

Warwick District Council

AUTHORITY MONITORING REPORT

MONITORING PROGRESS AGAINST
LOCAL PLAN OBJECTIVES

2020/2021





Contents

04 EXECUTIVE SUMMARY

SECTION 1

07 INTRODUCTION

SECTION 2

08 LOCAL PLANS AND SUPPLEMENTARY PLANNING DOCUMENTS

SECTION 3

19 HOUSING TRAJECTORY

SECTION 4

23 HOUSING DEVELOPMENT

SECTION 5

37 MAJOR GROWTH AREAS

SECTION 6

44 PLANNING OBLIGATIONS

SECTION 7

51 EMPLOYMENT LAND

SECTION 8

63 VACANCY RATES

SECTION 9

67 DUTY TO CO-OPERATE

APPENDICES

68 APPENDIX 1: HOUSING DELIVERY BY AREA

70 APPENDIX 2: S106 CONTRIBUTIONS BY DEVELOPMENT

74 APPENDIX 3: USE CLASSES

Version Control

December 2021

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

	2019/20	2020/21	LOCAL PLAN REQUIREMENT
Housing Development			
Housing Land Supply	5.63 years	5.10 years	5 years
New homes delivered	1,168	841	1,098
Housing Delivery Test percentage (rolling three year period)	122%	TBC	100%
Affordable homes delivered	493	228	374
Affordable homes delivered as percentage of the total	42.2%	27.1%	40%
Affordable homes delivered on sites of 10 or more	493	223	
Affordable homes delivered on sites of 10 or more as percentage of the total	51.6%	33.0%	40%
Homes suitable for elderly and vulnerable people delivered	97	0	
Purpose Built Student Accommodation bedrooms delivered	223	177	
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	211	94	
Developer Contributions			
CIL Receipts	£1,870,341.95	£4,101,122.77	
S106 Receipts to WDC	£3,664,561.65	£3,948,287.70	
Employment Land			
New employment land delivered (excluding sub-regional site)	5.24 ha	4.72 ha	3.67 ha
New employment land delivered at the sub-regional site	0 ha	5.25 ha	
Business premises vacancy rate (all use classes)	9%	12%	





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 2020 to 31st March 2021.
- 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 had a noticeable effect on development in Warwick District. Most or all construction ceased for a period during the first UK lockdown, in Spring / Summer 2020. After work was allowed to re-start, some developers reported a peak in demand for new houses. However, it is expected that new working practices are likely to have restricted the pace of building to some extent. For example, social distancing has an effect on the number of workers who can access a space at any one time.
- 1.5 Reduced housing numbers during 2020/21 cannot be solely attributed to Covid-19, as it is likely that other factors have played a part. It is not possible to disaggregate the relative impacts of Covid-19, Brexit, and the availability of foreign workers and delivery drivers.

SECTION 2

Local Plans 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 Q2 2021/22, i.e. as at 30th September 2021. Planning decisions made after this are also reflected here, up to October 2021. 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. A replacement school is currently under construction on allocation ED2.
H11	Land at Montague Road	140	W/20/0760	121	WCC County Store Depot and Former Ridgeway School Demolition of old structures underway
			None		Ambulance Station
H12	Kenilworth VI Form College	130	None		Site still in education use. A replacement school is currently under construction on allocation ED2.
H14	Riverside House	100	None		Site still in Council use. Previous outline permission (W/17/1701) has lapsed. Following a public consultation, the Council's Cabinet has approved a new development brief for the site
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. Demolition underway
			W/19/0531	90 beds	Milverton House, student accommodation granted subject to conditions
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 – 124/375 complete
			W/20/0667	54	West of Europa Way – 6/54 complete
			W/15/0981	37/735	Land between Myton Road and Europa Way – outline granted permission (735 dwellings, with 200 + 134 + 129 + 235 accounted for in reserved matters apps below)
			W/18/1442	200	Land at Europa Way parcel D2 – 120/200 complete
			W/18/1832	134	Land between Myton Road and Europa Way parcel D1 – 80/134 complete
			W/19/1445	129	Land between Myton Road and Europa Way parcel D4 part (referred to as D3 in outline) – 25/129 complete
			W/20/0232	235	Land between Myton Road and Europa Way parcel 4 (referred to as D4 in outline) – 13/235 complete
			W/19/1666		North of Gallows Hill, car dealership and hotel – car dealership under construction, hotel not started
			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 – complete
			W/17/0438	194	Grove Farm Phase 2b – complete
			W/17/0690	208	Grove Farm Phase 2c – complete
			W/18/1431	108	Grove Farm Phase 2d – 5/108 complete
			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 – complete
			W/17/1716	435	Lower Heathcote Farm, eastern area – complete
			W/20/0188	150	Lower Heathcote Farm, land at the triangle – 38/150 complete
			Subtotal	1815	
			W/20/0878		Local Centre, Vickers Way Retail – under construction Nursery – under construction Care home – not started Office – not started
			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 – under construction
			Other areas within this allocation		None
H45	Hazelmere and Little Acre	59	None		
H46a	Gallows Hill	630	W/18/2313	450	South of Gallows Hill, eastern area – under construction
			W/21/0577	180	South of Gallows Hill, western area – reserved matters application under consideration re outline W/18/1435
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. The two RM apps that follow each partially overlap the area covered by W/19/0229
			W/21/0930	205	Reserved matters application under consideration
			W/21/0955	271	Reserved matters application under consideration
Greenfield Sites – Edge of Kenilworth					
H06	East of Kenilworth (Thickthorn)	760	W/20/2020	550	Land at Thickthorn, Kenilworth – hybrid application granted subject to S106 Full application for 98 dwellings Outline application for up to 452 dwellings, primary school, employment, Class E development, hot food takeaway, community centre. NB this application also covers the employment allocation E1
			None		Northern parts of the allocation, no application to date
H07	Crackley Triangle	93	W/18/1582	93	91/93 complete
H40	East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre)	640	W/21/1811	620	Land East of Glasshouse Lane – reserved matters application under consideration, re outline W/18/1635. This application includes land for a primary school and 14 self-build plots.
			W/21/0550	99	Land at Glasshouse Lane – reserved matters application under consideration re outline W/19/1200
			W/20/1380	1	Land at Crewe Lane – full permission granted
			Subtotal	720	
H41	East of Warwick Road, Kenilworth	100	W/20/2089	129	Variation application with additional 4 dwellings. 38/129 complete

Allocation Reference	Site	Dwellings Allocated	Application Reference	Dwellings Included	Status
Greenfield Sites – Edge of Coventry					
H08	Oaklea Farm, Finham	20	None		
H42	Westwood Heath	425	W/17/2357	129/425	Hybrid application granted permission, including full permission for the first 129 dwellings. Initial site preparation and ground works underway
			W/21/1280	296	Reserved matters application under consideration re W/17/2357 for the remaining phases of 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
Growth Villages					
H19	Baginton – Land north of Rosswood Farm	80	W/20/0808	56	North of Rosswood Farm (northern part of the allocation) – full permission granted
			None		Southern part of the allocation
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	Under construction
H24	Burton Green – Burrow Hill Nursery	90	W/17/2086	90	Land at Red Lane / Hob Lane, Burton Green – complete
H25	Cubbington – Allotment land, Rugby Road	35	W/20/0502	133	Land off Rugby Road and Coventry Road – 29/133 complete
H26	Cubbington – Opposite Willow Sheet Meadow	65			
H27	Hampton Magna – south of Arras Boulevard	130	W/19/0691	130	28/130 complete
H51	Hampton Magna – Land south of Lloyd Close	115	W/19/2112	147	Land off Daly Avenue – 7/147 complete
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	Complete

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
H31	Kingswood – south of The Stables	6	W/18/1679	3	Land at former Bryant's Nursery – complete
			W/20/0968	1	Phase 2 Plot 1 – under construction
			W/20/0969	1	Phase 2 Plot 2 – under construction
			W/20/0970	1	Phase 2 Plot 3 – under construction
H32	Kingswood – R/O Brome Hall Lane	12	None		
H37	Leek Wootton – Car park east of The Hayes	5	W/19/0969	5	Complete
DS22	Leek Wootton – Former Police HQ	115	None		There have been various applications in the past, which have all lapsed unimplemented
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/15/2129	Spring Lane, Radford Semele	65	61/65 complete
W/15/2163	Earl Rivers Avenue extra care village phase 3	69	22/69 complete (phases 1 and 2 are complete)
W/18/1952	Land South East of Offchurch Lane, Radford Semele	150	102/150 complete
W/19/1940	Former Kings High School for Girls, Warwick	118	Demolition of old structures underway
W/21/0970	Imperial Court, Holly Walk, Leamington Spa	56	General Permitted Development, offices to dwellings

Employment Land Allocations

ALLOCATION REFERENCE	SITE	AREA ALLOCATED	APPLICATION REFERENCE	AREA INCLUDED	STATUS
E1	Land at Thickthorn, Kenilworth	8 ha	W/20/2020	8 ha	Land at Thickthorn, Kenilworth – hybrid application granted subject to S106 Full application for 98 dwellings Outline application for up to 452 dwellings, primary school, employment, Class E development, hot food takeaway, community centre. NB this application also covers part of the housing allocation H06
E2	Land Stratford Road, Warwick	11.7 ha	W/21/1037		Prior approval given for demolition of old sewage works buildings
DS16	Sub-Regional Employment Site	235 ha	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 – complete
			W/20/0020		Reserved matters re W/16/0239, car showroom and workshop – not started
			W/20/1483		Reserved matters re W/16/0239, office building – not started
			W/18/0522	178 ha	Gateway South, Land to the South and West of Coventry Airport and Middlemarch Industrial Estate – outline permission granted
			W/21/1527		Reserved matters re W/18/0522, plot 4A, parcel hub – 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, under construction. 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	The public consultation has concluded and a planning application is expected soon
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	W/21/0169	Permission granted for redevelopment of the existing leisure centre
			None	No application yet for relocation of Kenilworth Wardens Cricket Club
SP2	Outdoor sports and recreation	Land at Warwick Road, Kenilworth	W/20/1402	Kenilworth Rugby Football Club, application for relocation of the club granted permission

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 2020/21, the Affordable Housing SPD and Developer Contributions SPD have been adopted¹.

