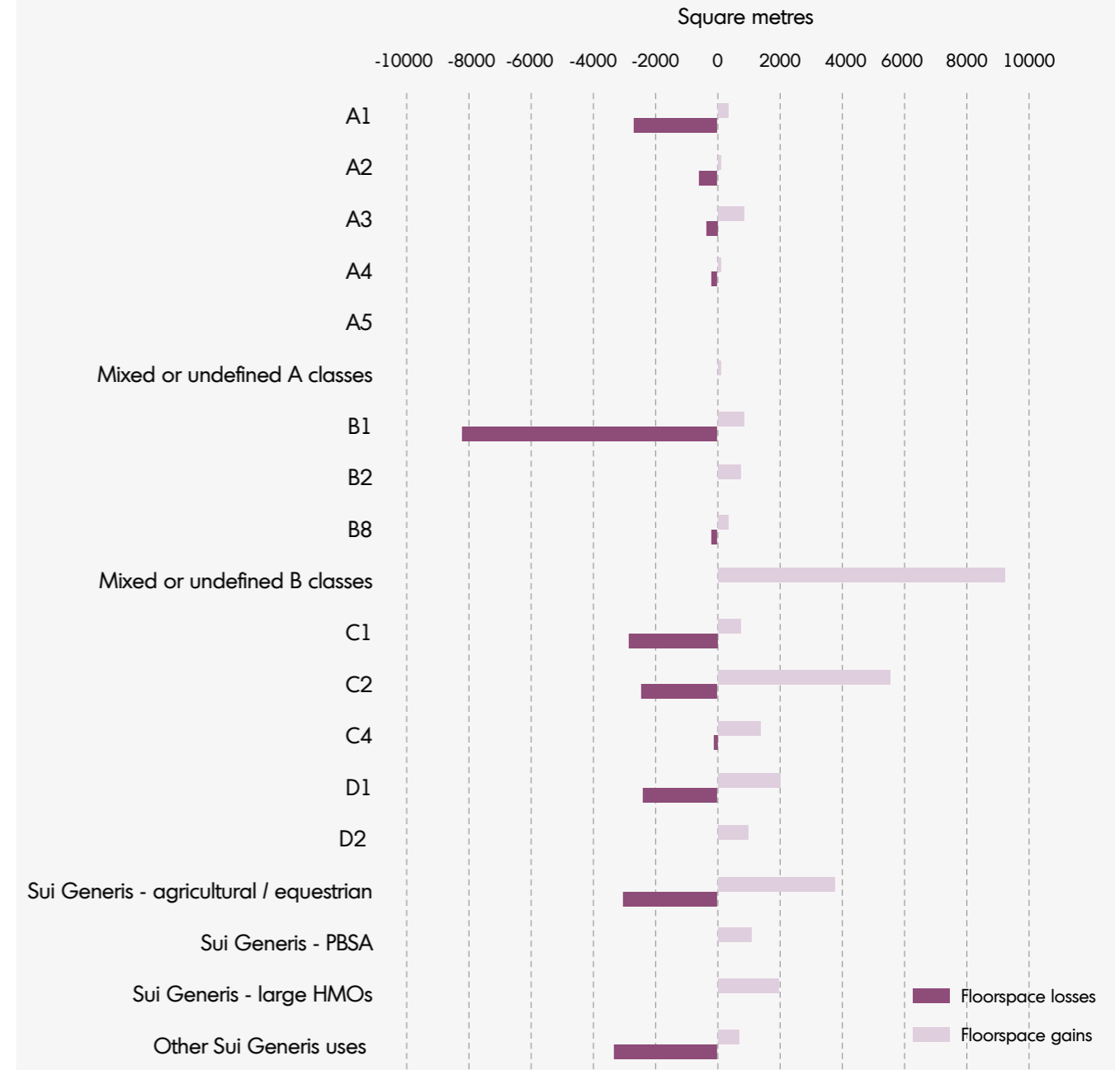


7.18 During 2018/19, a net loss of -7,422 sqm of B1 floorspace was completed (offices, research and development and light industry), while there was a net gain of 9,186 sqm mixed or undefined B classes (business and industrial uses).

7.19 There were large gains in C2 uses (residential institutions), and broadly equal gains and losses to agricultural and equestrian uses.

