

Warwick District Council

AUTHORITY MONITORING REPORT

MONITORING PROGRESS AGAINST
LOCAL PLAN OBJECTIVES

2019/2020





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Version Control

Version 2 (April 2021): Updated Housing Delivery Test calculation

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.

	2018/19	2019/20	LOCAL PLAN REQUIREMENT
Housing Development			
Housing Land Supply	6.39 years	5.63 years	5 years
New homes delivered	1,050	1,168	1,098
Housing Delivery Test percentage (rolling three year period)	112.9%	122%	100%
Affordable homes delivered	408	493	374
Affordable homes delivered as percentage of the total	38.9%	42.2%	40%
Affordable homes delivered on sites of 10 or more	399	493	
Affordable homes delivered on sites of 10 or more as percentage of the total	45.3%	51.6%	40%
Homes suitable for elderly and vulnerable people delivered	43	97	
Purpose Built Student Accommodation bedrooms delivered	53	223	
Sites for Gypsies and Travellers delivered	0	0	6-8 transit 31 permanent over the plan period
New dwellings delivered from sites on the Brownfield Register	78	211	
Developer Contributions			
CIL Receipts	£438,428.35	£1,870,341.95	
S106 Receipts to WDC	£3,482,160.83	£3,664,561.65	
Employment Land			
New builds on new employment land allocations (excluding sub-regional site)	2.84 ha	5.24 ha	3.67 ha
Net gains to employment land floorspace (including new builds, changes of use and extensions)	2,588 sqm	14,306 sqm	
Business premises vacancy rate (all use classes)	9%	9%	





Antenna

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SECTION 1

Introduction

- 1.1 The Localism Act 2011 requires the local planning authority to produce an Authority Monitoring Report (AMR). This report covers the period from 1st April 2019 to 31st March 2020.
- 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.
- 1.3 Warwick District Council's AMR focusses on reporting against objectives set out in the Local Plan, as well as related information around housing and employment development.

Covid-19

- 1.4 The Covid-19 pandemic has to date had a noticeable effect on development in Warwick District, with most or all construction ceasing for a period. The first UK lockdown began on 23rd March 2020, right at the end of the period covered in this report. As such, the impact on most of the figures presented here is likely to be minimal. The exception is Section 3 covering the Housing Trajectory and 5-year Land Supply, as this section projects future trends.
- 1.5 Longer term, it is not clear how far-reaching the impact will be. As restrictions ease, some developers are reporting higher than usual interest in new properties, due to pent-up demand and helped by the national stamp duty holiday. However, there is an expectation that after this peak, there may be a longer and slower recovery.

SECTION 2

Local Plan and Supplementary Planning Documents

Local Plan

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, town centre development, education and sports and leisure purposes. The following tables show a summary of the current status of each of these sites. Where the number of dwellings completed is given, this is from the most recent round of monitoring in Q1 2020/21, i.e. 30th June 2020. Planning decisions made after this are also reflected here, up to September 2020. Maps of the allocated sites which fall into major growth areas can be found in Section 5.

Housing Allocations

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Urban Brownfield Sites					
H02	Former sewage works, south of Harbury Lane	215	None		Application being prepared. WDC in active discussion with Severn Trent.
H09	Kenilworth School Site	250	None		Site still in education use
H11	Land at Montague Road	140	W/20/0760	123	WCC County Store Depot and Former Ridgeway School, full application under consideration following refusal of W/19/0170
			None		Ambulance Station
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 completed
			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 – complete

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Greenfield Sites – Edge of Warwick, Whitnash and Leamington					
H01	Land west of Europa Way	1210	W/19/0346	375	North of Gallows Hill – under construction
			W/20/0667	54	West of Europa Way – application under consideration
			W/15/0981	30/735	Land between Myton Road and Europa Way – outline granted permission (735 dwellings, with 200 + 134 + 129 + 242 accounted for in reserved matters apps below)
			W/18/1442	200	Land at Europa Way parcel D2 – 24/200 complete
			W/18/1832	134	Land between Myton Road and Europa Way parcel D1 – 27/134 complete
			W/19/1445	129	Land between Myton Road and Europa Way parcel D4 part (referred to as D3 in outline) – under construction
			W/20/0232	242	Land between Myton Road and Europa Way parcel 4 (referred to as D4 in outline) – application under consideration
			W/19/1666		North of Gallows Hill, car dealership and hotel – full permission granted
			Other areas within this allocation		Land for sports uses Land for education uses
			Subtotal	1164	
H02	Land south of Harbury Lane (excluding former sewage works)	1605	W/14/1865	90	Harbury Gardens Phase 1a – complete
			W/17/0039	130	Harbury Gardens Phase 1b – 77/130 complete
			W/17/0438	194	Grove Farm Phase 2b – 105/194 complete
			W/17/0690	208	Grove Farm Phase 2c – 163/208 complete
			W/18/1431	108	Grove Farm Phase 2d – infrastructure works started
			W/19/1030	150	Grove Farm Phase 3 – outline permission granted – including primary and secondary schools with 6th form, sports pitches, land for Country Park and up to 150 dwellings
			W/15/1862	350	Lower Heathcote Farm, western area – 327/350 complete
			W/17/1716	435	Lower Heathcote Farm, eastern area – 384/435 complete
			W/20/0188	150	Lower Heathcote Farm, land at the triangle – under construction. This is a variation permission which increased the number of dwellings from 147 to 150.
			Subtotal	1815	
			W/20/0878		Local Centre, Vickers Way – application under consideration for a mixed-use local centre, including retail, office, nursery and care uses
			Other areas within this part of the allocation		Country Park: see comments below.

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
H03	East of Whitnash / south of Sydenham	500	W/20/0617	200	South of Chesterton Gardens – outline application under consideration
			None		Southern part of the allocation, no application to date
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 permission granted for sub-phase 1a
Greenfield Sites – Edge of Kenilworth					
H06	East of Kenilworth (Thickthorn)	760	None		
H07	Crackley Triangle	93	W/18/1582	93	34/93 complete
H40	East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre)	640	W/18/1635	620	Land East of Kenilworth, Glasshouse Lane/ Crewe Lane – Outline permission granted subject to S106 agreement. This application also includes land for a primary school.
			W/19/1200	99	Land at Southcrest Farm – Outline application under consideration
			Subtotal	719	
H41	East of Warwick Road, Kenilworth	100	W/19/0784	125	Under construction
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.
H43	Kings Hill	1800 in plan period, 4000 total	W/18/0643	2500	Outline permission granted subject to S106 agreement, 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	W/20/0808	56	Application under consideration on the northern part of the site
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 – complete (W/17/0440 covered all of H22 and part of H48)
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 permission granted
H24	Burton Green – Burrow Hill Nursery	90	W/17/2086	90	Land at Red Lane / Hob Lane, Burton Green – 37/90 complete
H25	Cubbington – Allotment land, Rugby Road	35	W/20/0502	133	Land off Rugby Road and Coventry Road – under construction This is a variation application, granted subject to S106, with 13 dwellings additional to the 120 granted in W/17/2371
H26	Cubbington – Opposite Willow Sheet Meadow	65			
H27	Hampton Magna – south of Arras Boulevard	130	W/19/0691	130	Under construction
H51	Hampton Magna – Land south of Lloyd Close	115	W/19/2112	147	Reserved matters permission granted
H28	Hatton Park – north of Birmingham Road	150	W/19/0933	150	Full permission granted
H29/H30	Kingswood – Meadow House and Kingswood Farm	30	W/17/1724	38	15/38 complete
H31	Kingswood – south of The Stables	6	W/18/1679	3	Land at former Bryant's Nursery – under construction
			W/19/1380	1	Bryant's Nursery – application withdrawn
			W/19/1381	1	Bryant's Nursery – application withdrawn
			W/19/1470	1	Bryant's Nursery – application withdrawn
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 permission granted
DS22	Leek Wootton – Former Police HQ	115	None		There have been various applications in the past, which have all lapsed 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	Complete

Other housing sites of 50 dwellings or more which are not Local Plan allocations

APPLICATION REFERENCE	SITE	DWELLINGS	STATUS
W/15/0905	Station Approach, Leamington Spa	212	172/212 complete
W/15/2129	Spring Lane, Radford Semele	65	Under construction
W/15/2163	Earl Rivers Avenue extra care village phase 3	69	8/69 complete (phases 1 and 2 are complete)
W/18/1952	Land South East of Offchurch Lane, Radford Semele	150	61/150 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 – under construction
			W/20/0020		Reserved matters application re W/16/0239, car showroom and workshop – under consideration

Town Centre Development Allocation

ALLOCATION REFERENCE	LAND USE	SITE	APPLICATION REFERENCE	STATUS
TC4	Retail / mixed use	Chandos Street car park, Leamington Spa	None	

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, granted permission. 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	1st stage of consultation complete, and draft masterplan drawn up.
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	W/20/1402	Kenilworth Rugby Football Club, application for relocation of the club currently under consideration

Local Development Scheme

- 2.3 The tables below show the Supplementary Planning Documents (SPDs) and Development Planning Documents (DPDs) included in the Council's Local Development Scheme.
- 2.4 During 2019/20, the Public Open Space SPD and Custom and Self-Build SPD have been adopted¹. In addition, the Affordable Housing SPD and Developer Contributions SPD were both adopted in July 2020, after the period covered by this report.

Documents produced since the adoption of the Local Plan

DOCUMENT TITLE	DETAILS	DELIVERY
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
Parking Standards SPD	Sets out parking standards for residential, commercial and other developments	Adopted Q3 2018
Air Quality SPD	A sub-regionally produced SPD that sets out the requirements with relation to Air Quality issues	Adopted Q1 2019
Land East of Kenilworth Development Brief SPD	Site-specific development guidance for the urban extension to the East of Kenilworth including strategic housing, employment and education allocations	Adopted Q1 2019
Public Open Space SPD	Sets out the requirements for the provision of public open space within developments	Adopted Q2 2019
Custom and Self-build SPD	Sets out guidance for the provision of self build and custom build plots and how the authority intends to meet the required volume of plots	Adopted Q2 2019
Affordable Housing SPD	Details the requirements to meet the affordable housing needs, including housing and tenancy mixes	Adopted Q3 2020
Developer Contributions SPD	Guidance that sets out developer contributions, including model Section 106 agreements	Adopted Q3 2020

Priorities over the next three years

DOCUMENT TITLE	DETAILS	DELIVERY
Canalside DPD	Identify areas for regeneration and areas for protection and to set out a framework for development, working in harmony with the adopted Canal Conservation Area	Adoption Q3 2020
Climate Change and Sustainable Buildings DPD	Sets out additional policy and requirements in relation to climate change mitigation and the development of sustainable buildings	Adoption Q4 2020
Health Impacts SPD	Sets out the requirements needed to ensure that the health impacts of developments are suitably and effectively mitigated	Adoption Q3 2020
Gypsy & Traveller Site Allocation DPD	Identifies sites to provide for housing needs of Gypsy and Traveller Community	Adoption Q4 2021
Purpose Built Student Accommodation DPD	Sets out the relevant policies for the development of purpose built student accommodation in the District	Adoption Q2 2022

¹ The 2019/20 monitoring year runs from Q2 2019 to Q1 2020.

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 No Neighbourhood Plans were 'made' during 2019/20.