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
East of Kenilworth Development Brief SPD	Site-specific development guidance for the major housing site allocations on the East of Kenilworth	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 ensure the meeting of 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 Q1 2022
Net Zero Carbon DPD	Sets out additional policy and requirements in relation to climate change mitigation and the development of sustainable buildings	Adoption Q4 2022
Purpose Built Student Accommodation DPD	Sets out the relevant policies for the development of purpose built student accommodation in the District	Adoption Q3 2024
South Warwickshire Plan	A strategic development document produced for South Warwickshire by the joint planning teams from Stratford District Council and Warwick District Council	Adoption Q3 2025

¹ The 2020/21 monitoring year runs from Q2 2020 to Q1 2021.

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 2020/21. However, three plans have been made after the period covered in this report: Royal Leamington Spa and Radford Semele in May 2021, and Bishop's Tachbrook in October 2021.

NEIGHBOURHOOD PLANS 'MADE'	DATE 'MADE'
Baginton and Bubbenhall	March 2018
Barford	October 2016
Bishop's Tachbrook	October 2021
Budbrooke	July 2018
Kenilworth	November 2018
Leek Wootton and Guy's Cliffe	May 2018
Radford Semele	May 2021
Royal Leamington Spa	May 2021
Whitnash	January 2016
NEIGHBOURHOOD PLANS UNDER PREPARATION	
Burton Green	
Cubbington	
Lapworth	
Old Milverton and Blackdown	

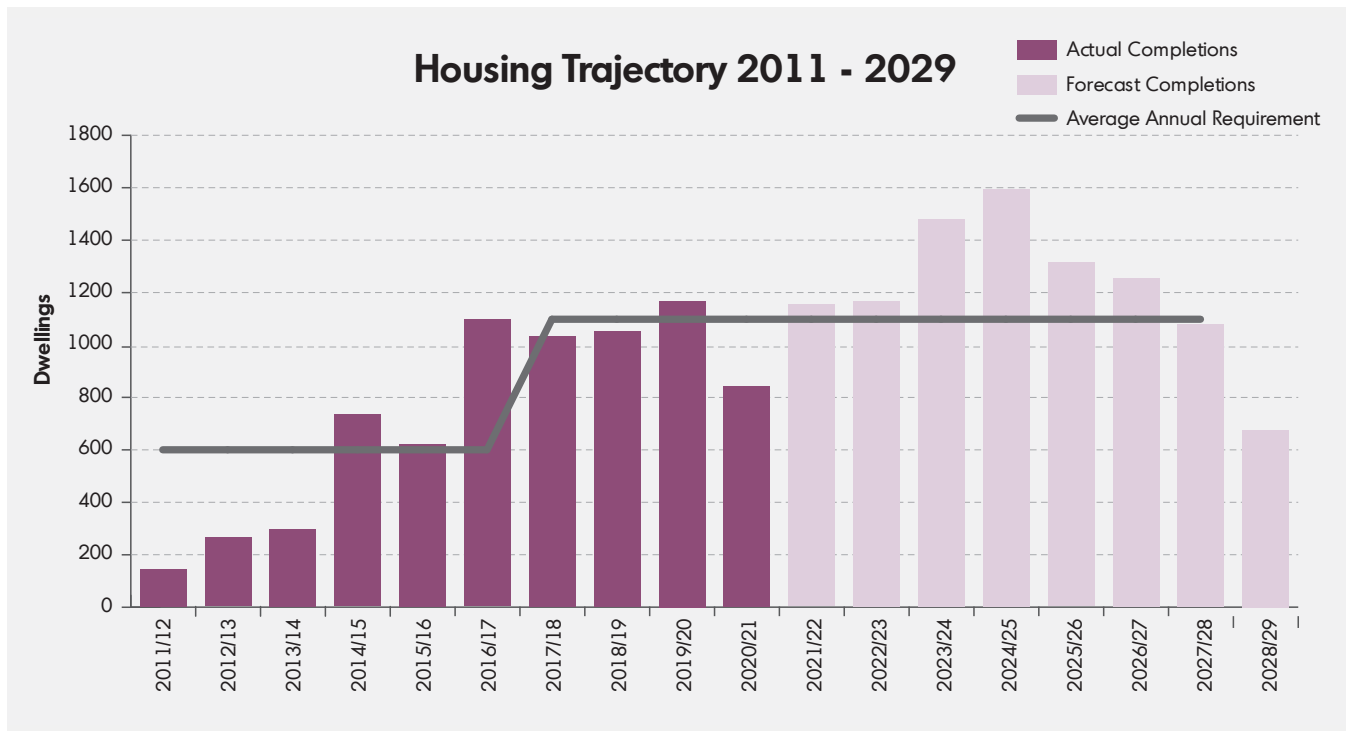


SECTION 3

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 2021 to 31st March 2026) 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 2021 the total requirement for new homes was 7,992.
 - In the same period, 7,235 new homes have been completed. 841 of these were completed in the last year (1st April 2020 – 31st March 2021).
 - The total five-year requirement for the period 1st April 2021 to 31st March 2026 is calculated as 6,559. This equates to an annual average of 1,312 homes.
 - The Council estimates that over the next five years, a total of 6,696 new homes will be built.
 - This means that the Council considers that it has 5.10 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 Between 2016/17 and 2019/20, annual delivery was stronger, with between 1,000 and 1,200 dwellings completed per year.
- 3.7 2020/21 saw a dip in housing delivery to 841 completions, which is likely to be largely attributable to the Covid-19 pandemic.
- 3.8 Delivery is expected to recover in the coming years, as a number of major sites in diverse locations around the district continue 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.

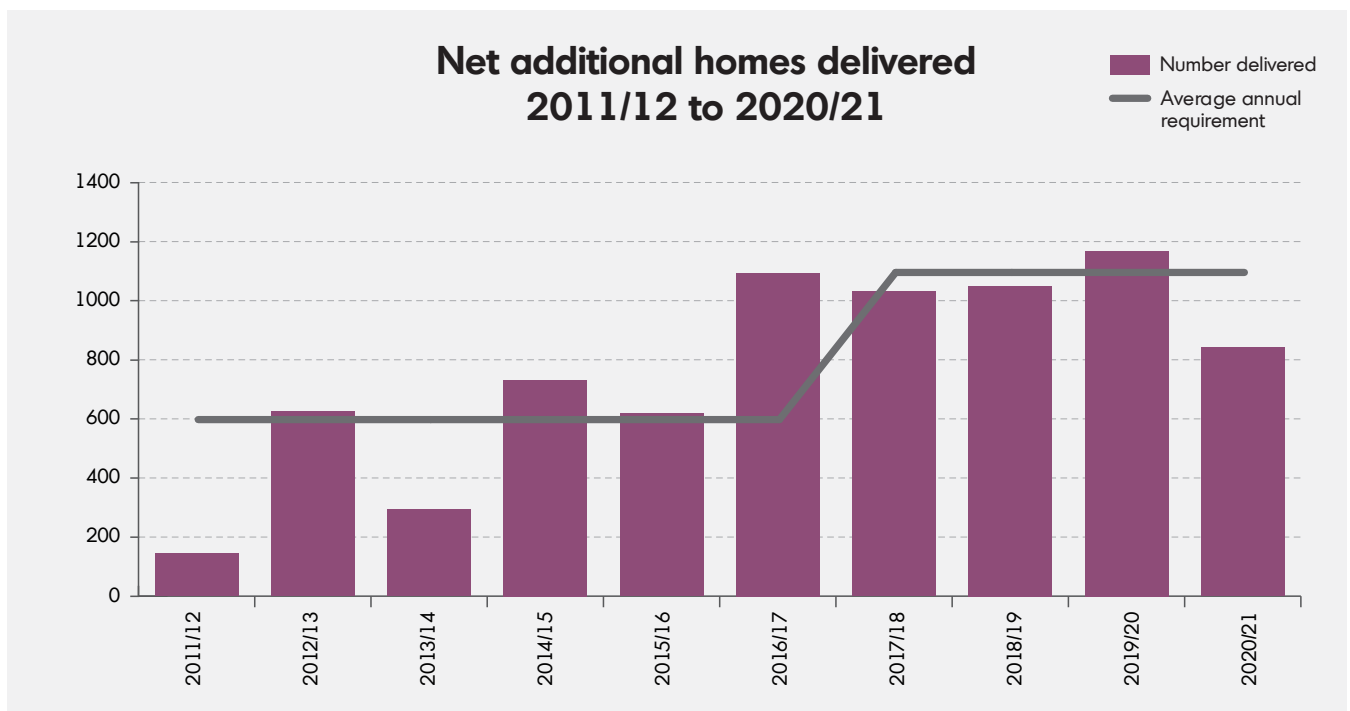
4.2 Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 was 600 new homes, and for 2017/18 to 2028/29 it is 1,098 new homes.