NON-RESIDENTIAL FLOORSPACE COMPLETED (SQM)			
	Floorspace gains	Floorspace losses	Net floorspace
A1	310	-2,683	-2,373
A2	51	-610	-559
A3	836	-400	436
A4	23	-173	-150
A5	0	0	0
Mixed or undefined A classes	69	0	69
B1	811	-8,232	-7,422
B2	715	0	715
B8	308	-199	109
Mixed or undefined B classes	9,186	0	9,186
C1	716	-2,886	-2,171
C2	5,563	-2,485	3,078
C4	1,335	-150	1,185
D1	1,968	-2,431	-462
D2	968	0	968
Sui Generis - Agricultural / equestrian	3,717	-3,061	656
Sui Generis - PBSA	1,046	0	1,046
Sui Generis - Large HMOs	1,959	0	1,959
Other Sui Generis uses	675	-3,326	-2,651

Gains and losses of non-residential floorspace completed 2018/19





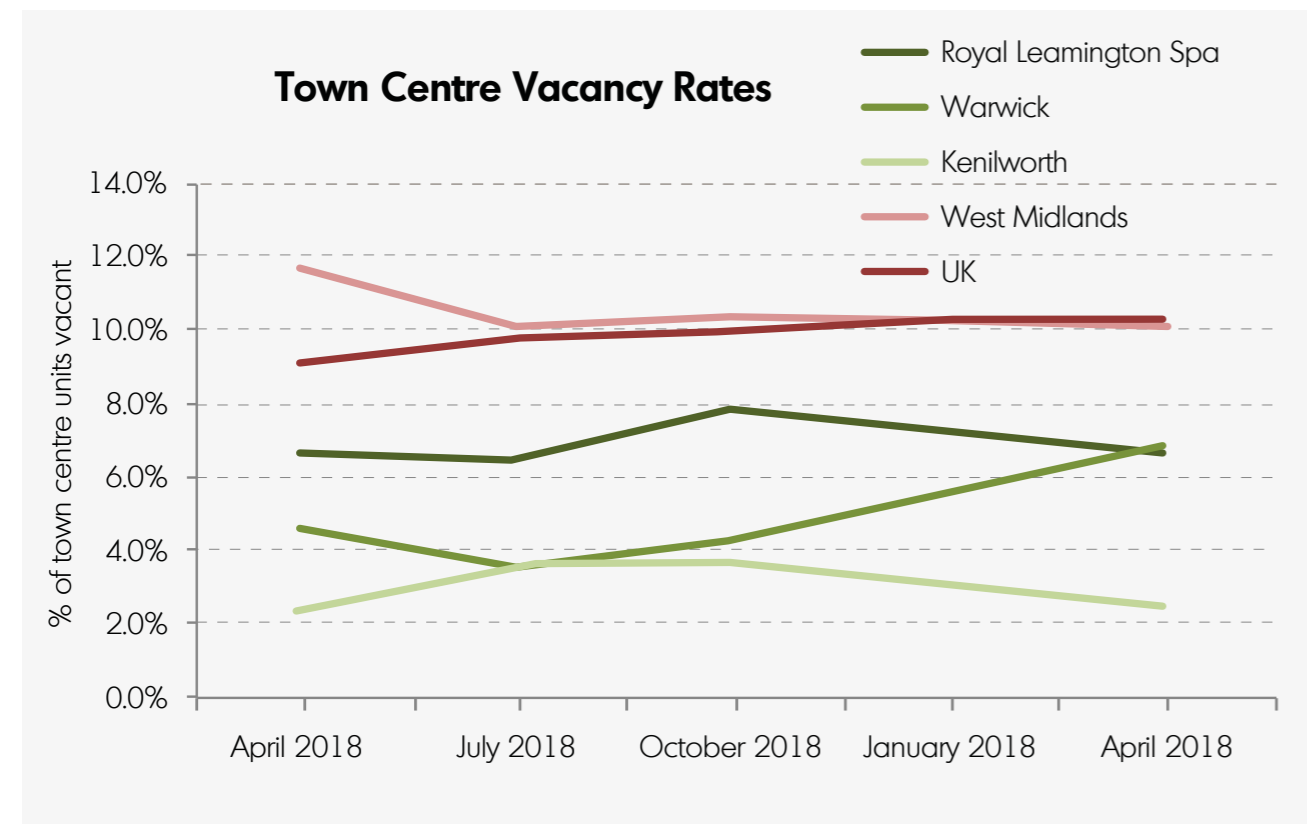
SECTION 8

Vacancy Rates

Town Centre Vacancy Rates

8.1 Town Centre Vacancy Rates are determined by surveys on foot. The centres of Royal Leamington Spa, Warwick and Kenilworth are surveyed on a quarterly basis.