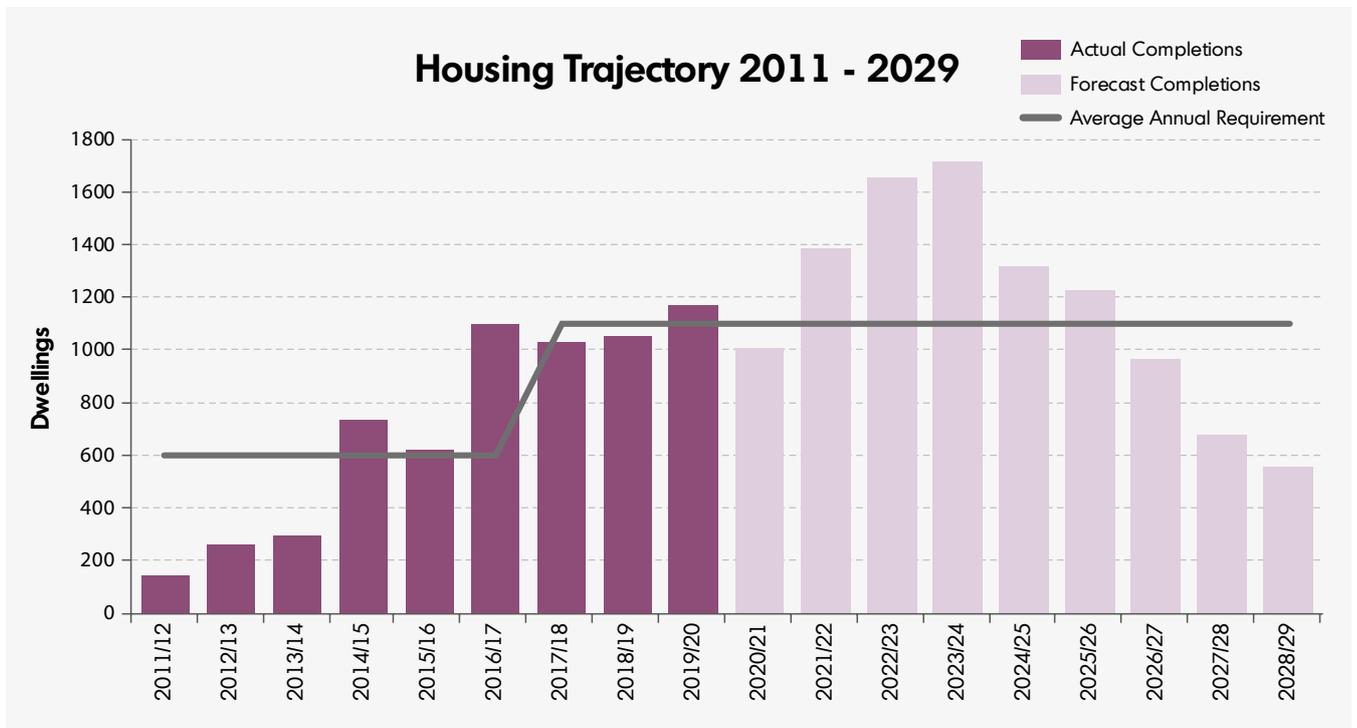
NEIGHBOURHOOD PLANS 'MADE'	DATE 'MADE'
Baginton and Bubbenhall	March 2018
Barford	October 2016
Budbrooke	July 2018
Kenilworth	November 2018
Leek Wootton and Guy's Cliffe	May 2018
Whitnash	January 2016
NEIGHBOURHOOD PLANS UNDER PREPARATION	
Bishop's Tachbrook	
Burton Green	
Lapworth	
Leamington Spa	
Old 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 2020 to 31st March 2025) 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 2020 the total requirement for new homes was 6,894.
 - In the same period, 6,394 new homes have been completed. 1,168 of these were completed in the last year (1st April 2019 – 31st March 2020).
 - The total five-year requirement for the period 1st April 2020 to 31st March 2025 is calculated as 6,290. This equates to an annual average of 1,258 homes.
 - The Council estimates that over the next five years, a total of 7,079 new homes will be built.
 - This means that the Council considers that it has 5.63 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 More recently, annual delivery has been stronger, with between 1,000 and 1,200 dwellings completed per year over the last four years.
- 3.7 It is anticipated that 2020/21 will see a slight dip in delivery, with around 1,000 completions expected during the year.
- 3.8 From 2021/22 onwards, further growth in annual delivery is expected, as a number of major sites in diverse locations around the district start to deliver houses in large numbers.



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

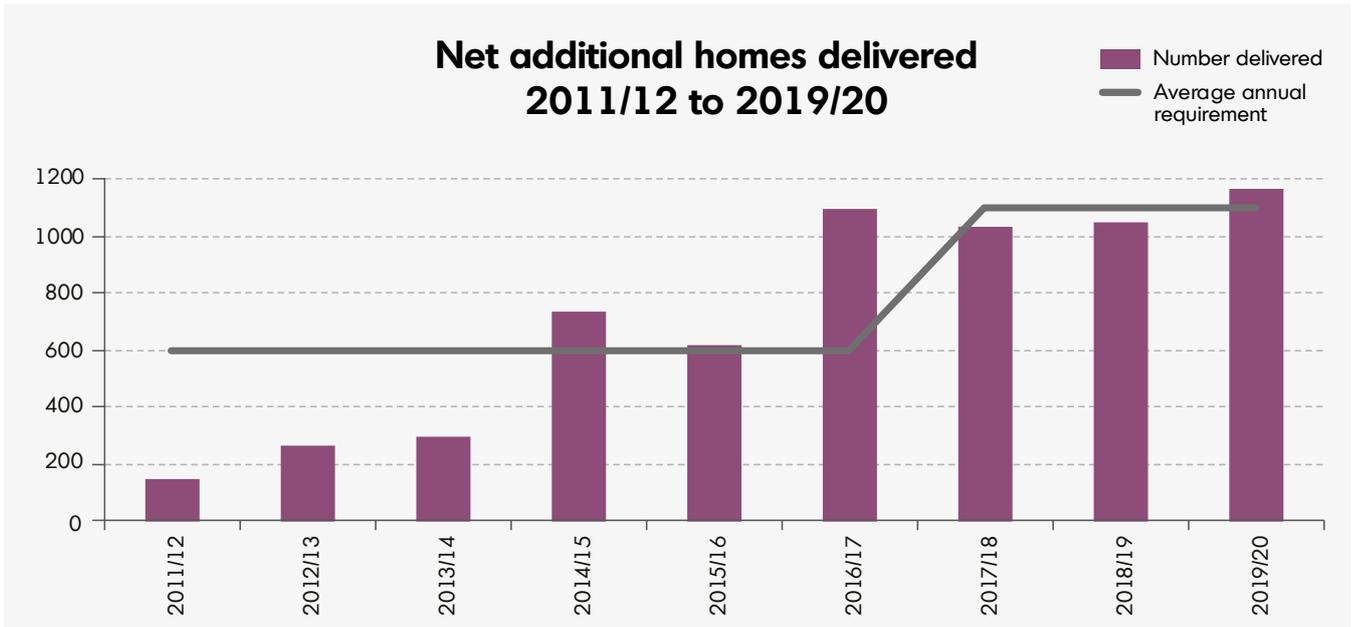
The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:

- 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.

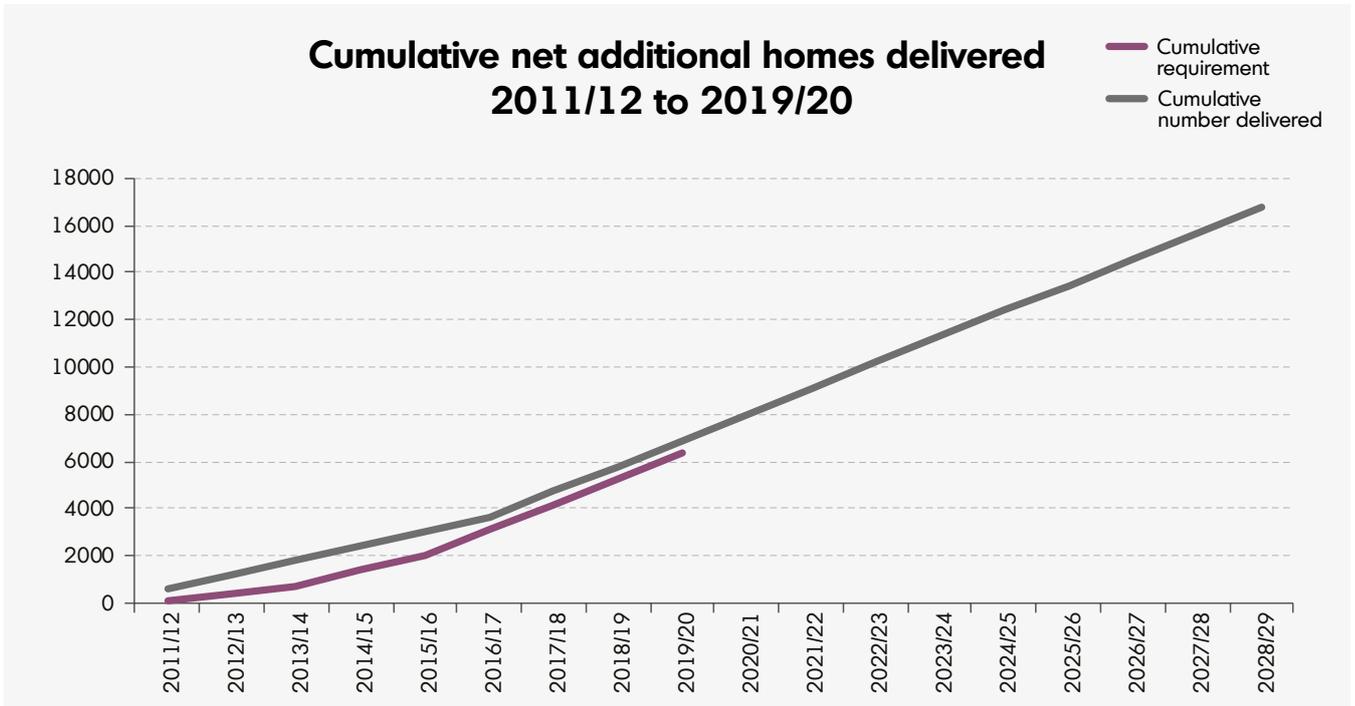
- 4.2 Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 was 600 new homes, and for 2017/18 to 2028/29 it is 1,098 new homes.
- 4.3 In the period 2019/20, Warwick District Council granted permission for 829 new 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 2019/20, 1,168 new homes have been delivered. This includes 1,036 self-contained dwellings and an allowance for bedrooms in shared accommodation equating to 132 dwellings. The shared accommodation figures includes a net gain of 52 HMO bedrooms, 223 student bedrooms and 40 bedrooms in residential institutions (care homes and hostels). See the Housing Delivery Test section (starting at paragraph 4.10) for further details of how this equivalent dwellings figure is calculated.
- 4.5 1,168 is an increase from 1,050 delivered in 2018/19, and is in excess of 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	2019/20
Average annual requirement	Yearly	600	600	600	600	600	600	1,098	1,098	1,098
	Cumulative	600	1,200	1,800	2,400	3,000	3,600	4,698	5,796	6,894
Number delivered	Yearly	144	262	294	732	619	1,094	1,031	1,050	1,168
	Cumulative	144	406	700	1,432	2,051	3,145	4,176	5,226	6,394

- 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 remains below the cumulative requirement, because in the early years of the plan period, delivery was some way below the average annual requirement. This year's delivery, above the average annual requirement, has closed the gap slightly.



4.8 At the end of the financial year, a further 5,694 dwellings had active planning permission. 885 of these were under construction, 2,833 had full permission but were not yet started, and 1,976 had outline permission. These figures include allowances for bedrooms in shared accommodation.

4.9 Tables showing delivery of self-contained dwellings 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. Failure to meet the Housing Delivery Test results in various consequences as set out in the table below.

HOUSING DELIVERY TEST – CONSEQUENCES	
100% or higher	The authority is meeting or exceeding its housing requirement
Below 95%	The authority is required to produce an ‘action plan’ setting out how under-delivery will be addressed
Below 85%	A 20% ‘buffer’ is added to the housing requirement
Below 75%	The presumption in favour of sustainable development applies

4.11 The Housing Delivery Test percentage has been updated since the original publication of this report, as the Government’s published figures use a slightly updated methodology compared to Warwick District Council’s original calculations. This update makes allowances for disruption to housing delivery in response to the Covid-19 pandemic, as well as a number of other adjustments. These differences mean that housing delivery and requirement figures used in this calculation may vary slightly from those found elsewhere in this report.

HOUSING DELIVERY TEST (2017/18 to 2019/20)	
Housing requirement	2,658
Net homes delivered	3,245
Housing delivery test percentage	122%

4.12 For the three year period 2017/18 to 2019/20, Warwick District delivered 3,245 net new homes, against a requirement of 2,658. This gives a Housing Delivery Test percentage of 122%, indicating that the district is exceeding its housing requirement.

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 (Houses in Multiple Occupation) 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 (care homes and hostels).

4.15 These assumptions and ratios have been applied to all other presentations of housing delivery figures in this report from 2017/18 onwards.