4.3 In the period 2020/21, Warwick District Council granted permission for 974 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.

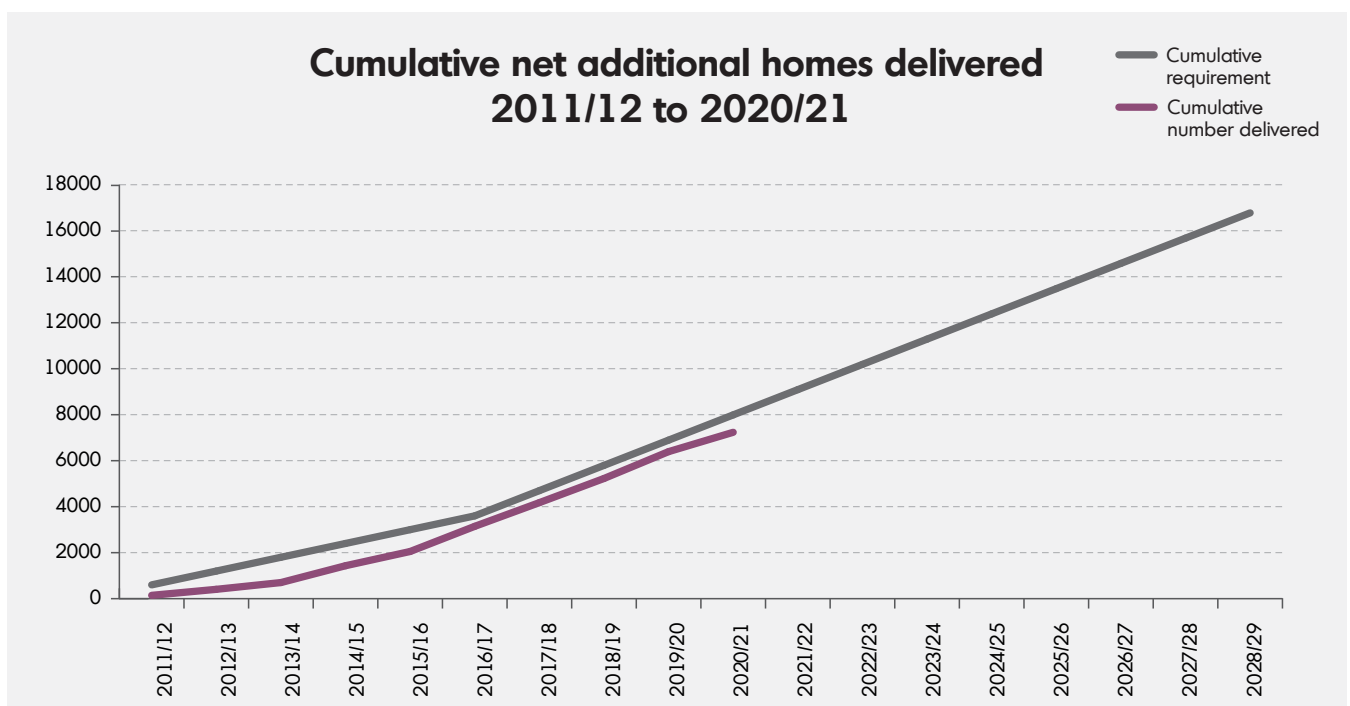
4.4 In the period 2020/21, 841 new homes have been delivered. This includes 752 self-contained dwellings and an allowance for bedrooms in shared accommodation equating to 89 dwellings. The shared accommodation figure includes a net gain of 46 HMO bedrooms and 177 student bedrooms. There were no completions of residential institutions this year (care homes). See the Housing Delivery Test section (starting at paragraph 4.10) for further details of how this equivalent dwellings figure is calculated.

4.5 841 new homes is a marked decrease from 1,168 delivered in 2019/20, and is below 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	2020 /21
Average annual requirement	Yearly	600	600	600	600	600	600	1,098	1,098	1,098	1,098
	Cumulative	600	1,200	1,800	2,400	3,000	3,600	4,698	5,796	6,894	7,992
Number delivered	Yearly	144	262	294	732	619	1,094	1,031	1,050	1,168	841
	Cumulative	144	406	700	1,432	2,051	3,145	4,176	5,226	6,394	7,235



- 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. In the early years of the plan period, delivery was some way below the average annual requirement. The gap narrowed in more recent years, but has widened again in 2020/21.



- 4.8 At the end of the financial year, a further 6,036 dwellings had active planning permission. 1,039 of these were under construction, 2,739 had full permission but were not yet started, and 2,258 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.

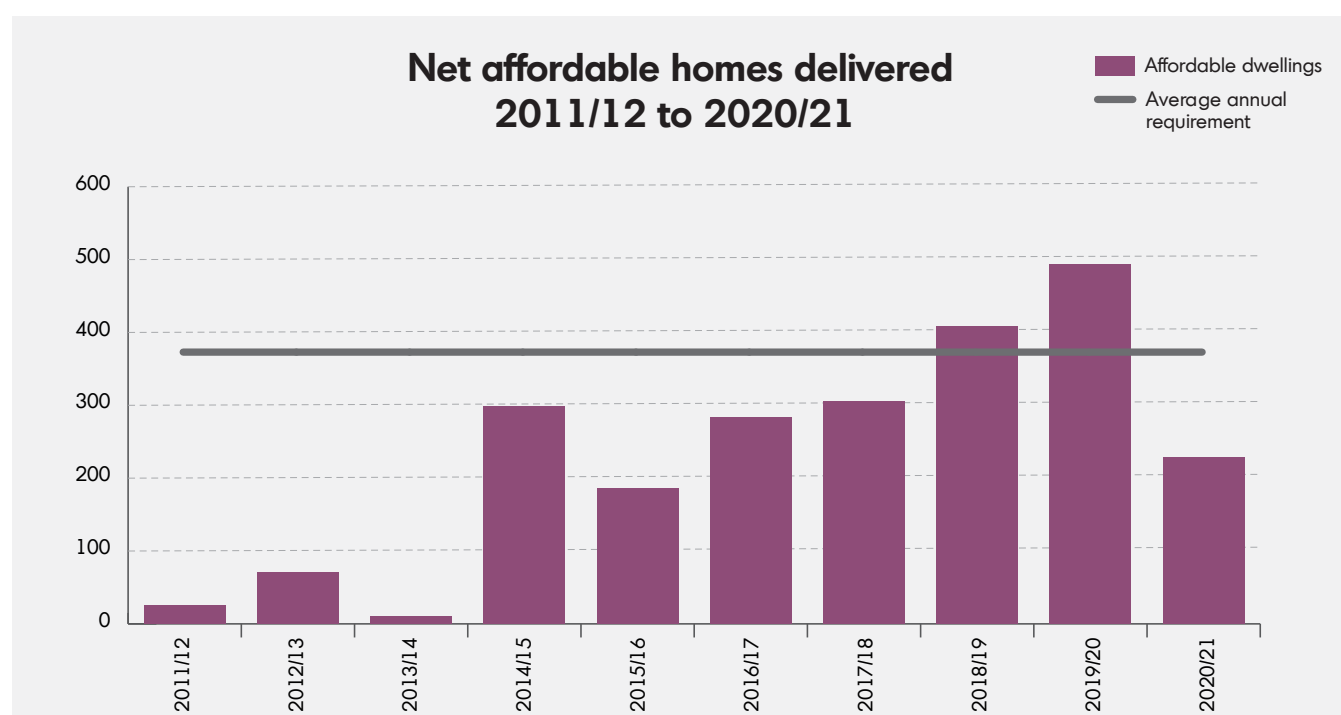
HOUSING DELIVERY TEST – CONSEQUENCES	
100% or higher	The authority is meeting or exceeding its housing requirement
Below 95%	The authority is required to produce an 'action plan' setting out how under-delivery will be addressed
Below 85%	A 20% 'buffer' is added to the housing requirement
Below 75%	The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

- 4.11 For the 2020/21 Housing Delivery Test, Councils' average annual requirements will be adjusted to reflect the impact of the Covid-19 pandemic. The 2019/20 requirement will be adjusted by 1-month, and the 2020/21 requirement adjusted by 4-months.
- 4.12 At the time of writing, the Housing Delivery Test has not been published by central government. Early indications suggest that Warwick District Council will be in a strong position, with no sanctions imposed.
- 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 groups all HMOs (Houses in Multiple Occupancy) 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).
- 4.15 These assumptions and ratios have been applied to all other presentations of housing delivery figures in this report from 2017/18 onwards.