TOWN CENTRE VACANCY RATES					
	APRIL 2018	JULY 2018	OCTOBER 2018	JANUARY 2019	APRIL 2019
Royal Leamington Spa	6.8%	6.6%	8.0%	-	6.8%
Warwick	4.7%	3.7%	4.4%	-	7.0%
Kenilworth	2.5%	3.7%	3.8%	-	2.6%
West Midlands	11.8%	10.2%	10.5%	10.4%	10.3%
UK	9.2%	9.9%	10.1%	10.4%	10.4%



8.2 In April 2019, town centre vacancy rates were around 7% in Royal Leamington Spa and Warwick, and 2.6% in Kenilworth. These figures compare well with West Midlands and UK figures of around 10%. During the course of the year, Warwick's vacancy rate has risen from a low of 3.7% in July 2018 to 7.0% in April 2019. Vacancy rates for the other town centres have stayed broadly level.

Business Premises Vacancy Rates

8.3 Business premises vacancy rates have been determined from business rates information, for all business premises in the district. Certain records have been excluded from these figures where they are liable for business rates but either do not form 'premises' in the traditional sense, e.g. car parking spaces, advertising rights and cash machines; or are not primarily commercial enterprises, e.g. schools and community halls.

8.4 As at June 2019, there were 4,323 business premises in the district, of which 406 were vacant (9%).

8.5 A business premises' 'rateable value' is the assessed value on which business rates are calculated, and reflects aspects such as the premises' size, location and potential rental value. Premises with a rateable values of less than £5,000 had the highest vacancy rates at 14%; those with values of £500,000 and above had the lowest vacancy rates, with only a single property in this category lying vacant.

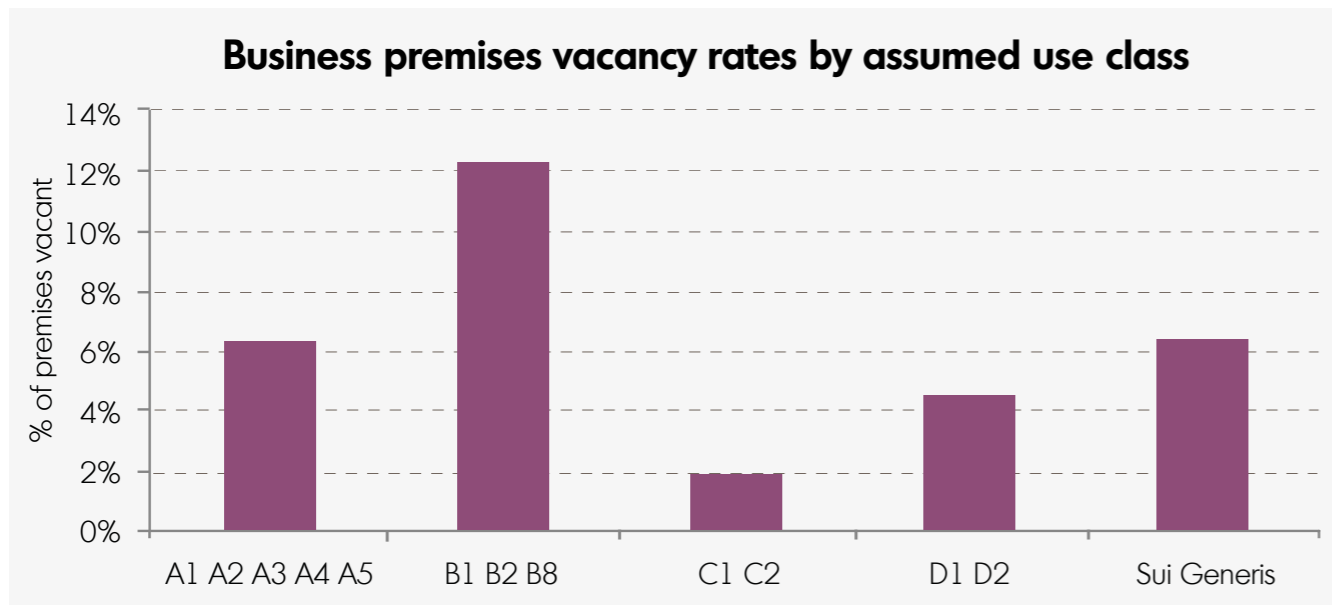
BUSINESS PREMISES VACANCY RATES BY RATEABLE VALUE			
	NUMBER OF BUSINESS PREMISES	VACANT PREMISES	VACANT AS % OF TOTAL
Less than £5,000	1,079	152	14%
£5,000 to £49,999	2,688	206	8%
£50,000 to £499,999	512	47	9%
£500,000 and above	44	1	2%
TOTAL	4,323	406	9%