Affordable Homes

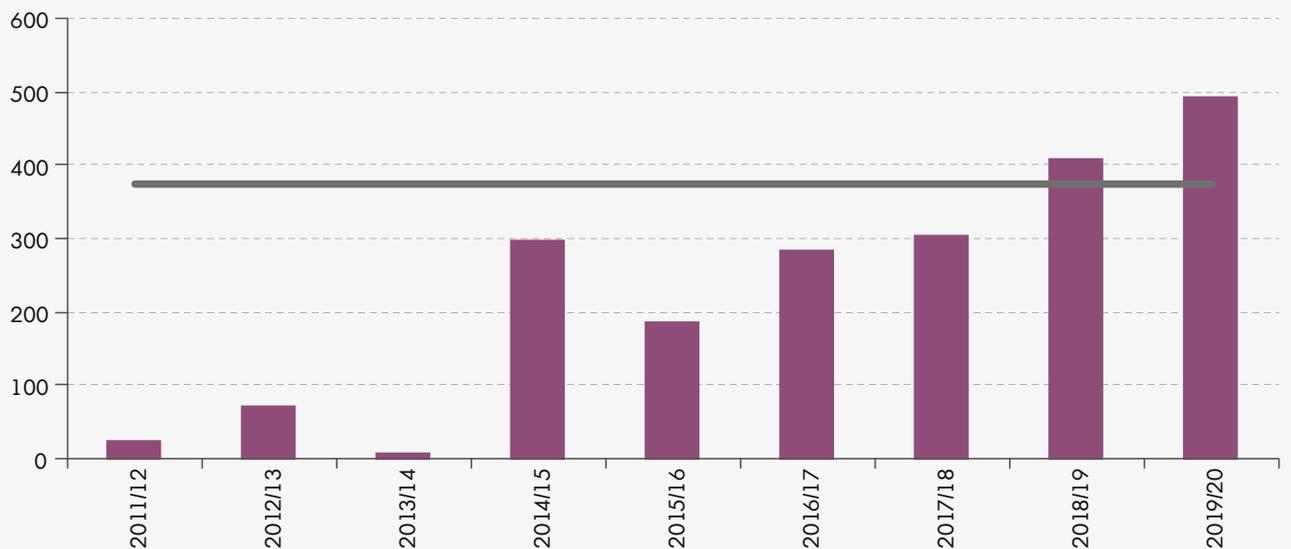
- 4.16 Warwick District needs 280 new affordable homes each year during the Local Plan period. In addition, the Council has reached an agreement with Coventry City Council to accommodate 94 affordable dwellings per annum towards Coventry's affordable housing need. In total this means Warwick District needs to accommodate 374 affordable dwellings per annum, which equates to 40% of the average annual housing requirement of 932.
- 4.17 In 2019/20, permission was granted for 263 affordable dwellings, which equates to 31.7% of the 829 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.
- 4.18 In 2019/20, 493 affordable homes were delivered in the district, which equates to 42.2% of the 1,168 dwellings delivered. This is an increase on the 408 delivered in 2018/19 (38.9% of the total), and exceeds the average annual requirement of 374².

NET AFFORDABLE HOMES DELIVERED									
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Market dwellings	118	191	284	434	433	810	726	642	675
Affordable dwellings	26	71	10	298	186	284	305	408	493
Total	144	262	294	732	619	1,094	1,031	1,050	1,168
% Affordable	18.1%	27.1%	3.4%	40.7%	30.0%	26.0%	29.6%	38.9%	42.2%

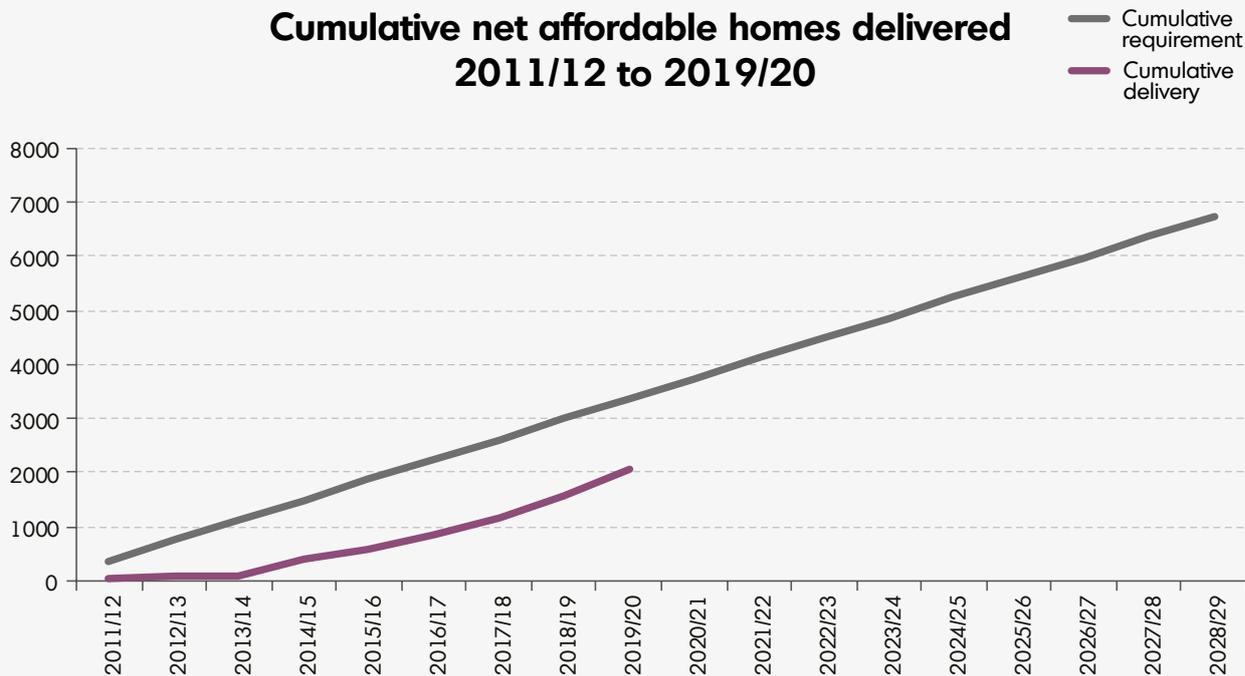
- 4.19 While delivery of affordable housing has steadily increased over the last five years, low levels of delivery in the early years of the Local Plan period mean that cumulative delivery remains some way below the cumulative requirement.
- 4.20 There are a further 1,867 affordable dwellings with active permission which have not yet been delivered.

² Up until 2017/18, affordable housing figures were a measure of dwellings handed over to registered providers. From 2018/19 onwards, 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 2019/20



Cumulative net affordable homes delivered 2011/12 to 2019/20



TENURE OF AFFORDABLE HOMES DELIVERED

Social rent	158	32.0%
Affordable rent	182	36.9%
Shared ownership	153	31.0%
Total	493	

- 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 Purpose-Built Student Accommodation (PBSA) or care homes, are not applicable to Local Plan policy H2, and therefore have no affordable housing requirement.
- 4.26 In 2019/20, 249 affordable dwellings were granted permission on sites of 10 or more dwellings. In total, 649 new dwellings were granted permission on such sites, so the affordable dwellings equate to 38.4% of dwellings on such sites³.
- 4.27 On sites of 10 or more dwellings, 956 dwellings were delivered, of which 493 were affordable. This equates to 51.6% 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	2019/20
Market dwellings	59	196	372	312	471	482	463
Affordable dwellings	0	298	186	259	243	399	493
Total	59	494	558	571	714	881	956
% affordable	0.0%	60.3%	33.3%	45.4%	34.0%	45.3%	51.6%

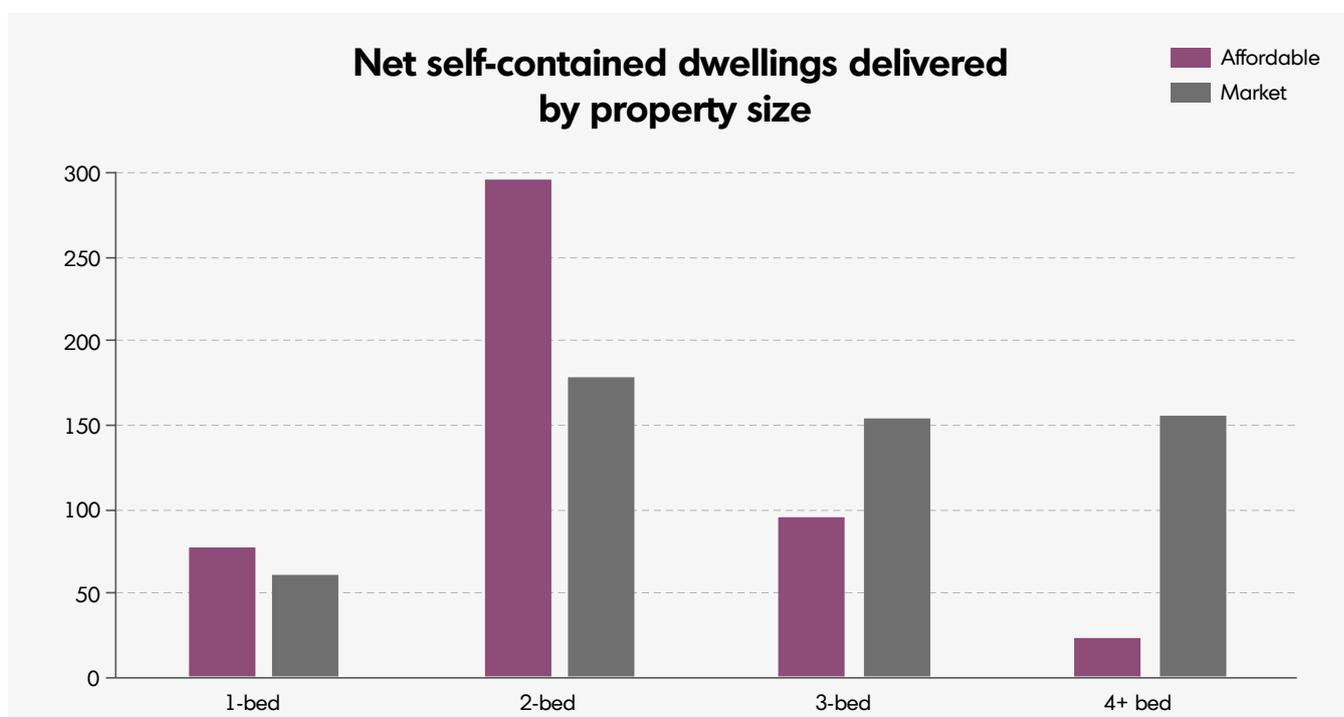
³ These figures reflect the point at which permission was first granted, i.e. they include outline and full permissions, but exclude reserved matters and variations.

Dwelling Type and Size

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY TYPE						
	AFFORDABLE		MARKET		TOTAL	
House	309	63%	383	71%	692	67%
Flat	184	37%	160	29%	344	33%
Total	493		543		1,036	

4.28 37% of the affordable dwellings delivered were flats; for market housing, 29% were flats.

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY SIZE						
	AFFORDABLE		MARKET		TOTAL	
1-bed	77	16%	61	11%	138	13%
2-bed	297	60%	178	33%	475	46%
3-bed	95	19%	154	28%	249	24%
4+ bed	24	5%	156	29%	180	17%
Unknown rooms ⁴	0		-6		-6	
Total	493		543		1,036	



4.29 2-bed dwellings are the most common size of affordable housing delivered. For market housing, the spread between 2, 3, and 4+ bed dwellings is more even.

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	40	22	0	0	10	6
Sheltered housing		75		13		49
Total		97		13		55

- 4.30 During the 2019/20 period, there was a gain of 92 beds and loss of 52 beds in residential institutions (care homes and hostels) giving a net increase of 40 beds. This equates to 22 new dwellings, calculated as the number of bedrooms divided by the average number of adults in all households in England (1.8). In addition, 75 self-contained sheltered housing units were delivered, giving a total of 97 new homes suitable for elderly and vulnerable people.
- 4.31 There are a further 13 suitable dwellings under construction, and 55 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	223	458	323
Equivalent dwellings in bedrooms	89	183	129
Studios	0	0	29
Total dwellings	89	183	158

- 4.34 In the period 2019/20, there was a gain of 437 PBSA bedrooms and a loss of 214, giving a net gain of 223 bedrooms. This equates to 89 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 458 PBSA bedrooms under construction and 323 with permission but not yet 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). Work on this redevelopment is well progressed.

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 Kenilworth Neighbourhood Plan, adopted in November 2018 is the first and only neighbourhood plan, at present to include a policy which requires up to 5% self-build provisions to be made available on major housing schemes within Kenilworth, subject to the level of demand recorded in the Council's self-build register.
- 4.38 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.
- 4.39 Warwick District Council maintains a Custom and Self-build register as required by the Self Build and Custom Housebuilding Regulations 2016. The 'base period' (BP) of the Register runs from October to October and the number of entries reflects the demand. At the end of each base period, Local Authorities have 3 years in which to grant permission on an equivalent number of suitable plots to meet the demand, 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".
- 4.40 A progress report has been brought forward at the end of 2019 which presented data on the volume of demand, and plots delivered in the last 3 base periods.

BASE PERIOD	DEMAND	SUPPLY	OUTSTANDING BP1 (DUE BY BP4)	OUTSTANDING BP2 (DUE BY BP5)	OUTSTANDING BP3 (DUE BY BP6)	OUTSTANDING BP4 (DUE BY BP7)
BP1 (2015/2016)	97		97			
BP2 (2016/2017)	111	93	-4	111		
BP3 (2017/2018)	95	67	0	-48	95	
BP4 (2018/2019)	95	77	-	0	-66	95
BP5 (2019/2020)						
BP6 (2020/2021)						
BP7 (2021/2022)						

Demand

Subsequent Base Period

4.41 The 3-year time frame of meeting demand was introduced in The Self-Build and Custom Housebuilding (time for compliance and fees) Regulations 2016. The table above shows that the demand for base period 1 and 2 has been met within the required time frame. The demand for base period 3 and 4 remains outstanding and is to be met in the subsequent base periods in order to meet the duty.

4.42 A detailed summary is provided below.

Formula (Supply - demand)

BP1

$93 - 97 = -4$ outstanding demand and is to be met in the following base periods.

BP2

(Supply - outstanding BP1 demand) - BP2 demand

$(67 - 4) - 111 = -48$ outstanding demand and is to be met in the following base periods.