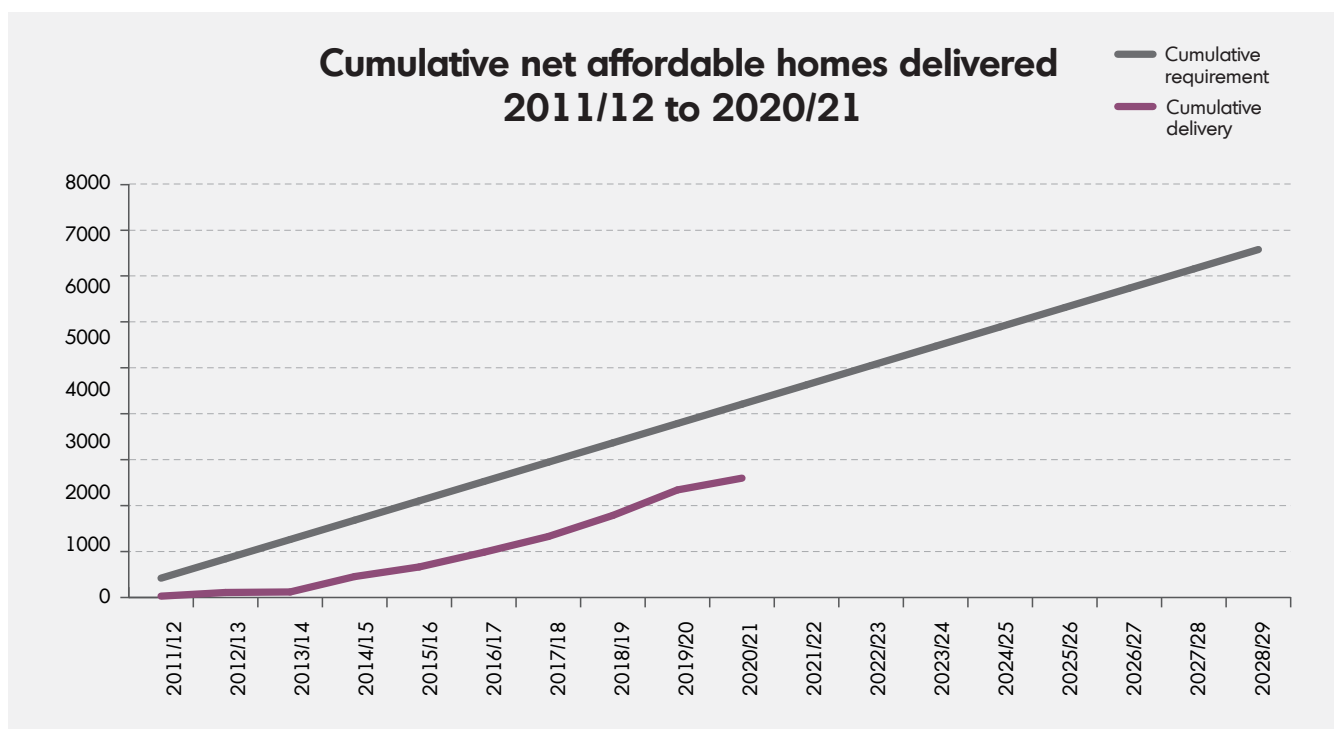
Affordable Homes

- 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 2020/21, permission was granted for 354 affordable dwellings, which equates to 36.3% of the 974 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 2020/21, 228 affordable homes were delivered in the district, which equates to 27.1% of the 841 dwellings delivered. This is a marked decrease on the 493 delivered in 2019/20 (42.2% of the total), and is below 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	2019 /20	2020 /21
Market dwellings	118	191	284	434	433	810	726	642	675	613
Affordable dwellings	26	71	10	298	186	284	305	408	493	228
Total	144	262	294	732	619	1,094	1,031	1,050	1,168	841
% Affordable	18.1%	27.1%	3.4%	40.7%	30.0%	26.0%	29.6%	38.9%	42.2%	27.1%



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.



- 4.19 Cumulative delivery of affordable homes remains some way below the cumulative requirement. There were low levels of delivery in the early years of the plan period, and the gap has widened in 2020/21.
- 4.20 There are a further 2,228 affordable dwellings with planning permission. 338 of these are under construction, 957 have full permission but are not yet started, and 933 have outline permission.

TENURE OF AFFORDABLE HOMES DELIVERED		
Social rent	104	45.6%
Affordable rent	31	13.6%
Shared ownership	93	40.8%
Total	228	

- 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 2020/21, 347 affordable dwellings were granted permission on sites of 10 or more dwellings. In total, 796 new dwellings were granted permission on such sites, so the affordable dwellings equate to 43.6% of dwellings on such sites³.
- 4.27 On sites of 10 or more dwellings 675 dwellings were delivered, of which 223 were affordable. This equates to 33.0% 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	2020 /21
Market dwellings	59	196	372	312	471	482	463	452
Affordable dwellings	0	298	186	259	243	399	493	223
Total	59	494	558	571	714	881	956	675
% affordable	0.0%	60.3%	33.3%	45.4%	34.0%	45.3%	51.6%	33.0%

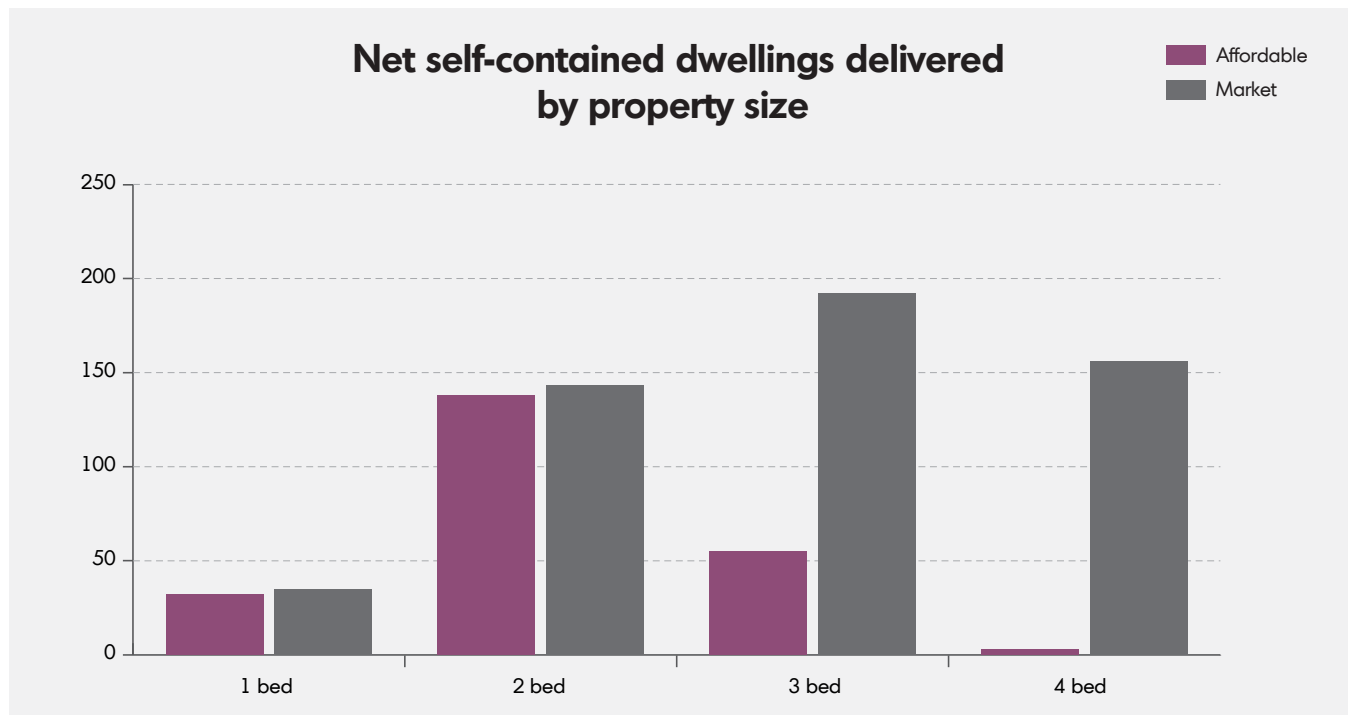
³ These figures reflect the point at which permission was first granted, i.e. they include outline and full permissions, but exclude reserved matters and variations.

Dwelling Type and Size

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY TYPE						
	AFFORDABLE		MARKET		TOTAL	
House	170	75%	445	85%	615	82%
Flat	58	25%	79	15%	137	18%
Total	228		524		752	

4.28 25% of the affordable dwellings delivered were flats; for market housing, 15% were flats.

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY SIZE						
	AFFORDABLE		MARKET		TOTAL	
1-bed	32	14%	35	7%	67	9%
2-bed	138	61%	143	27%	281	37%
3-bed	55	24%	192	37%	247	33%
4+ bed	3	1%	156	30%	159	21%
Unknown rooms ⁴	0		-2		-2	
Total	228		524		752	



4.29 Amongst affordable homes, 2-bed dwellings are the most common size delivered. For market housing, 3-bed dwellings were the most common size.

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	0	0	0	0	163	91
Sheltered housing	-	0	-	62	-	-4
Total		0		62		87

4.30 During 2020/21, there was no gain or loss of bedrooms in residential institutions (care homes). For residential institutions, 'equivalent dwellings' are calculated as the number of bedrooms divided by the average number of adults in all households in England (1.8). No self-contained sheltered housing units were delivered.

4.31 At the end of the 2020/21 monitoring period, there were 62 suitable dwellings under construction, and 87 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	177	307	292
Equivalent dwellings in bedrooms	71	123	117

4.34 In the period 2020/21, there was a gain of 177 PBSA bedrooms and a loss of 0. This equates to 71 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 307 PBSA bedrooms under construction and 292 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 provision 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 On 31st October 2019, Warwick District Council made changes to the custom and self-build registration process, including the setting of charging fees and local eligibility criteria. This is in accordance with 'The Self-Build and Custom Housebuilding Regulations 2016' and 'The Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016'.
- 4.41 From 31st October 2019, the register was split into Part 1 and Part 2.