8.6 Business rates information includes a brief description of the property use. From this it is possible to draw an assumed use class, albeit with a level of caution as some of the descriptions are ambiguous. To reflect this uncertainty, the figures are presented rolled up into the broader categories. Further information about the use classes can be found in Appendix 3.

BUSINESS PREMISES VACANCY RATES BY ASSUMED USE CLASS			
	NUMBER OF BUSINESS PREMISES	VACANT PREMISES	VACANT AS % OF TOTAL
A1 A2 A3 A4 A5 Shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways	1,525	97	6%
B1 B2 B8 Offices, research and development, light industry, general industrial, storage and distribution	2,347	289	12%
C1 C2 Hotels, residential institutions	103	2	2%
D1 D2 Non-residential institutions, assembly and leisure	239	11	5%
Sui Generis Uses which do not fall within the above use classes	109	7	6%
Total	4,323	406	9%

8.7 Premises in the B classes had the highest vacancy rates at 12%. This includes offices and industrial units. Hotels and residential institutions (for example care homes) had the lowest vacancy rates at 2%.



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.

Appendices

Appendix 1: Housing delivery by area

PARISH	NET SELF-CONTAINED DWELLINGS DELIVERED
Baddesley Clinton	0
Baginton	0
Barford, Sherbourne and Wasperton	48
Beausale, Haseley, Honiley and Wroxall	4
Bishops Tachbrook	249
Bubbenhall	0
Budbrooke	2
Burton Green	1
Bushwood ⁸	0
Cubbington	1
Eathorpe, Hunningham, Offchurch and Wappenbury	0
Hatton	2
Kenilworth	30
Lapworth	8
Leek Wootton	0
Norton Lindsey	1
Old Milverton and Blackdown	0
Radford Semele	52
Rowington	3
Royal Leamington Spa	81
Shrewley	0
Stoneleigh and Ashow	0
Warwick	351
Weston under Wetherley	1
Whitnash	127
Total	961

⁸ Bushwood is an area bordering Lapworth and Rowington parishes which is not covered by a parish council.

WARD	NET SELF-CONTAINED DWELLINGS DELIVERED
Bishops Tachbrook	249
Budbrooke	53
Cubbington and Leek Wootton	1
Kenilworth Abbey and Arden	23
Kenilworth Park Hill	2
Kenilworth St Johns	22
Leamington Brunswick ⁹	-1
Leamington Clarendon	35
Leamington Lillington	1
Leamington Milverton	29
Leamington Willes	25
Radford Semele	53
Warwick All Saints and Woodloes	154
Warwick Aylesford	1
Warwick Myton and Heathcote	174
Warwick Saltisford	21
Whitnash	119
Total	961

⁹ Net figures – negative figures refer to a net loss of dwellings, for example through demolitions

Appendix 2: S106 contributions by development

S106 monies falling due during 2018/19. These figures exclude payments that would have fallen due in 2018/19 but where payment was made early; and include figures where payment is not yet due but payment has been made in 2018/19.

Contributions due to Warwick District Council

CASE REF	LOCATION	MONITORING FEE	OPEN SPACE – OFFSITE PARKS, GARDENS AND ALLOTMENTS	OPEN SPACE – OFFSITE PLAY AREA	SPORTS FACILITIES – INDOOR	SPORTS FACILITIES – OUTDOOR	COUNTRY PARK	HEALTH – GP	HEALTH – HOSPITAL	POLICE
W/13/1207	Woodside Farm, 1st application								£312,571.38	
W/14/0023	Grove Farm Phase 1 (Harbury Gardens)				£191,763.59	£13,865.17	£187,704.00		£460,381.00	
W/14/0322	Land North of Southam Road, Radford Semele		£49,083.43		£26,122.00	£1,888.71			£61,309.03	
W/14/0661	Lower Heathcote Farm				£623,021.31	£42,529.85	£628,055.11		£779,653.78	£162,729.11
W/14/0681	Land South of Gallows Hill	£11,099.20						£111,081.99		
W/14/0689	Land North of Oakley Wood Road, Bishop's Tachbrook				£65,076.21	£4,705.23			£169,921.99	£20,753.46