The demand for BP1 is met.

BP3

(Supply - outstanding BP2 demand) - BP3 demand

$(77 - 48) - 95 = -66$

Demand is met for BP2 and some of BP3 with 66 outstanding demand which is to be met in the following base periods.

Sites for Gypsies and Travellers

- 4.43 The district has an established need for 6-8 transit pitches and 31 permanent pitches over the plan period.
- 4.44 No pitches were delivered in 2019/20.

Previously Developed Land

- 4.45 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.”
- 4.46 Previously developed land is sometimes referred to as ‘brownfield’ land; land which has never been developed is sometimes referred to as ‘greenfield’.

Brownfield register

- 4.47 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.
- 4.48 The 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
- 4.49 Permission in Principle (PiP), which is a new planning consent route, was introduced in 'The Town and Country Planning (Permission in Principle) (Amendment) Order 2017' and came into force on 1st June 2018. It allows local planning authorities the power to grant permission in principle to a site upon receipt of a valid application, or by entering a site in Part 2 of the brownfield land register, providing the statutory requirements set out in the regulations are met. No sites in the district have been identified to be granted permission in principle.
- 4.50 The brownfield register gets reviewed at least once a year, in accordance with the Government regulation. The register was last reviewed in December 2019, which recorded 1 site as no longer available where development had commenced. No new sites that had potential to be developed for housing were identified during this review.
- 4.51 As at December 2019, the register was updated with 20 potentially suitable sites available for housing, covering a total of 71.3 hectares. 6 of these sites had full or outline planning permission for a total of 277 dwellings, covering an area of 4.9 hectares altogether.
- 4.52 During 2019/20, 211 new dwellings were delivered on sites which came through the brownfield register. The bulk of these (139) were at Station Approach in Leamington Spa.



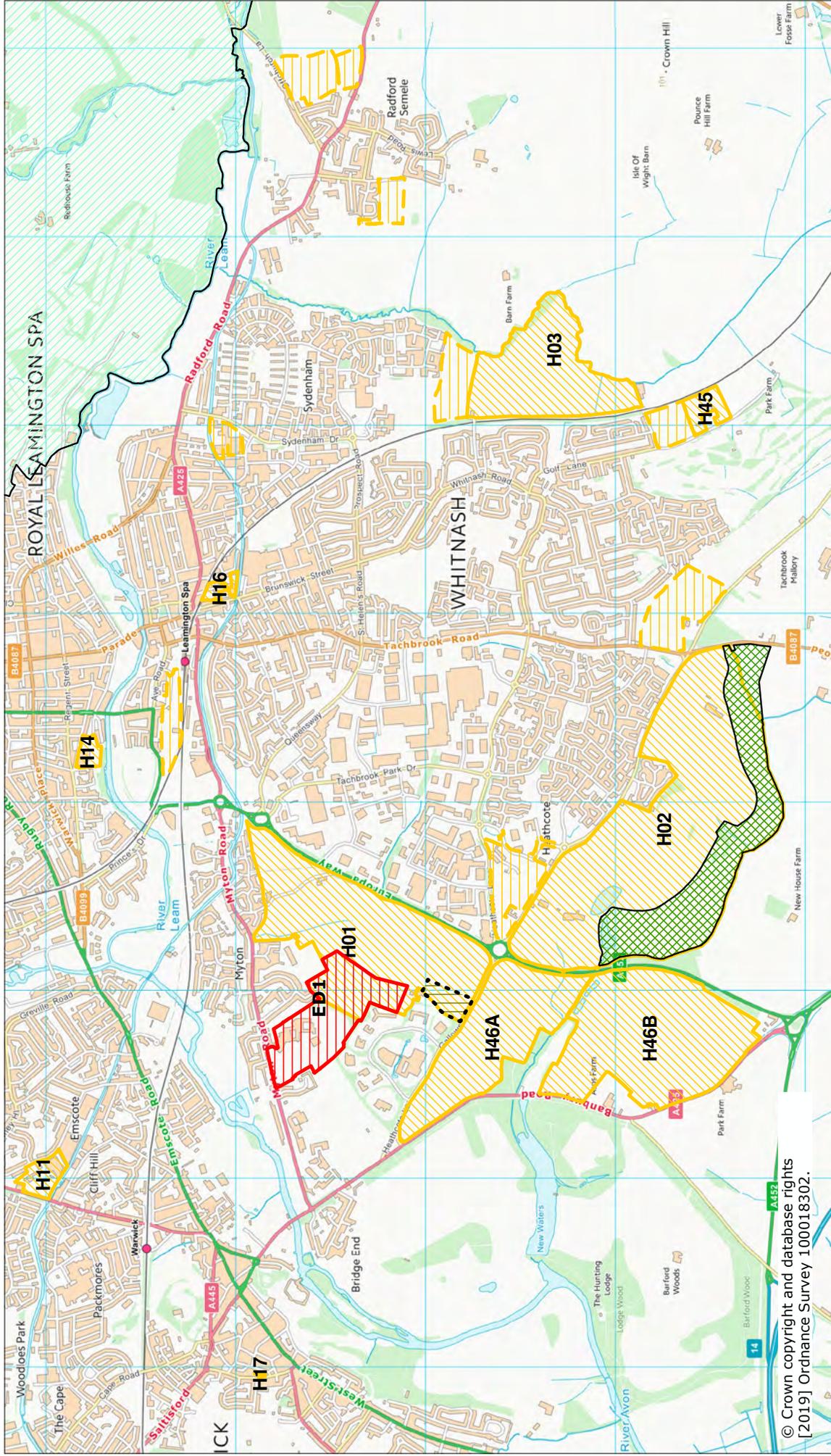
SECTION 5

Major Growth Areas

South of Warwick, Leamington and Whitnash

- 5.1 As development in the South Warwick / Leamington area has continued at a pace, new homes and communities are now beginning to emerge from the building sites.
- 5.2 The Local Plan allocation H02 is the most advanced part of the South Warwick and Leamington area. House building on Lower Heathcote Farm (western part of H02) is rapidly nearing completion and with new occupiers and families moving into the 785 new homes, the building site is quickly turning into a new community. The new Primary School is open, and construction has now started on its second phase.
- 5.3 On the eastern part of the H02 Local Plan allocation the Harbury Gardens and Grove Farm developments are also well advanced. Planning permission was granted in February 2020 for a new Primary, Secondary School and Sixth Form together with an extension of the Tach Brook Country Park.
- 5.4 Designs for the Country Park are also progressing with a Design Team appointed. Consultation on a draft masterplan started during the spring/summer of 2020. A planning application for the Country Park will be submitted in 2021.
- 5.5 Construction has now started on 'The Triangle' (W/18/0606) where David Wilson Homes are developing 150 new homes.
- 5.6 The only site in the H02 allocation without planning approval is the Former Sewage Works to the south of Harbury Lane. Discussions with Severn Trent, who own the site, have continued and a planning application is expected during 2021/2022.
- 5.7 Another element that will contribute to the establishment of the new community is the proposed Local Centre on Lower Heathcote – a planning application (W/20/0878) has been submitted which includes retail, offices, a care home and a nursery, which is currently under consideration.
- 5.8 Development on Local Plan allocation H01 has also progressed quickly. Construction of new homes by Avant and Miller Homes is now well underway on Myton Green (Catesby Estates) with Bovis Homes also having started on site, and there is a reserved matters application under consideration from Redrow Homes. The spine road that will run through this site is nearing completion and will link Europa Way with Gallows Hill to the south through the southern part of H01, where Vistry Partnerships (formerly Galliford Try) have made good progress with the construction of new homes and road infrastructure. Permission has also been granted for a new hotel and car showroom at Gallows Hill.
- 5.9 Development to the south of Gallows Hill (Local Plan allocation H46A) has taken longer to commence than had been anticipated. Site road infrastructure has been constructed on land being developed by L&Q Homes and construction of new homes is anticipated in the Autumn of 2020. Development to the west of this allocation (Hallam Land/William Davis Homes) has not yet started.
- 5.10 Although a Reserved Matters application on the Asps (allocation H46B) was approved, development has not yet started. Discussions with the developer, Barwood Land, have been ongoing and a S73 application to vary some of the conditions to the Outline planning approval is anticipated during the Autumn of 2020.
- 5.11 An application has been submitted (W/20/0617) for the northern part of allocation H03, Land East of Whitnash, which is currently under consideration.

South of Warwick, Leamington and Whitnash



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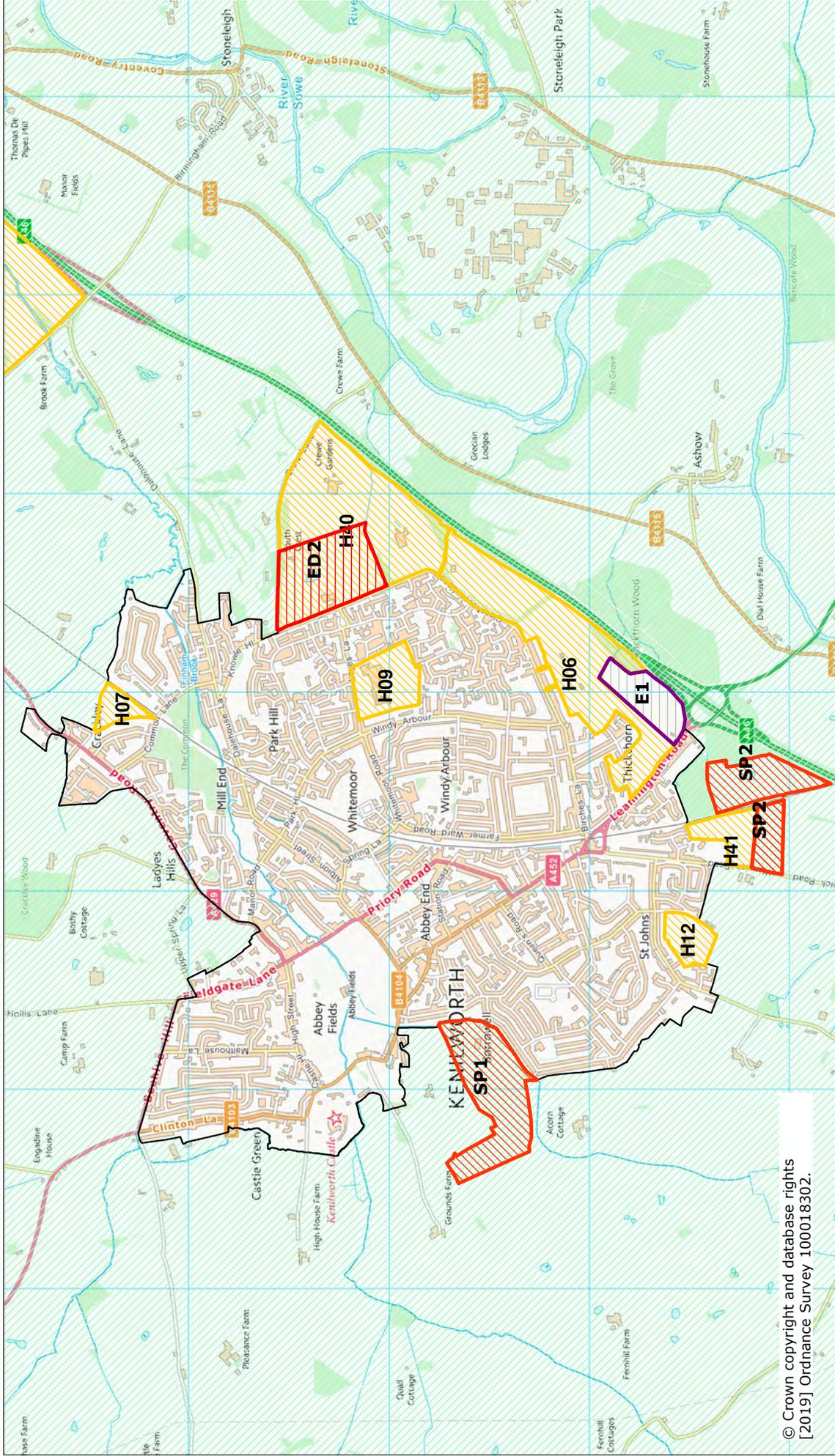
Key

- WDLP - Green Belt (DS18)
- ▤ WDLP - Major Housing Commitments (DS7)
- ▤ WDLP - Major Education Allocations (DS12)
- ▤ WDLP - Community Stadium & Assoc. Uses (DS14)
- ▤ WDLP - Tachbrook Country Park (DS13)
- ▤ WDLP - Housing Allocations (DS11)
- ▤ Ref

South of Warwick, Leamington and Whitnash

Kenilworth

- 5.12 Across Kenilworth around 2,000 dwellings are allocated, 1,400 of which are located within strategic housing sites to the east of the town.
- 5.13 A public consultation event took place for the Land East of Kenilworth Development Brief between November 2018 and January 2019, and the document was adopted in March 2019. The final version of the [development brief](#) has been published on the WDC website.
- 5.14 Planning applications have been received on three major sites within allocations H40 and ED2 in the Development Brief area.
- 5.15 An application (reference W/18/1635) for 620 dwellings and a primary school on land promoted by Catesby was granted subject to satisfactory completion of a Section 106 agreement.
- 5.16 A planning application (reference W/19/0655) for the relocation of Kenilworth School to Southcrest Farm was granted permission in December 2019 and it is anticipated that construction will commence in the coming months. The existing school and sixth form sites (H09 and H12) are both allocated for housing and can only be developed once the new school has been completed.
- 5.17 An application (reference W/19/1200) has been submitted and is under consideration for 99 dwellings on land promoted by Gleeson on residual land not required by Kenilworth School for their relocation.
- 5.18 Preparatory work ahead of planning submissions is being progressed by those in control of development parcels within site H06 and also employment allocation E1.
- 5.19 Both Kenilworth Wardens and Kenilworth Rugby Football Club, currently located on land within allocation H06, are actively pursuing programmes to relocate from their existing sites in land east of Kenilworth to sites allocated for outdoor sport in the Local Plan (Kenilworth Wardens to SP1; Kenilworth Rugby Club to SP2). Kenilworth Rugby Football Club has submitted a planning application (reference W/20/1402) for their relocation along with an associated application relating to the creation of ponds.
- 5.20 Other allocated sites in Kenilworth:
- H07 Crackley Triangle – A site of 93 dwellings. Construction is underway and with close to 40% of dwellings complete.
 - H41 Land east of Warwick Road – Outline planning permission was granted for 125 dwellings and a reserved matters application (reference W/19/078) was subsequently approved in November 2019. Construction is well-progressed.