- 4.42 For entry on part 1 of the register, applicants are required to meet the basic eligibility criteria and have a local connection to the area. The Council must consider the number of registrations recorded in Part 1 when providing sufficient planning permissions to serviced plots to meet this demand.
- 4.43 Part 2 of the register reflects the general demand for custom and self-build, and applicants who meet the basic eligibility criteria only are entered. There is no obligation for the council to provide sufficient number of planning permissions to serviced plots for entries on Part 2. However, the Council will have regard to this general demand when carrying out planning, housing, land disposal and regeneration functions.

BASE PERIOD	DEMAND	SUPPLY	OUTSTANDING BP1 (DUE BY BP4)	OUTSTANDING BP2 (DUE BY BP5)	OUTSTANDING BP3 (DUE BY BP6)	OUTSTANDING BP4 (DUE BY BP7)	OUTSTANDING BP5 (DUE BY BP8)
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	0	-66	95	
BP5 (2019/2020)	9	68		0	0	-93	9
BP6 (2020/2021)					0		
BP7 (2021/2022)							
BP8 (2022/2023)							

■ Demand ■ Subsequent Base Period

- 4.44 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 periods 1 – 3 has been met within the required time frame. The demand for base period 4 remains outstanding and is to be met in the subsequent base periods in order to meet the duty.

- 4.45 A summary of any unmet demand is provided below.

Base Period 4

(Supply – outstanding BP3 demand) – BP4 demand

$$(68-66) - 95 = -93$$

The council must provide sufficient number of planning permissions to serviced plots (93) by the end of Base Period 7 to meet the unmet demand for Base Period 4

Sites for Gypsies and Travellers

- 4.46 The district has an established need for 6-8 transit pitches and 31 permanent pitches over the plan period.
- 4.47 No pitches were delivered in 2020/21.

Previously Developed Land

- 4.48 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.”
- 4.49 Previously developed land is sometimes referred to as ‘brownfield’ land; land which has never been developed is sometimes referred to as ‘greenfield’.

Brownfield register

- 4.50 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.
- 4.51 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
- 4.52 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.
- 4.53 The brownfield register gets reviewed at least once a year, in accordance with the Government regulation. The register was last reviewed in October 2021. No new sites that had potential to be developed for housing were identified during this review.
- 4.54 As at October 2021, the register includes 21 potentially suitable sites for housing, covering a total of 72.1 hectares. 3 of these sites are no longer available for development as construction work has commenced.
- 4.55 During 2020/21, 94 new dwellings were delivered on sites which came through the brownfield register. This includes 45 at Station Approach in Leamington Spa, and 21 at Meadow House, Lapworth.

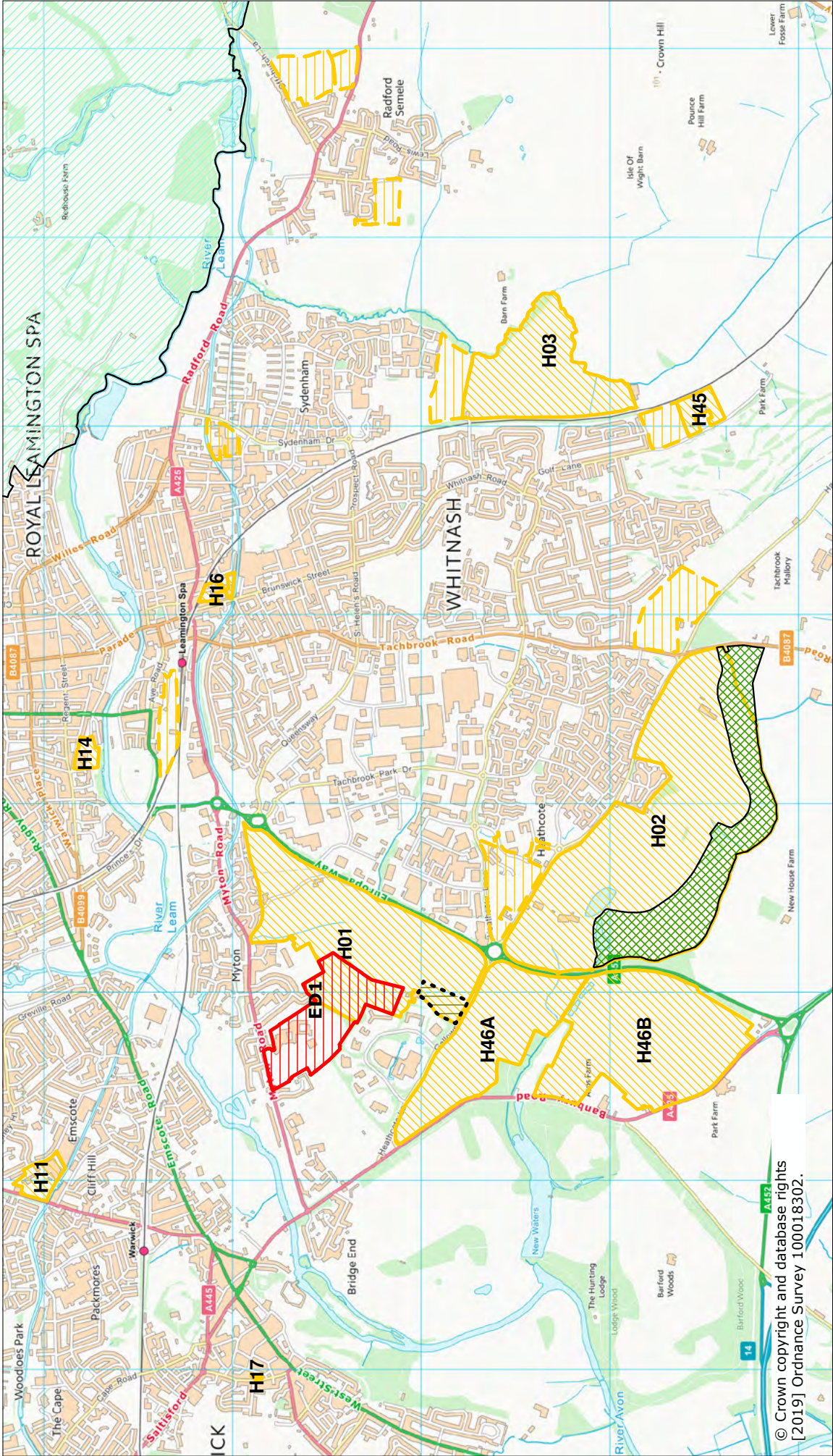


SECTION 5

Major Growth Areas

South of Warwick, Leamington and Whitnash

- 5.1 Development in the South Warwick / Leamington area has continued at a pace, despite the Covid-19 pandemic and lockdown.
- 5.2 South of Harbury Lane the second phase of the new Heathcote Primary School is now complete, and the new Local Centre is now well under construction. 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. The Public Open Space will hopefully be completed by the developers soon and will be adopted by the District Council.
- 5.3 On the eastern part of the H02 Local Plan allocation the Harbury Gardens and Grove Farm developments are also well advanced. The detailed designs for the new Primary, Secondary School and Sixth Form are being prepared by the County Council and it is hoped that the new school will be complete in time for the September 2023 intake.
- 5.4 Following public consultation, a detailed planning application for the new Country Park will be submitted in November 2021. Construction of the new Tachbrook Country Park will hopefully start in Spring 2022.
- 5.5 The only site in the H02 allocation without planning approval is the Former Sewage Works to the south of Harbury Lane. However, discussions with Severn Trent, who own the site, have continued and a planning application is expected at the end of 2021.
- 5.6 Development on Local Plan allocation H01 has also progressed quickly. Construction of new homes by Avant Homes, Miller Homes, Bovis Homes and Redrow Homes is now well underway on Myton Green (Catesby Estates). The Public Open Space Scheme within this development has now been adopted by the District Council. It has been a very popular destination during the lockdown. The spine road that runs through this development will be complete and adopted in the Spring of 2022 and will link Europa Way with Gallows Hill to the south through the southern part of H01. Vistry Partnerships have also made good progress with the construction of new homes and road infrastructure. The construction of a new car showroom for Rybrook BMW is also well advanced and will be open in the Spring 2022.
- 5.7 Development to the south of Gallows Hill is now also well underway. Site road infrastructure has been constructed on land being developed by L&Q Homes and new homes are now being built. To the west of this allocation William Davis Homes have submitted a Reserved Matters application for the 180 new homes and construction will start during 2022.
- 5.8 The development of Asps Farm will begin in 2022 following the approval of a S73 planning application and amended S106 Agreement. Reserved Matters applications on the Asps have been submitted by Taylor Wimpey and Bloor Homes. This site includes provision for a new Park & Ride facility for Leamington and Warwick.
- 5.9 Planning permission for 200 new dwellings on the northern part of allocation H03, Land East of Whitnash, was approved following an appeal by developer AC Lloyd. Discussions are ongoing regarding the remainder of this Local Plan allocation.