CASE REF	LOCATION	MONITORING FEE	OPEN SPACE – OFFSITE PARKS, GARDENS AND ALLOTMENTS	OPEN SPACE – OFFSITE PLAY AREA	SPORTS FACILITIES – INDOOR	SPORTS FACILITIES – OUTDOOR	COUNTRY PARK	HEALTH – GP	HEALTH – HOSPITAL	POLICE
W/14/1076	Land between Myton Road and Europa Way	£32,342.66						£321,921.56		
W/14/1340	Land at Common Lane, Kenilworth (Crackley Triangle)	£4,000.00								
W/15/1761	Land at Southam Road, Radford Semele		£41,146.21							
W/16/0239	Whitley South	£30,000.00								
W/16/0482	Former Dairy Crest site	£1,189.00	£36,683.22		£16,612.20	£1,046.17		£20,242.95		
W/16/1204	79-83 Bedford Street, Leamington Spa		£32,032.98							
W/16/2028	Woodside Farm, 3rd application	£3,964.00	£2,061.22		£1,741.05	£118.85				
W/16/2086	Woodside Farm, 2nd application	£3,964.00	£28,556.76		£24,442.57	£1,668.54				
W/17/1724	Kingswood Farm, Lapworth	£949.01		£17,092.49	£32,540.13	£2,784.69			£40,399.08	
Total		£87,507.87	£189,563.82	£17,092.49	£981,319.06	£68,607.21	£815,759.11	£433,003.55	£1,844,479.21	£183,482.57

Contributions due to Warwickshire County Council

CASE REF	LOCATION	MONITORING FEE	EDUCATION	HIGHWAYS	RIGHTS OF WAY	SUSTAINABILITY TRAVEL PACK	PUBLIC TRANSPORT	TRAFFIC REGULATION ORDER	BIODIVERSITY	LIBRARIES
W/14/0023	Grove Farm Phase 1 (Harbury Gardens)		£967,641.38	£831,467.43	£3,939.12					
W/14/0322	Land North of Southam Road, Radford Semele			£121,692.97						
W/14/0661	Lower Heathcote Farm		£2,974,272.82	£751,777.55						
W/14/0681	Land South of Gallows Hill				£50,000.00	£37,036.66	£123,374.00		£211,080.00	
W/14/0689	Land North of Oakley Wood Road, Bishop's Tachbrook		£497,368.89	£276,785.18		£6,318.26				
W/14/1076	Land between Myton Road and Europa Way					£55,125.00			£501,419.45	£16,408.60
W/15/1761	Land at Southam Road, Radford Semele		£35,061.00							
W/16/0239	Whitley South	£5,000.00		£18,282.34						
W/16/0482	Former Dairy Crest site					£1,350.00				

CASE REF	LOCATION	MONITORING FEE	EDUCATION	HIGHWAYS	RIGHTS OF WAY	SUSTAINABILITY TRAVEL PACK	PUBLIC TRANSPORT	TRAFFIC REGULATION ORDER	BIODIVERSITY	LIBRARIES
W/17/0465	3 George Street, Leamington Spa							£3,000.00		
W/18/1241	41 Clarendon Square, Leamington Spa							£3,000.00		
W/18/1474	Victoria Colonnade, Leamington Spa							£3,000.00		
W/18/1489	Tesco Supermarket, Emscote Road, Warwick	£2,000.00								
W/18/1807	9-11 Dormer Place, Leamington Spa							£3,000.00		
W/18/1817	Riverside House (car park works)			£8,000.00						
W/18/2111	Warwick Police Station			£3,000.00						
Total		£7,000.00	£4,474,344.09	£2,011,005.47	£53,939.12	£99,829.92	£123,374.00	£12,000.00	£712,499.45	£16,408.60

Appendix 3: Use Classes

The following information is taken from the Planning Portal website:

www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

A1	Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below).
A3	Restaurants and cafes	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
A5	Hot food takeaways	For the sale of hot food for consumption off the premises
B1	Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	Storage or distribution	This class includes open air storage.
C1	Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2(A)	Secure residential institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3	Dwelling houses	This class is formed of 3 parts
C3(A)		Covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
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.

C3(C)		Allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4	Houses in multiple occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1	Non-residential institution	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
D2	Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or areas for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
	SUI GENERIS	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.





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



**INVESTORS
IN PEOPLE**