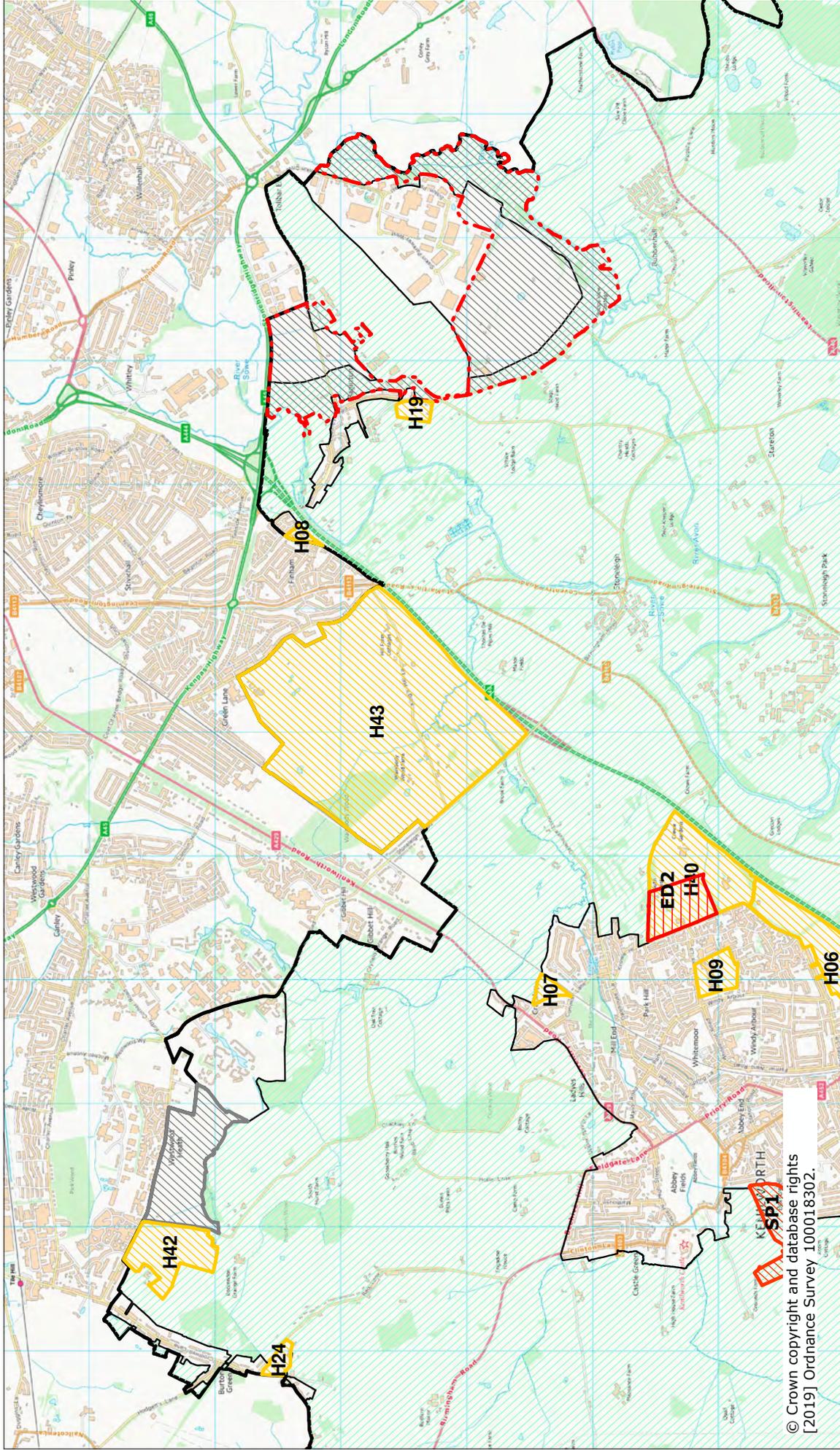
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Key

- WDLP - Green Belt (DS18)
- WDLP - Housing Allocations (DS11)
- WDLP - Employment Allocations (DS9)
- Ref
- ▨ Site Ref.
- ▨ WDLP - Major Education Allocations (DS12)
- ▨ WDLP - Outdoor Sport (DS23)
- ▨ Site Ref.

South of Coventry

- 5.21 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 to 4,000 dwellings beyond the plan period
- 5.22 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. Work has yet to commence.
- 5.23 Site H43 has an outline application, approved subject to S106 agreement, for a proportion of the site comprising 2,500 dwellings, primary school, secondary school, local centre, open space and associated infrastructure. The site will be accessed from new junctions to the north and south of the site. The outline is envisaged to be split into five separate phases of development, with reserved matters applications to be submitted in due course.
- 5.24 There are further housing allocations for major development sites as follows:
- H08 Oaklea Farm, Finham – 20 Dwellings. This site is not subject to a planning consent or live application.
 - H19 Baginton – Land North of Rosswood Farm – 80 dwellings. This site is subject to an application covering the northern half of the allocation, proposing 56 affordable homes with access from Coventry Road.
 - H24 Burton Green – Burrow Hill – 90 dwellings. Construction is progressing well, with around 40% of the dwellings now complete.



Key

- ▬ WDC District Boundary
- ▨ WDLP - Green Belt (DS18)
- ▨ WDLP - Safeguarded Land (DS21)
- ▨ WDLP - Sub Regional Employment Allocation (DS16)
- ▨ WDLP - Housing Allocations (DS11)
- ▨ WDLP - Major Education Allocations (DS12)
- ▨ WDLP - Outdoor Sport (DS23)
- ▨ Site Ref

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 its 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 schemes which were to be funded by CIL in Warwick District were defined in the [CIL Regulation 123 List 2019/20](#) which was agreed by WDC Executive Committee in March 2019.
- 6.4 The most recent amendments to the Community Infrastructure Levy (CIL) Regulations (2010) came into force on 1st September 2019. These introduced an Infrastructure Funding Statement to replace the existing Reg. 123 list which outlines proposed infrastructure projects to be funded by WDC. This is intended to increase transparency and ensure it is clear how the levy is being spent, and also includes a report on S106 payments. The first annual Infrastructure Funding Statement will be published by 31st December 2020.

CIL Receipts

- 6.5 In the 2019/20 financial year, CIL liability notices have been issued for 33 applications. After accounting for exemptions, 15 applications had CIL payable, totalling £5.9 million. Demand notices have been issued on 10 developments totalling £5.8 million, and close to £1.9 million has been collected by Warwick District Council⁵.

CIL RECEIPTS	NUMBER OF APPLICATIONS	VALUE
New CIL liable applications		
Liability Notices issued	33	£9,035,823.30
Exemption – self-build / annexe / extensions	18	£662,385.85
Exemption – Social Housing	5	£2,436,135.60
Amount payable – excluding exemptions	15	£5,937,301.85
Current financial activity		
Demand Notices issued – excluding exemptions	10	£5,800,157.90
CIL outstanding from Demand Notices issued (as at 31st March 2020)	5	£5,298,452.65
CIL income		£1,870,341.95

⁵ Liability and demand notices are sometimes reissued in light of new information or where a deferral has been agreed. Published figures reflect the information that is current at the time of publication.

CIL Contributions to Town and Parish Councils

- 6.6 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.
- 6.7 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.
- 6.8 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. 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).
- 6.9 During the 2019/20 financial year, nearly £100,000 was transferred to Town and Parish Councils, including more than £40,000 to each of Burton Green and Rowington Parish Councils.

CIL TRANSFERRED TO TOWN AND PARISH COUNCILS									
PARISH / LOCATION	APPLICATION NUMBER	ADOPTED NP	COUNCIL TAX DWELLINGS	MAX PAYABLE PER YEAR	TOTAL CIL CHARGEABLE AMOUNT	TOTAL PARISH / TOWN PORTION	TRANSFERRED		
Blackdown & Old Milverton		No	250	£25,000.00			£7,129.69		
Blackdown, Old Milverton Lane	W/17/2273				£47,531.25	£7,129.69	£7,129.69		
Burton Green		No	415	£41,500.00			£41,500.00		
Red Lane / Hob Lane	W/17/2086				£1,065,285.00	£159,792.75	£41,500.00		
Kenilworth		Yes	10,434	No cap			£2,500.00		
Corner of Prince's Drive	W/18/1372				£17,854.00	£4,463.50	£2,500.00		
Leamington Spa		No	23,176	£2,317,600.00			£4,452.00		
16 Clemens Street	W/18/0128				£29,680.00	£4,452.00	£4,452.00		
Rowington		No	445	£44,500.00			£42,089.00		
Kingswood Farm	W/17/1724				£741,780.00	£111,267.00	£42,089.00		
						TOTAL	£97,670.69		

Section 106 Agreements

- 6.10 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.
- 6.11 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.
- 6.12 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 Drainage Systems (SuDS).

S106 Contributions

- 6.13 In last year's AMR, the figures reported showed S106 sums falling due during the financial year, i.e. sums where relevant trigger points had been met. In this report, that has changed to show the S106 received during the financial year. This is considered to be a more useful figure and reflects what is reported elsewhere. The amounts due and amounts received in a period do not exactly match as sums triggered in one quarter are typically invoiced in the following quarter.
- 6.14 During the year, S106 agreements relating to developments in Warwick District brought in £9.1 million in developer contributions. This includes £3.7 million received by Warwick District Council, £5.2 million received by Warwickshire County Council, and £200,000 by Coventry City 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. These sums are subsequently transferred to those bodies. The CCC sum relates to a development which straddles the Warwick / Coventry boundary.
- 6.15 A full breakdown of contributions received from the various developments can be found in Appendix 2.