South of Warwick, Leamington and Whitnash

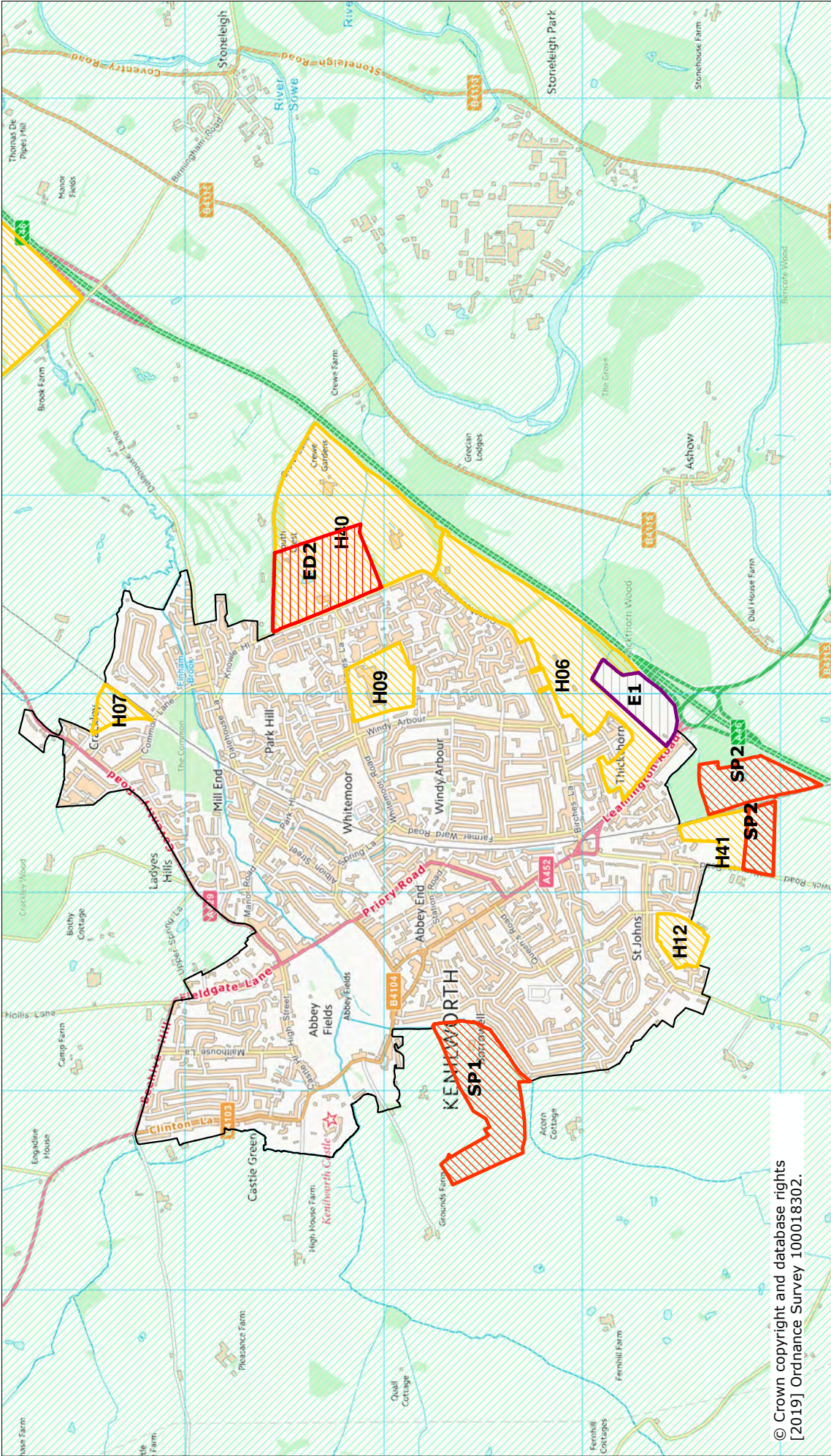
Key

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

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Kenilworth

- 5.10 Across Kenilworth around 2,000 dwellings are allocated, 1,400 of which are located within strategic housing sites to the east of the town.
- 5.11 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.
- 5.12 An outline application has been granted permission (reference W/18/1635) for 620 dwellings and a primary school on land promoted by Catesby. This area is on the eastern part of H40, adjacent to the A46 and wrapping around Woodside Conference Centre. A subsequent reserved matters application (W/21/1811) has been received and is being considered.
- 5.13 Work has commenced on the new Kenilworth School site at Southcrest Farm, on Glasshouse Lane (part of allocation ED2). Completion is anticipated ready for the new school year in September 2023. 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.
- 5.14 An outline application (reference W/19/1200) has been approved for 99 dwellings in the north western part of H40 / ED2, adjacent to Glasshouse Lane and Crewe Lane, on land promoted by Gleeson. This is residual land not required by Kenilworth School for their relocation. Avant have now submitted reserved matters (W/21/0550) for this scheme which is currently being considered.
- 5.15 On E1 and the southern part of H06, a hybrid application (reference W/20/2020) has been approved subject to satisfactory completion of a Section 106 agreement. This comprises of full details for 98 dwellings and up to 452 in outline, a primary school, community centre, retail and employment with supporting infrastructure works. The S106 agreement associated with this is currently being negotiated.
- 5.16 Preparatory work ahead of planning submissions is being progressed by those in control of the remaining development parcels within H06.
- 5.17 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 obtained planning permission (reference W/20/1402) for their relocation along with an associated application relating to the creation of ponds.
- 5.18 At H07, Crackley Triangle (93 dwellings), construction is nearing completion with the last few plots being marketed.
- 5.19 A variation application (W/20/2089) was granted at H41, Land East of Warwick Road, for an additional four dwellings, taking the total to 129. Construction is well progressed, with around 30% of dwellings complete.

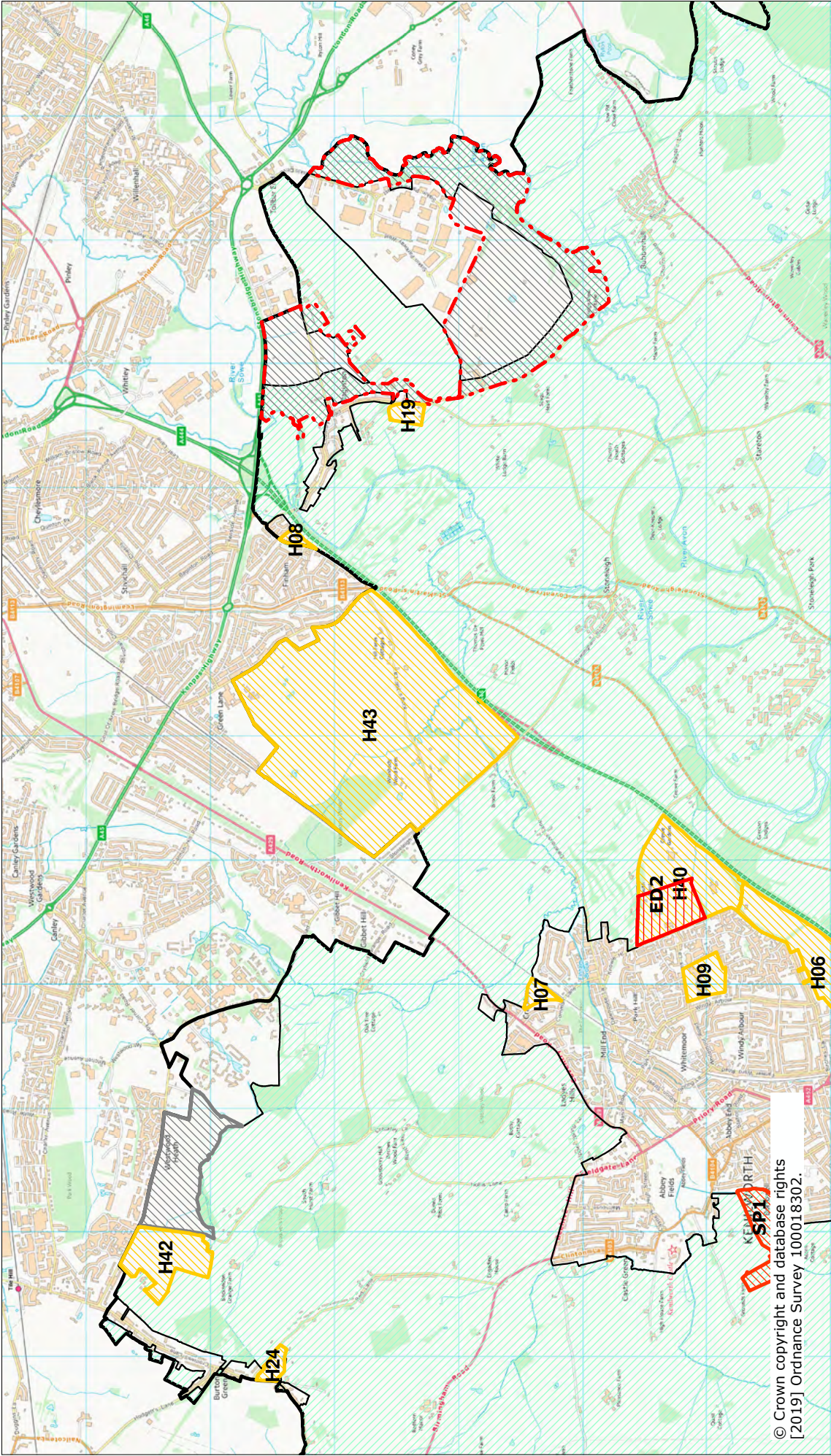


Key

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

South of Coventry

- 5.20 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
- 5.21 Site H42 has a hybrid permission for 425 dwellings, with the first phase of 129 dwellings approved in full (ref: W/17/2357). 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. Initial site preparation and groundworks have now commenced.
- 5.22 Site H43 has an outline application (W/18/0643) approved subject to satisfactory completion of a Section 106 agreement. The application covers part 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.
- 5.23 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. A full planning application (ref: W20/0808) covering the northern half of the allocation was granted in September 2021 for the development of 56 affordable homes with access from Coventry Road.
 - H24 Burton Green – Burrow Hill – 90 dwellings. Planning permission was granted in May 2018 for 90 dwellings (ref: W/17/2086). This development has now been completed.
- 5.24 The sub-regional employment site lies within the South of Coventry major growth area. A detailed update of development progress on this allocated site can be found in Section 7.



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 Projects List](#), which can be found on Warwick District Council's website.

CIL Receipts

- 6.4 In the 2020/21 financial year, CIL liability notices have been issued for 30 applications. After accounting for exemptions, 14 applications had CIL payable, totalling £1.5 million. Demand notices have been issued on 12 developments totalling £1.1 million. In total, £4.1 million has been collected by Warwick District Council during 2020/21⁵.

CIL RECEIPTS	NUMBER OF APPLICATIONS	VALUE
New CIL liable applications		
Liability Notices issued	30	£3,660,976.07
Exemption – self-build / annexe / extensions	17	£686,922.57
Exemption – Social Housing	6	£1,427,179.10
Amount payable – excluding exemptions	14	£1,546,874.40
Current financial activity		
Demand Notices issued – excluding exemptions	12	£1,119,833.67
CIL outstanding from Demand Notices issued (as at 31st March 2021)	5	£2,317,163.55
CIL income		£4,101,122.77

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

- 6.5 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 on infrastructure 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. 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 Bishop's Tachbrook, Leamington Spa and Radford Semele all now have neighbourhood plans – but as these were adopted after permission was granted for the relevant applications, they are shown as having no NP in the table below.
- 6.9 During the 2020/21 financial year, more than £400,000 was transferred to Town and Parish Councils, including around £170,000 to Kenilworth, £80,000 to Cubbington, and £70,000 to Budbrooke.

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
Bishop's Tachbrook		No	2,427	£242,700.00			£7,500.00
Lower Heathcote Triangle	W/19/0898				£1,786,980.00	£268,047.00	£7,500.00
Budbrooke		Yes	N/A	No cap			£71,235.00
Land off Arras Boulevard, Hampton Magna	W/19/0691				£754,814.90	£188,703.73	£12,500.00
Land off Arras Boulevard, Hampton Magna	W/19/0691				£754,814.90	£188,703.73	£58,735.00
Burton Green		No	432	£43,200.00			£43,200.00
Red Lane / Hob Lane	W/17/2086				£1,065,285.00	£159,792.75	£43,200.00
Cubbington		No	1,691	£169,100.00			£80,683.88
Rugby Road / Coventry Road	W/17/2371				£1,513,677.75	£227,051.66	£7,500.00
Rugby Road / Coventry Road	W/17/2371				£1,513,677.75	£227,051.66	£73,183.88
Kenilworth		Yes	N/A	No cap			£170,970.66
Corner of Prince's Drive	W/18/1372				£17,854.20	£4,463.55	£1,964.00
East of Warwick Road	W/19/0322				£192,640.00	£48,160.00	£48,160.00
East of Warwick Road	W/19/0784				£1,350,160.00	£337,540.00	£12,500.00
East of Warwick Road	W/19/0784				£1,350,160.00	£337,540.00	£108,346.66
Leamington Spa		No	23,564	£2,356,400.00			£18,954.00
73 Warwick Street	W/18/2387				£92,820.00	£13,923.00	£7,500.00
73 Warwick Street	W/18/2387				£92,820.00	£13,923.00	£6,423.00
Land off Leam Street	W/19/1007				£33,540.00	£5,031.00	£5,031.00
Radford Semele		No	966	£96,600.00			£2,100.00
The Lodge, Spring Lane	W/18/0288				£14,000.00	£2,100.00	£2,100.00
Rowington		No	451	£45,100.00			£41,500.00
Kingswood Farm	W/17/1724				£741,780.00	£111,267.00	£41,500.00
						TOTAL	£436,143.54

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 Projects 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 During the year, S106 agreements relating to developments in Warwick District brought in £17.5 million in developer contributions. This includes £3.9 million received by Warwick District Council, and £13.5 million received by Warwickshire County Council. The WDC figure includes sums collected on behalf of South Warwickshire NHS Foundation Trust (SWFT), NHS South Warwickshire Clinical Commissioning Group⁶ (CCG) and the Office of the Police and Crime Commissioner for Warwickshire. These sums are subsequently transferred to those bodies.
- 6.14 A full breakdown of contributions received from the various developments can be found in Appendix 2.

⁶ As of 1st April 2021, the South Warwickshire CCG merged with its neighbours to form NHS Coventry and Warwickshire CCG.

S106 CONTRIBUTIONS RECEIVED DURING 2020/21

RECIPIENT	PURPOSE	TOTAL RECEIVED
Warwick District Council	Air Quality	£516,258.28
	Country Park	£445,144.90
	Health – GP Surgery	£156,035.84
	Health – Hospital	£729,463.36
	Monitoring Fee	£57,651.51
	Open Space – Offsite Parks Gardens and Allotments	£81,097.14
	Open Space – Maintenance Sum	£1,079,026.78
	Open Space – Play Area Equipment	£78,596.49
	Open Space – Play Area Offsite	£9,827.20
	Police	£106,335.32
	Sports Facilities – Indoor	£662,338.31
	Sports Facilities – Outdoor	£26,512.57
	WDC sub-total	£3,948,287.70
Warwickshire County Council	Biodiversity	£1,123,947.26
	Education	£7,646,560.27
	Environmental Improvements	£93,771.00
	Highways	£1,080,760.64
	Highways – Cycleways	£141,566.38
	Highways – Traffic Regulation Order	£6,397.82
	Highways – Rights of Way	£58,309.42
	Highways – Sustainability Pack	£75,422.41
	Highways – Other Traffic Schemes	£2,657,612.47
	Libraries	£1,094.00
	Monitoring Fee	£21,000.00
	Public Transport	£530,097.41
	Public Transport – School Transport	£104,508.68
	WCC sub-total	£13,541,047.76
	Grand total	£17,489,335.46



SECTION 7

Employment Land

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

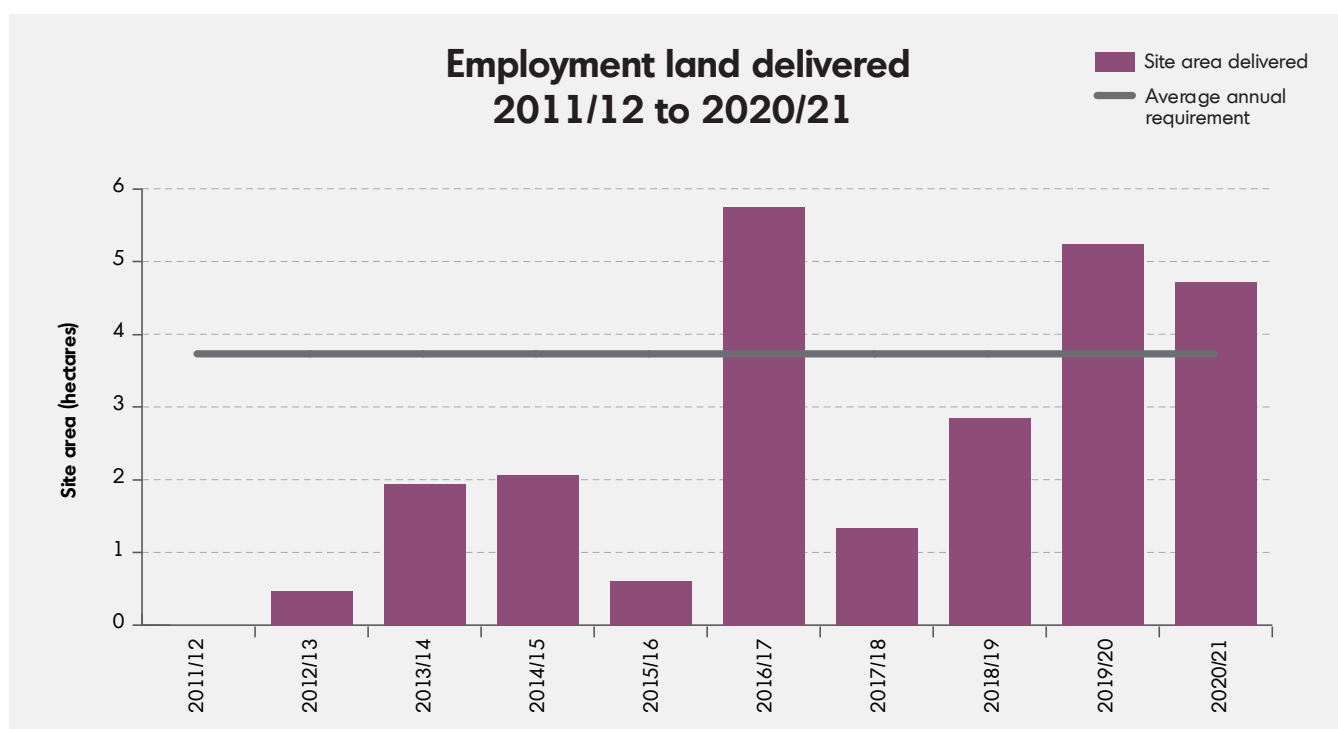
DS1 Supporting Prosperity

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, and at the time the local plan was adopted, 'employment land' referred to use classes B1 (business), B2 (general industrial) and B8 (storage or distribution).
- 7.5 On 1st September 2020, the use classes were updated. One of the changes was the creation of a new Class E – commercial, business and service. This includes a wide range of uses which were formerly classified under parts of the A, B and D use classes. Uses previously classified under B1a-c are now classed E(g)(i-iii). Please refer to Appendix 3 for further details of the updated use class order.
- 7.6 For the purposes of the AMR, 'employment land' is presented using the equivalent use classes as in previous years, i.e. it includes B2, B8 and E(g).
- 7.7 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.
- 7.8 During 2020/21, permission was granted on 0.93 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 1,957 square metres of new floorspace.
- 7.9 During 2020/21, development completed on 4.72 hectares of new employment land. This relates to 12,402 sqm of floorspace. There are a further 0.86 ha under construction, and 12.71 ha where permission has been granted but construction has not started.
- 7.10 4.72 hectares is in excess of the average annual requirement of 3.67 to reach a total of 66 hectares of employment land by the end of the plan period