S106 CONTRIBUTIONS RECEIVED DURING 2019/20

RECIPIENT	PURPOSE	TOTAL RECEIVED
Coventry City Council	Highways	£120,651.51
	Monitoring Fee	£91,250.00
	CCC sub-total	£211,901.51
Warwick District Council	Canal and River Trust	£10,000.00
	Country Park	£ 1,054,405.75
	Health – GP Surgery	£529,890.01
	Health – Hospital	£1,170,189.21
	Monitoring Fee	£127,225.93
	Open Space – Offsite Parks Gardens and Allotments	£199,575.76
	Police	£143,909.27
	Sports Facilities – Indoor	£380,812.00
	Sports Facilities – Outdoor	£48,553.72
	WDC sub-total	£3,664,561.65
Warwickshire County Council	Biodiversity	£596,787.77
	Education	£2,994,892.83
	Highways	£1,296,309.29
	Highways – Cycleways	£90,000.00
	Highways – Traffic Regulation Order	£31,335.05
	Highways – Rights of Way	£8,906.98
	Highways – Sustainability Pack	£78,470.04
	Libraries	£10,506.21
	Monitoring Fee	£5,000.00
	Public Transport	£49,629.95
	Public Transport – School Transport	£39,436.16
	WCC sub-total	£5,201,274.28
	Grand total	£9,077,737.44



SECTION 7

Employment Land

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

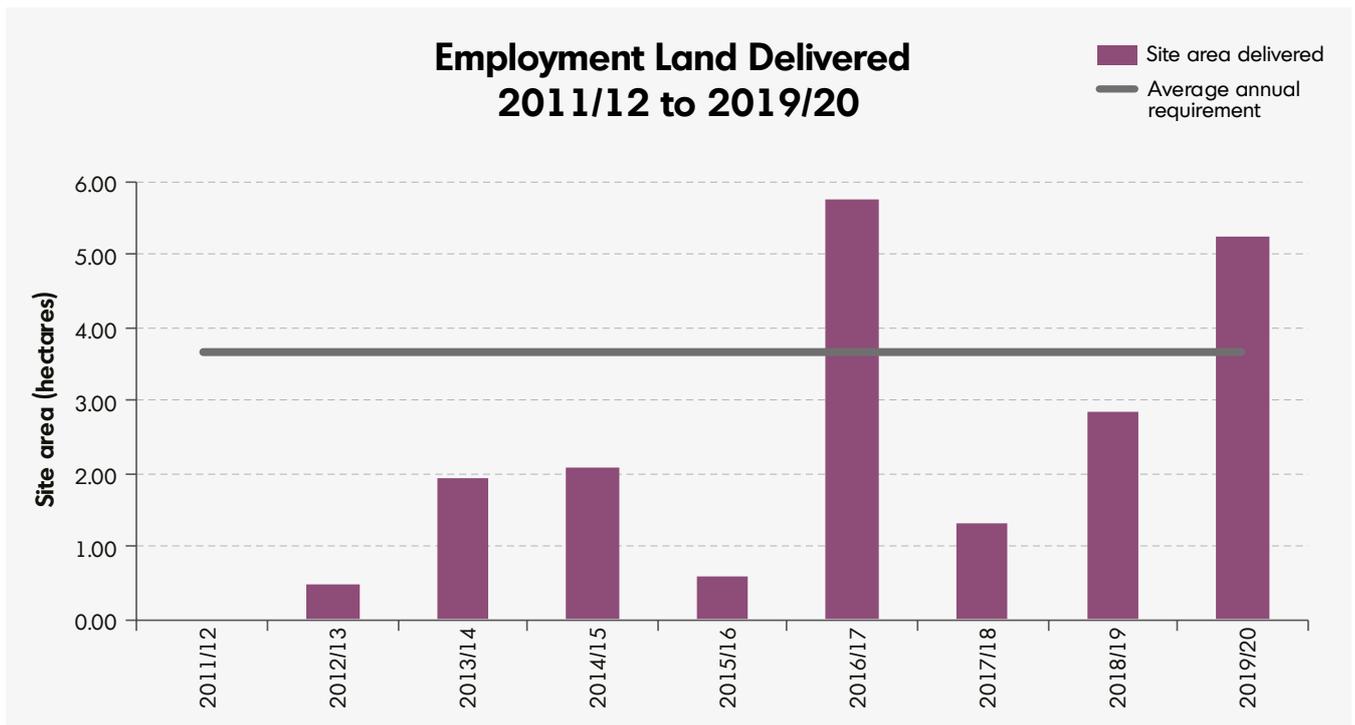
DS1 Supporting Prosperity

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 During 2019/20, permission was granted on 0.47 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 1,721 square metres of new floorspace.
- 7.7 During 2019/20, development completed on 5.24 hectares of new employment land. This relates to 17,621 sqm of floorspace. There are a further 4.42 ha under construction, and 7.83 ha where permission has been granted but construction has not started.
- 7.8 5.24 hectares is in excess of the average annual requirement of 3.67 to reach 66 hectares by the end of the plan period.

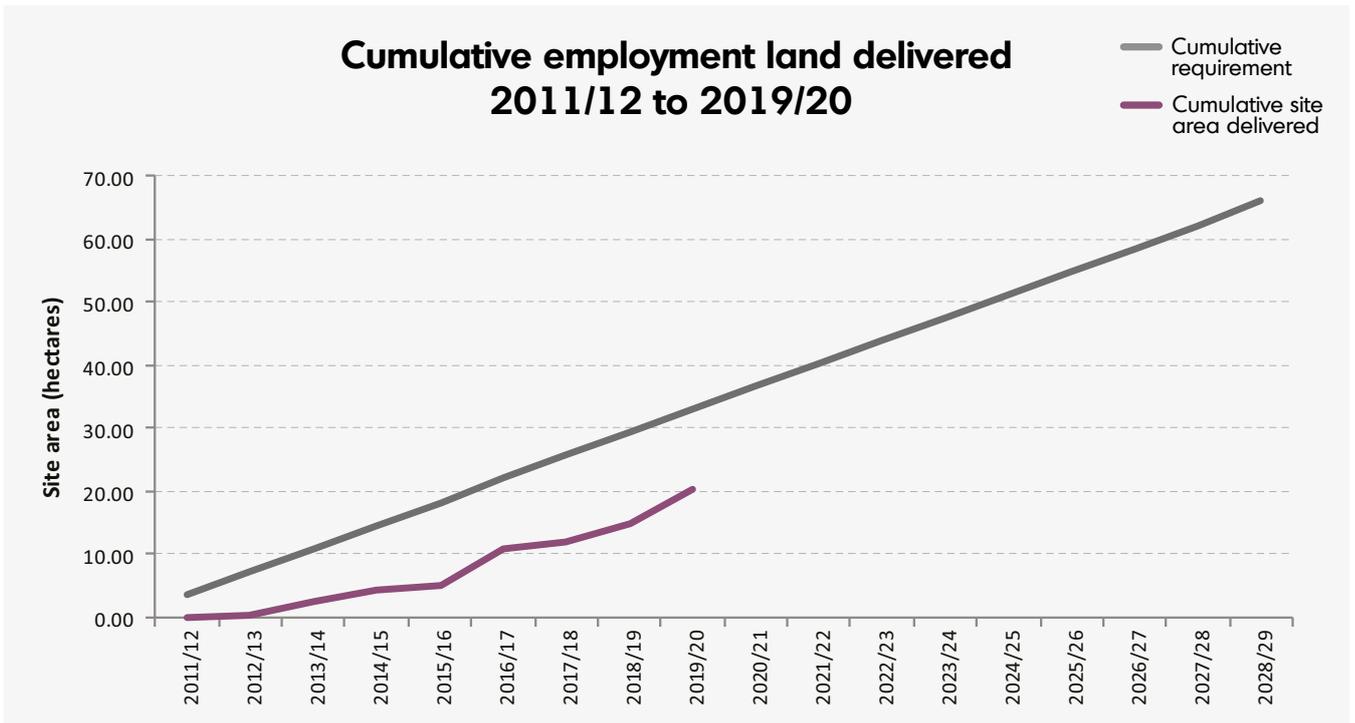
NEW BUILDS ON NEW EMPLOYMENT LAND (EXCLUDING SUB-REGIONAL SITE)

	COMPLETED	UNDER CONSTRUCTION	NOT STARTED
Site area (ha)	5.24	4.42	7.83
Floorspace (sqm)	17,621	12,077	29,339



7.9 Delivery of employment land tends to fluctuate year by year as the delivery of a single large site can have a noticeable impact on the figures. Cumulatively over the Local Plan period, delivery is 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	2019/20
Yearly delivery	0.00	0.47	1.93	2.06	0.60	5.75	1.33	2.84	5.24
Cumulative delivery	0.00	0.47	2.40	4.46	5.06	10.81	12.14	14.98	20.22
Cumulative requirement	3.67	7.33	11.00	14.67	18.33	22.00	25.67	29.33	33.00



AVAILABLE EMPLOYMENT LAND (HECTARES)	
Land with permission but where construction has not started	7.83
Local Plan allocations E1 and E2	19.70
Other land identified as available	26.55
Total available employment land	54.08

7.10 As well as the 7.83 ha with permission but not started, there are 19.70 ha on sites allocated in the Local Plan, and 26.55 ha on other sites which have been identified as available, giving a total of 54.08 ha of available employment land.

Sub-regional Employment Site

- 7.11 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. 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 5.23.
- 7.12 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 2019/20, site preparation and access works were well progressed, but construction of the buildings 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 2019/20, construction was well progressed but not complete.
- W/20/0020** – reserved matters application relating to W/16/0239, for a car showroom and workshop – under consideration.
- W/18/0522** – outline permission for 178 ha to the south and west of Coventry airport and Middlemarch Industrial Estate. At the end of 2019/20, site preparation work was underway, but reserved matters had not been approved for any buildings.

Non-residential Floorspace

- 7.13 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.
- 7.14 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.
- 7.15 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.
- 7.16 In 2019/20, permission was granted for a net loss of -18,243 sqm floorspace in the A classes, which cover uses such as shops, financial and professional services, restaurants and cafés, drinking establishments and hot food takeaways. A net gain of 21,192 sqm was granted for D classes (non-residential institutions and assembly & leisure). The largest single D1 use granted permission is the new secondary school for Kenilworth, at just over 18,000 sqm.

NON-RESIDENTIAL FLOORSPACE PERMISSION GRANTED (SQM)			
	FLOORSPACE GAINS	FLOORSPACE LOSSES	NET FLOORSPACE
A1 A2 A3 A4 A5	8,024	-26,267	-18,243
B1 B2 B8	11,621	-13,008	-1,387
C1 C2 C4 ⁶	3,214	-1,790	1,425
D1 D2	25,223	-4,031	21,192
Sui Generis – Agricultural / equestrian ⁷	2,763	-3,783	-1,020
Sui Generis – PBSA	57	0	57
Sui Generis – Large HMOs	2,241	-180	2,061
Other Sui Generis uses	4,507	-4,493	13

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 2019/20

Floorspace gains
Floorspace losses

Square metres

-30000 -20000 -10000 0 10000 20000 30000

A1 A2 A3 A4 A5

B1 B2 B8

C1 C2 C4

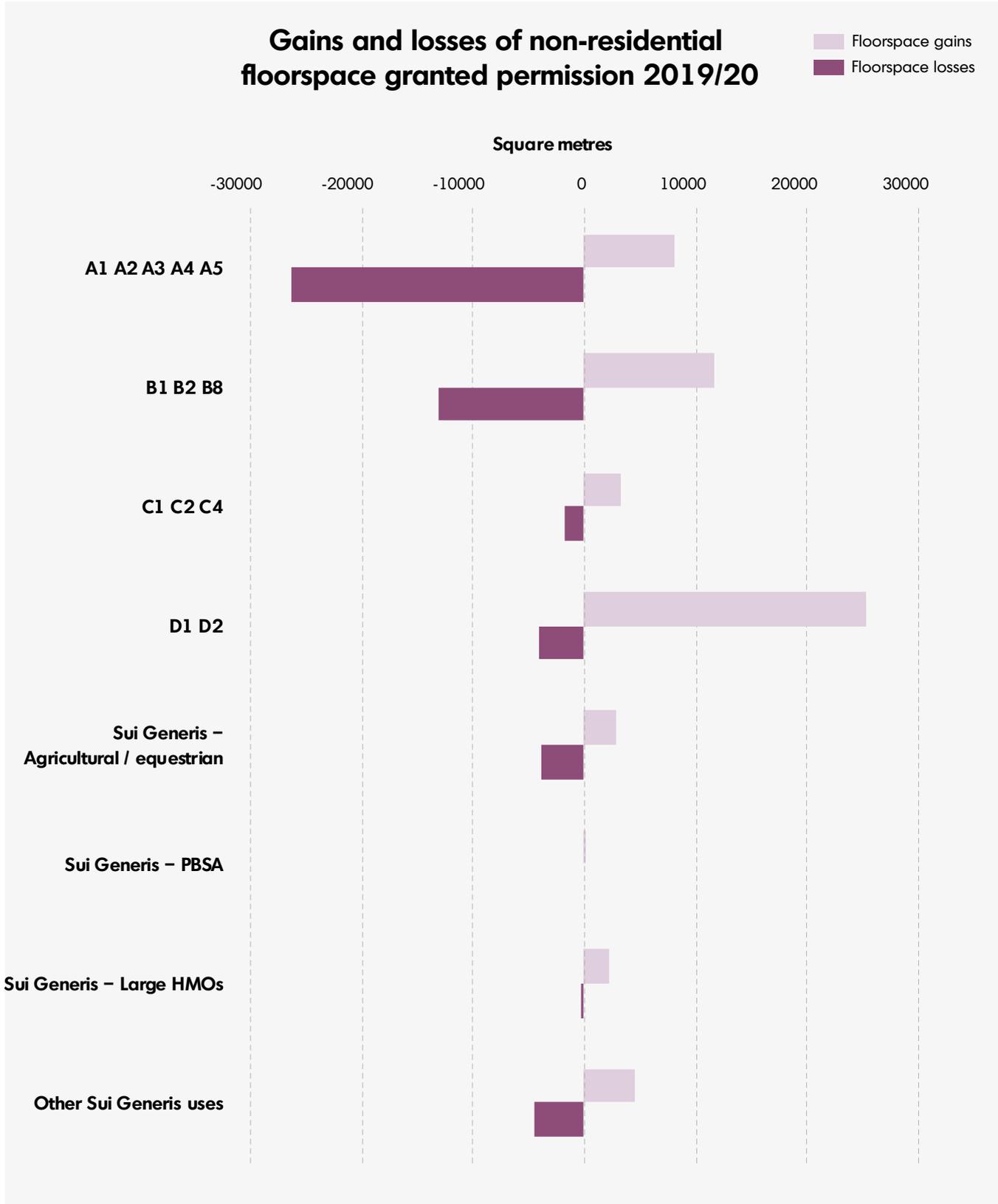
D1 D2

Sui Generis –
Agricultural / equestrian

Sui Generis – PBSA

Sui Generis – Large HMOs

Other Sui Generis uses

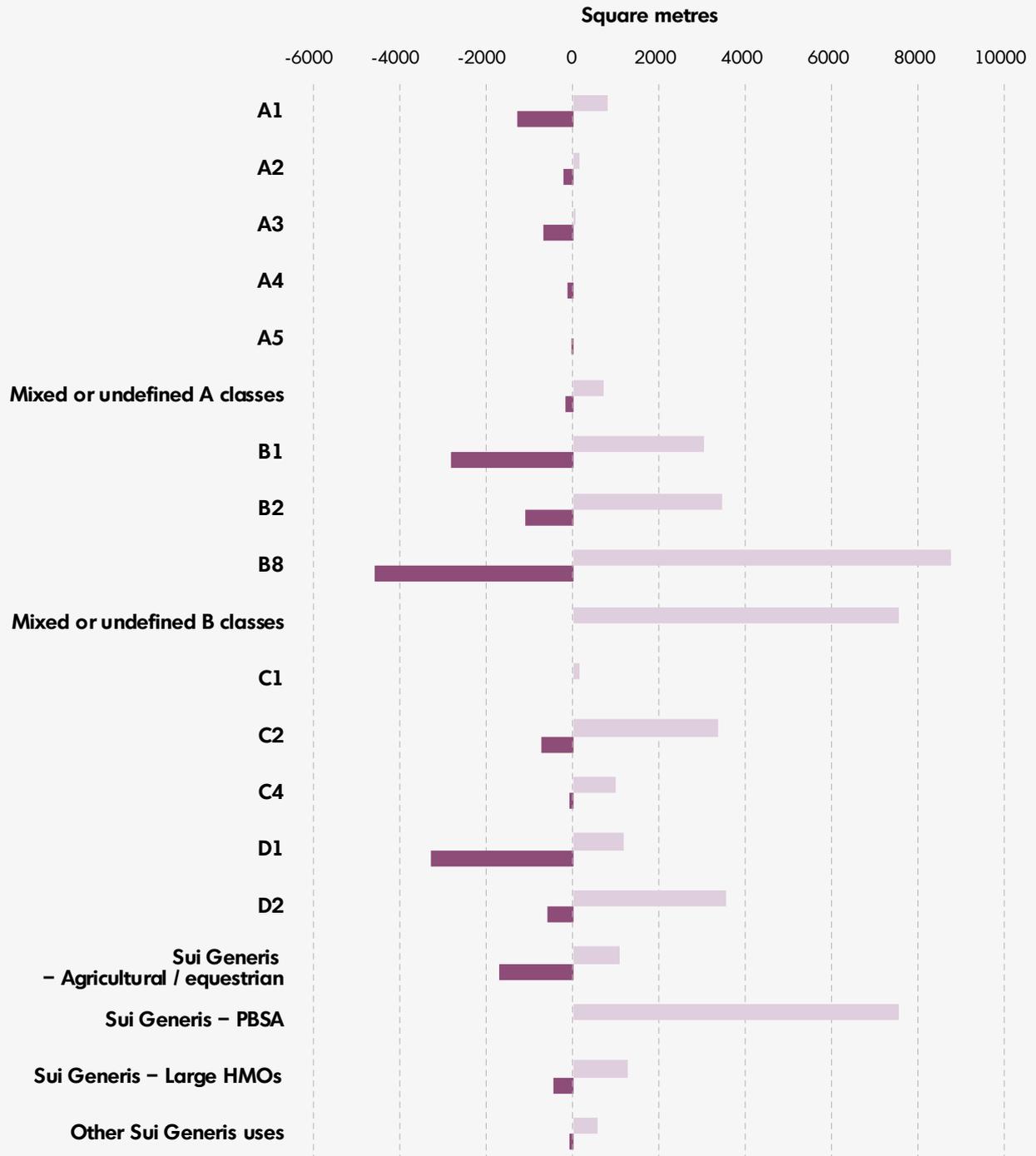


7.17 During 2019/20 there were net gains of floorspace in all the B classes, including 4,171 in B8 (storage and distribution) and 7,557 in mixed or undefined B classes (business and industrial uses).

NON-RESIDENTIAL FLOORSPACE COMPLETED (SQM)			
	FLOORSPACE GAINS	FLOORSPACE LOSSES	NET FLOORSPACE
A1	798	-1,289	-491
A2	171	-212	-41
A3	64	-689	-625
A4	0	-116	-116
A5	0	-33	-33
Mixed or undefined A classes	697	-172	525
B1	3,062	-2,814	248
B2	3,447	-1,117	2,330
B8	8,735	-4,564	4,171
Mixed or undefined B classes	7,557	0	7,557
C1	166	0	166
C2	3,383	-721	2,662
C4	996	-93	903
D1	1,161	-3,266	-2,105
D2	3,561	-580	2,981
Sui Generis – Agricultural / equestrian	1,074	-1,693	-619
Sui Generis – PBSA	7,528	0	7,528
Sui Generis – Large HMOs	1,293	-438	855
Other Sui Generis uses	556	-52	504

Gains and losses of non-residential floorspace completed 2019/20

Floorspace gains
Floorspace losses





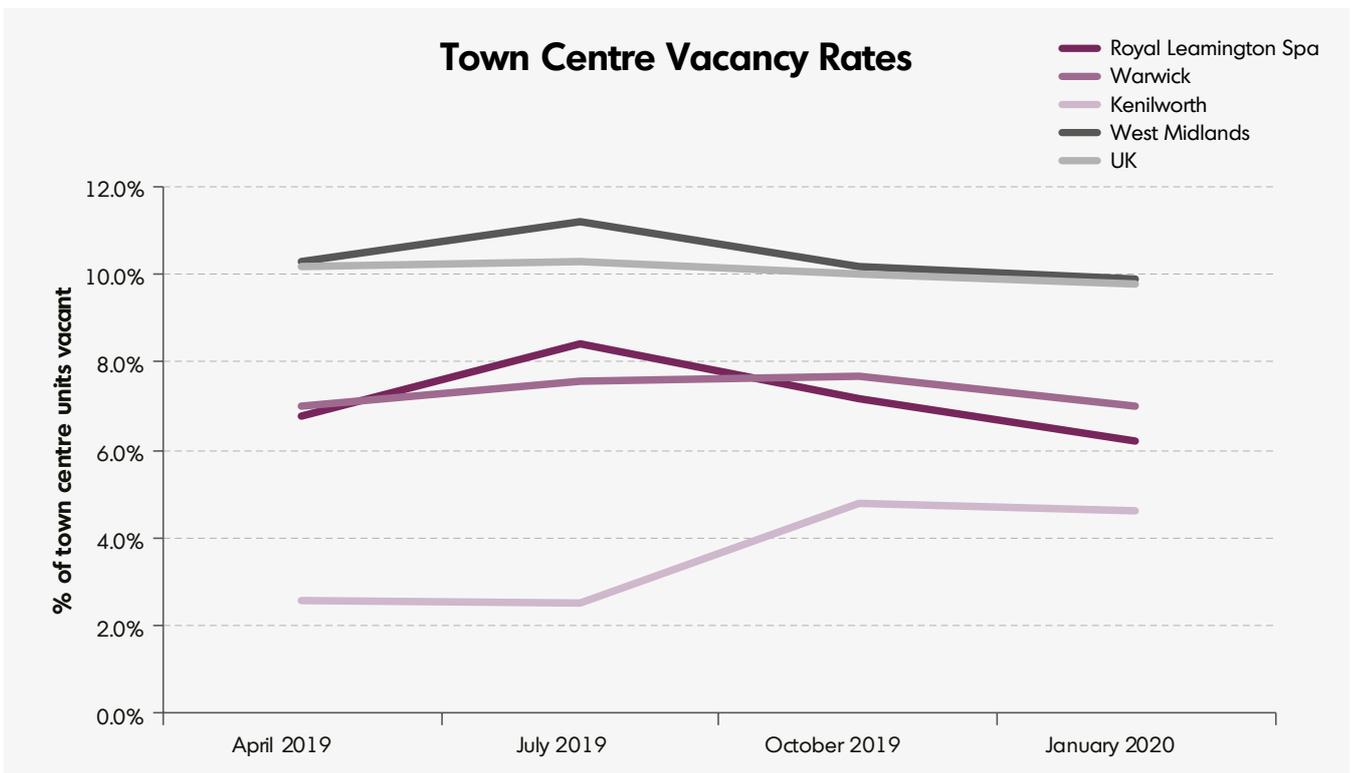
SECTION 8

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. It was not possible to conduct this survey for April 2020 due to Covid-19 lockdown restrictions.

TOWN CENTRE VACANCY RATES				
	APRIL 2019	JULY 2019	OCTOBER 2019	JANUARY 2020
Royal Leamington Spa	6.8%	8.4%	7.2%	6.2%
Warwick	7.0%	7.6%	7.7%	7.0%
Kenilworth	2.6%	2.5%	4.8%	4.6%
West Midlands	10.3%	11.2%	10.2%	9.9%
UK	10.2%	10.3%	10.0%	9.8%



8.2 Through 2019/20, town centre vacancy rates for all three of the district's towns compare well with West Midlands and UK figures. Kenilworth saw an increase from 2.5% to 4.8% between July and October 2019, but remains the town with the lowest vacancy rates in the district.

Business Premises Vacancy Rates

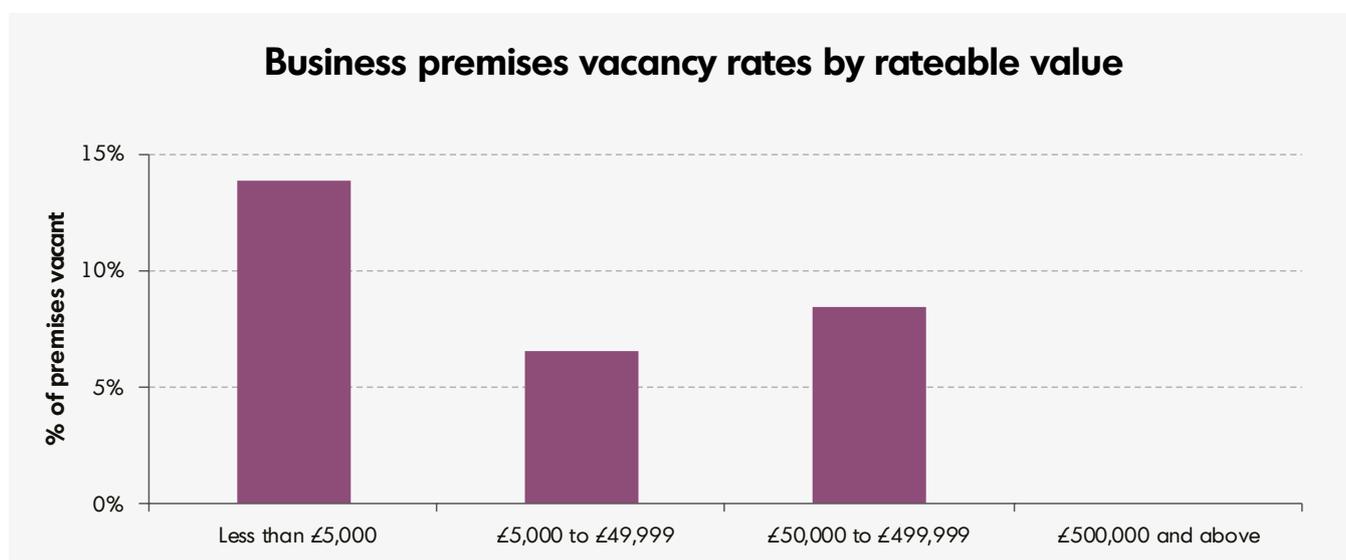
8.3 Business premises vacancy rates have been determined from business rates information, for all business premises in the district. Certain records have been excluded from these figures where they are liable for business rates but either do not form 'premises' in the traditional sense, e.g. car parking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

BUSINESS PREMISES VACANCY RATES		
	JUNE 2019	JUNE 2020
Number of premises	4,323	4,339
Vacant premises	406	372
% vacant	9%	9%

8.4 As at June 2020, there were 4,339 business premises in the district, of which 372 were vacant (9%). In June 2019, the figure was also 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 value of less than £5,000 had the highest vacancy rates at 14%; no premises with a rateable value of £500,000 and above were vacant.

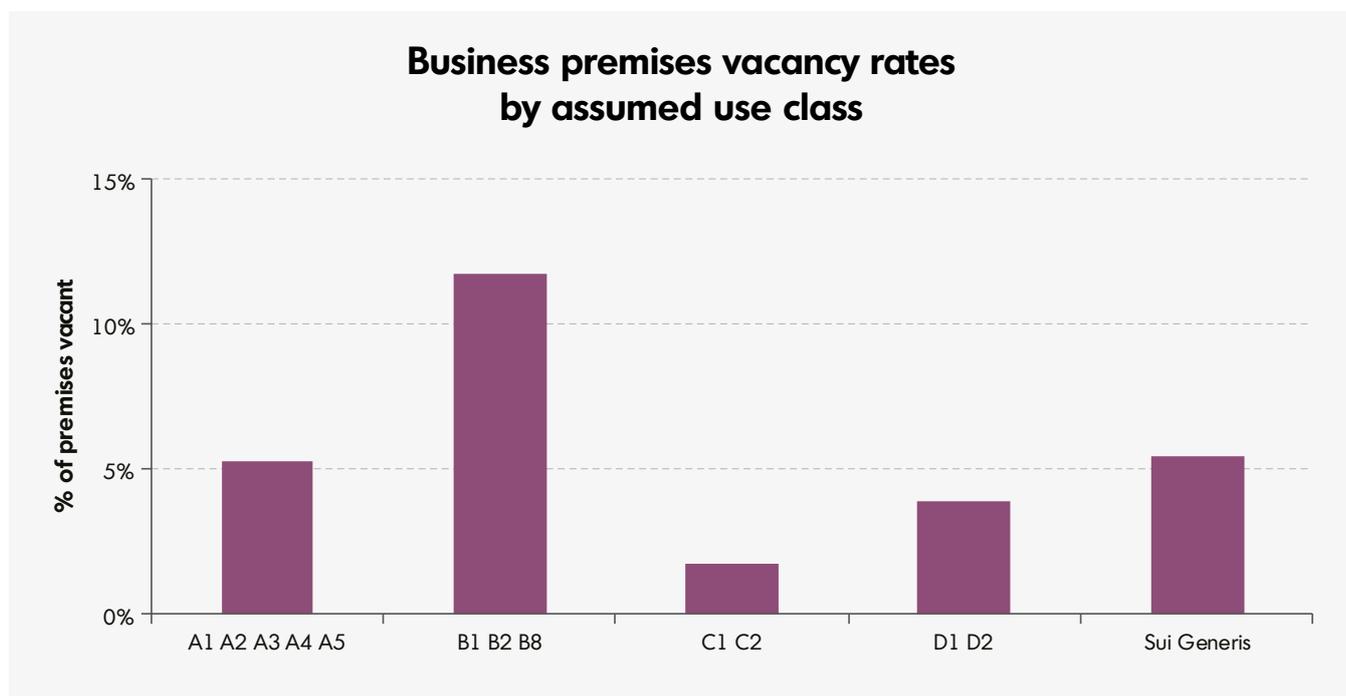
BUSINESS PREMISES VACANCY RATES BY RATEABLE VALUE			
	NUMBER OF BUSINESS PREMISES	VACANT PREMISES	VACANT AS % OF TOTAL
Less than £5,000	1,089	151	14%
£5,000 to £49,999	2,687	177	7%
£50,000 to £499,999	521	44	8%
£500,000 and above	42	0	0%
Total	4,339	372	9%



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 cafés, drinking establishments, hot food takeaways	1,547	82	5%
B1 B2 B8 Offices, research and development, light industry, general industrial, storage and distribution	2,333	273	12%
C1 C2 Hotels, residential institutions	114	2	2%
D1 D2 Non-residential institutions, assembly and leisure	234	9	4%
Sui Generis Uses which do not fall within the above use classes	111	6	5%
Total	4,339	372	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	1
Baginton	0
Barford, Sherbourne and Wasperton	39
Beausale, Haseley, Honiley and Wroxall	8
Bishops Tachbrook	325
Bubbenhall	0
Budbrooke	0
Burton Green	33
Bushwood ⁸	0
Cubbington	0
Eathorpe, Hunningham, Offchurch and Wappenbury	1
Hatton	0
Kenilworth	44
Lapworth	16
Leek Wootton	0
Norton Lindsey	0
Old Milverton and Blackdown	10
Radford Semele	41
Rowington	11
Royal Leamington Spa	284
Shrewley	1
Stoneleigh and Ashow	1
Warwick	213
Weston under Wetherley	0
Whitnash	8
Total	1,036

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	325
Budbrooke	39
Cubbington and Leek Wootton	1
Kenilworth Abbey and Arden	77
Kenilworth Park Hill	25
Kenilworth St Johns	12
Leamington Brunswick	24
Leamington Clarendon	172
Leamington Lillington	13
Leamington Milverton	46
Leamington Willes	39
Radford Semele	42
Warwick All Saints and Woodloes	0
Warwick Aylesford	0
Warwick Myton and Heathcote	172
Warwick Saltisford	41
Whitnash	8
Total	1,036

Appendix 2: S106 contributions – details

S106 SUMS RECEIVED 2019/20		
RECEIVED BY COVENTRY CITY COUNCIL		£211,901.51
Highways		£120,651.51
Whitley South	W/16/0239	£104,914.36
Whitley South	W/16/0239	£15,737.15
Monitoring Fee		£91,250.00
Whitley South	W/16/0239	£91,250.00
RECEIVED BY WARWICK DISTRICT COUNCIL		£3,664,561.65
Canal and River Trust		£10,000.00
Priors Club, Tower Street	W/18/2312	£10,000.00
Country Park		£ 1,054,405.75
Grove Farm Phase 1	W/14/0023	£187,704.00
Lower Heathcote Triangle	W/18/0606	£866,701.75
Health – GP Surgery		£529,890.01
Myton Road / Europa Way	W/14/1076	£129,154.16
Myton Road / Europa Way	W/14/1076	£192,767.40
North of Gallows Hill	W/18/1619	£156,795.45
Land off Arras Boulevard, Hampton Magna	W/19/0691	£51,173.00
Health – Hospital		£1,170,189.21
Grove Farm Phase 1	W/14/0023	£460,381.00
Lower Heathcote Farm	W/14/0661	£116,844.88
Lower Heathcote Farm	W/14/0661	£117,553.03
Land off Bremridge Close, Barford	W/17/0440	£34,527.07
Land off Bremridge Close, Barford	W/17/0440	£34,730.17
East of Warwick Road, Kenilworth	W/17/2150	£75,331.75
Rugby Road / Coventry Road, Cubbington	W/17/2371	£69,682.64
Lower Heathcote Triangle	W/18/0606	£85,361.88
Land off Arras Boulevard, Hampton Magna	W/19/0691	£175,776.79
Monitoring Fee		£127,225.93
Woodside Farm 3rd application (W/16/2028)	W/13/1207	£3,964.00
Whitley South	W/16/0239	£30,000.00
East of Warwick Road, Kenilworth	W/17/2150	£17,957.92

S106 SUMS RECEIVED 2019/20		
Lower Heathcote Triangle	W/18/0606	£30,706.75
North of Gallows Hill	W/18/1619	£30,000.00
Land off Arras Boulevard, Hampton Magna	W/19/0691	£14,597.26
Open Space – Offsite Parks Gardens and Allotments		£199,575.76
Woodside Farm 3rd application (W/16/2028)	W/13/1207	£2,061.22
Land off Bremridge Close, Barford	W/17/0440	£67,689.38
Land off Bremridge Close, Barford	W/17/0440	£68,087.55
Elisabeth the Chef	W/17/0998	£61,737.61
Police		£143,909.27
Lower Heathcote Farm	W/14/0661	£23,950.49
Lower Heathcote Farm	W/14/0661	£23,917.58
North of Gallows Hill	W/18/1619	£96,041.20
Sports Facilities – Indoor		£380,812.00
Woodside Farm 3rd application (W/16/2028)	W/13/1207	£1,741.05
Grove Farm Phase 1	W/14/0023	£191,763.59
Lower Heathcote Farm	W/14/0661	£93,370.74
Lower Heathcote Farm	W/14/0661	£93,936.62
Sports Facilities – Outdoor		£48,553.72
Woodside Farm 3rd application (W/16/2028)	W/13/1207	£118.85
Grove Farm Phase 1	W/14/0023	£13,865.17
Lower Heathcote Farm	W/14/0661	£6,373.85
Lower Heathcote Farm	W/14/0661	£6,412.48
North of Gallows Hill	W/18/1619	£21,783.37
RECEIVED BY WARWICKSHIRE COUNTY COUNCIL		£5,201,274.28
Biodiversity		£596,787.77
Lower Heathcote Farm	W/14/0661	£24,559.00
South of Gallows Hill / West of Europa Way	W/14/0681	£211,080.00
Myton Road / Europa Way	W/14/1076	£102,221.94
Myton Road / Europa Way	W/14/1076	£154,477.74

S106 SUMS RECEIVED 2019/20		
Haywood Road, Warwick	W/18/0088	£33,548.09
Site 1300, Plato Close	W/18/1709	£70,901.00
Education⁹		£2,459,543.71
Lower Heathcote Farm	W/14/0661	£875,084.10
Lower Heathcote Farm	W/14/0661	£730,599.81
North of Oakley Wood Road, Bishop's Tachbrook	W/14/0689	£497,368.89
Red Lane / Hob Lane, Burton Green	W/17/2086	£26,118.02
Red Lane / Hob Lane, Burton Green	W/17/2086	£130,590.09
Red Lane / Hob Lane, Burton Green	W/17/2086	£178,498.31
Red Lane / Hob Lane, Burton Green	W/17/2086	£21,284.49
Education – 0-5 years		£31,984.88
Land off Bremridge Close, Barford	W/17/0440	£17,745.45
Land off Bremridge Close, Barford	W/17/0440	£14,239.43
Education – Primary		£240,702.37
Land off Bremridge Close, Barford	W/17/0440	£94,639.68
Land off Bremridge Close, Barford	W/17/0440	£75,940.69
Elisabeth the Chef	W/17/0998	£70,122.00
Education – Secondary		£205,030.73
Land off Bremridge Close, Barford	W/17/0440	£81,331.86
Land off Bremridge Close, Barford	W/17/0440	£65,262.87
Elisabeth the Chef	W/17/0998	£58,436.00
Education – Post 16		£57,631.14
Land off Bremridge Close, Barford	W/17/0440	£31,974.00
Land off Bremridge Close, Barford	W/17/0440	£25,657.14
Highways		£1,296,309.29
Lower Heathcote Farm	W/14/0661	£167,666.50
Lower Heathcote Farm	W/14/0661	£167,666.51
Lower Heathcote Farm	W/14/0661	£171,416.27
Lower Heathcote Farm	W/14/0661	£171,416.27
North of Oakley Wood Road, Bishop's Tachbrook	W/14/0689	£276,785.18

⁹ The table in the main body of this report showed education contributions rolled-up as a single category. Here, they are presented as in the agreements, where contributions are sometimes listed for education in general, and sometimes for sub-categories. Hence the sum labelled as 'education' appears to be different between the two tables.

S106 SUMS RECEIVED 2019/20		
Red Lane / Hob Lane, Burton Green	W/17/2086	£333,358.56
Riverside House car park	W/18/1817	£8,000.00
Highways - Cycleways		£90,000.00
Red Lane / Hob Lane, Burton Green	W/17/2086	£90,000.00
Highways - Traffic Regulation Order		£31,335.05
Whitley South	W/16/0239	£28,282.34
9-11 Dormer Place, Leamington Spa	W/18/1807	£3,052.71
Highways - Rights of Way		£8,906.98
Land off Bremridge Close, Barford	W/17/0440	£4,013.98
Red Lane / Hob Lane, Burton Green	W/17/2086	£4,893.00
Highways - Sustainability Pack		£78,470.04
South of Gallows Hill / West of Europa Way	W/14/0681	£37,036.66
North of Oakley Wood Road, Bishop's Tachbrook	W/14/0689	£6,318.26
Myton Road / Europa Way	W/14/1076	£11,382.40
Myton Road / Europa Way	W/14/1076	£16,982.72
Red Lane / Hob Lane, Burton Green	W/17/2086	£6,750.00
Libraries		£10,506.21
Myton Road / Europa Way	W/14/1076	£3,252.71
Myton Road / Europa Way	W/14/1076	£4,916.96
Elisabeth the Chef	W/17/0998	£529.24
Red Lane / Hob Lane, Burton Green	W/17/2086	£1,807.30
Monitoring Fee		£5,000.00
Whitley South	W/16/0239	£5,000.00
Public Transport		£49,629.95
Lower Heathcote Farm	W/14/0661	£24,814.97
Lower Heathcote Farm	W/14/0661	£24,814.98
Public Transport – School Transport		£39,436.16
Lower Heathcote Farm	W/14/0661	£19,576.38
Lower Heathcote Farm	W/14/0661	£19,859.78
GRAND TOTAL		£9,077,737.44

Appendix 3: Use Classes

The following information is taken from the [Planning Portal](#) website.

References to use classes in this 2019/20 report refer to the list below. Recent changes to the use class order took effect on 1st September 2020, after the period covered in this report.

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 cafés.
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 cafés	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafés.
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**



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