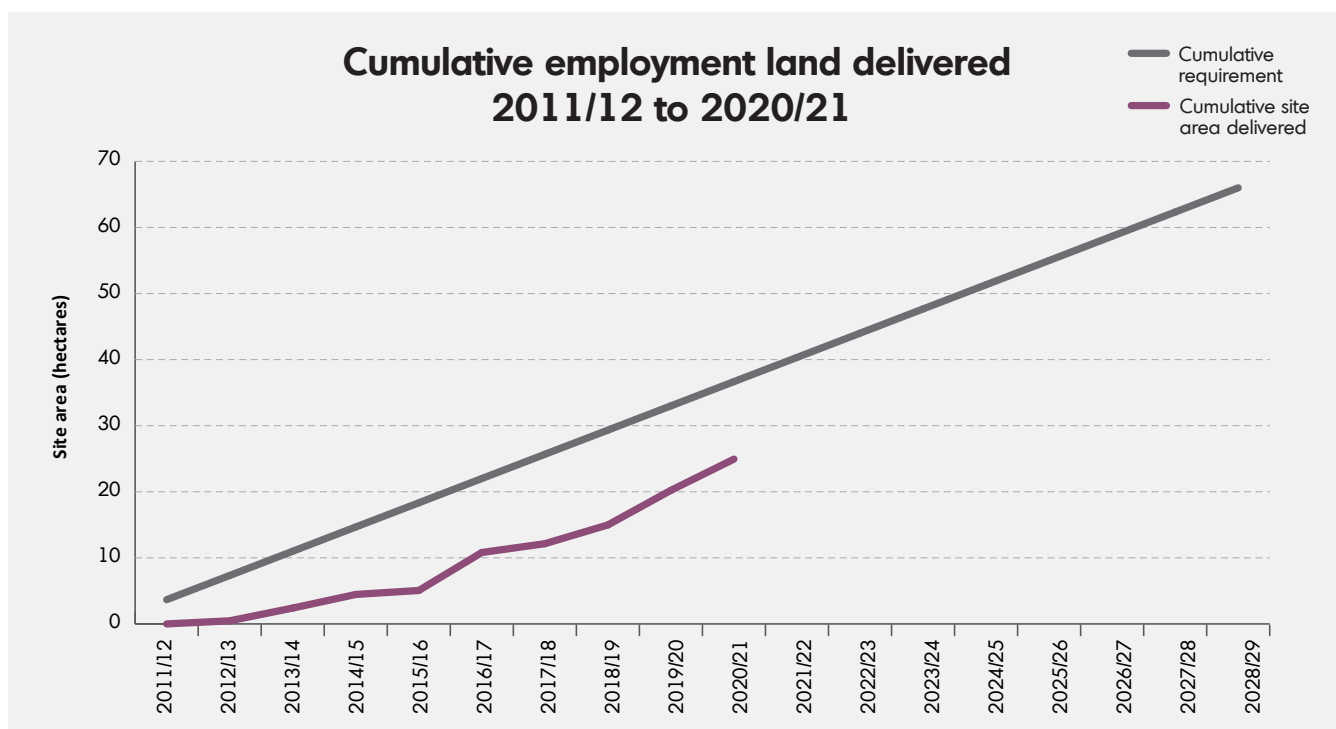
NEW BUILDS ON NEW EMPLOYMENT LAND (EXCLUDING SUB-REGIONAL SITE)

	COMPLETED	UNDER CONSTRUCTION	NOT STARTED
Site area (ha)	4.72	0.86	12.71
Floorspace (sqm)	12,402	2,204	43,452



7.11 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, although the gap has narrowed during the last two years.

EMPLOYMENT LAND DELIVERED (HECTARES)										
	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21
Yearly delivery	0.00	0.47	1.93	2.06	0.60	5.75	1.33	2.84	5.24	4.72
Cumulative delivery	0.00	0.47	2.40	4.46	5.06	10.81	12.14	14.98	20.22	24.94
Cumulative requirement	3.67	7.33	11.00	14.67	18.33	22.00	25.67	29.33	33.00	36.67



AVAILABLE EMPLOYMENT LAND (HECTARES)	
Land with permission but where construction has not started	12.71
Local Plan allocations E1 and E2	19.70
Other land identified as available	23.93
Total available employment land	56.34

- 7.12 As at 31st March 2021, there were 12.71 ha with permission but where construction had not started, a further 19.70 ha on sites allocated in the Local Plan, and 23.93 ha on other sites which have been identified as available, giving a total of 56.34 ha of available employment land.
- 7.13 At the time of writing, allocation E1 (Thickthorn, Kenilworth) has outline permission granted subject to the satisfactory completion of a Section 106 agreement. This is part of a wider hybrid application W/20/2020 that also covers part of the neighbouring housing allocation H06.
- 7.14 Allocation E2 (Stratford Road, Warwick) has prior approval for demolition of the old sewage works buildings (W/21/1037), which is a necessary precursor to development of the site for employment purposes.

Sub-regional Employment Site

- 7.15 The sub-regional employment site is a large development on the southern edge of Coventry. The site wraps around Coventry Airport, but does not include the airport itself. Part of the 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 site also includes a community park. The extent of the site can be seen on the map showing the South of Coventry major growth area, in Section 5 of this report.
- 7.16 2020/21 is the first monitoring year in which there have been completions of employment floorspace on the sub-regional site. The Battery Industrialisation Centre (W/18/1717) is a site of 5.25 ha which has delivered 18,445 sqm of E(g)(ii) floorspace (research and development).

EMPLOYMENT LAND DELIVERED ON THE SUB-REGIONAL SITE	
	2020/21
Site area delivered (hectares)	5.25
Floorspace delivered (sqm)	18,445

- 7.17 The following table summarises the key applications for the sub-regional site that relate to employment land delivery. Note that applications for other purposes, such as landscaping or the community park, are not included here.

SUB-REGIONAL SITE – SUMMARY OF KEY PLANNING APPLICATIONS				
APPLICATION REFERENCE	SITE	SITE AREA (ha)	FLOORSPACE (sqm)	STATUS
W/16/0239	North of Coventry airport, to the North and South of the A45	121	-	Outline permission – relevant reserved matters applications below
W/17/1729	Two research and development buildings	2.79	19,225	Site preparation and access works are well progressed, but construction of the buildings had not yet started
W/18/1717	Battery Industrialisation Centre	5.25	18,445	Complete
W/20/0020	Car showroom and workshop	1.99	7,204	Permission has been granted, but construction has not started
W/20/1483	Office building	0.31	948	Permission has been granted (after the period covered in this report)
W/18/0522	South and West of Coventry Airport and Middlesmarch Industrial Estate	178	-	Outline permission – relevant reserved matters applications below
W/21/1527	Parcel hub	11.14	25,189	Application under consideration

- 7.18 Also of relevance is the application W/21/1370 for a battery manufacturing facility (a 'gigafactory') at Coventry Airport. This lies adjacent to the sub-regional site. This application is currently under consideration.



Non-residential Floorspace

- 7.19 In the preceding section, 'employment land' referred to use classes B2 (general industrial), B8 (storage or distribution) and E(g) (commercial, business or services uses which can be carried out in a residential area without detriment to its amenity). There are a range of other use classes of non-residential floorspace where people are employed, but which do not fall within that definition.
- 7.20 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.
- 7.21 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.
- 7.22 The use class order was updated in September 2020, part way through the monitoring period covered in this report. In general, the use classes which were in effect when the application was submitted are used to determine it. This means that there is currently a transitional period between use classes, with some applications referring to old classes and some to new ones.
- 7.23 For clarity in this report, all the applications referred to are presented with their use class translated to the new use class order. A full list of use classes can be seen in Appendix 3.

7.24 The largest single permission granted was a change of use expanding the current B8 use of an industrial building in Leamington Spa to mixed B2 and B8. This application shows as a 21,680 sqm loss in B8 and gain in Mixed B classes. Other significant permissions include permission for a new primary and secondary school at Oakley Grove (11,000 sqm gain in F1(a)), and for demolition of the former Kings High School in Warwick (10,633sqm loss in F1(a)). Two care homes have been granted permission, at Sovereign House, Queensway (5,407 sqm gain in C2) and Lower Heathcote local centre (3,900 sqm gain in C2).

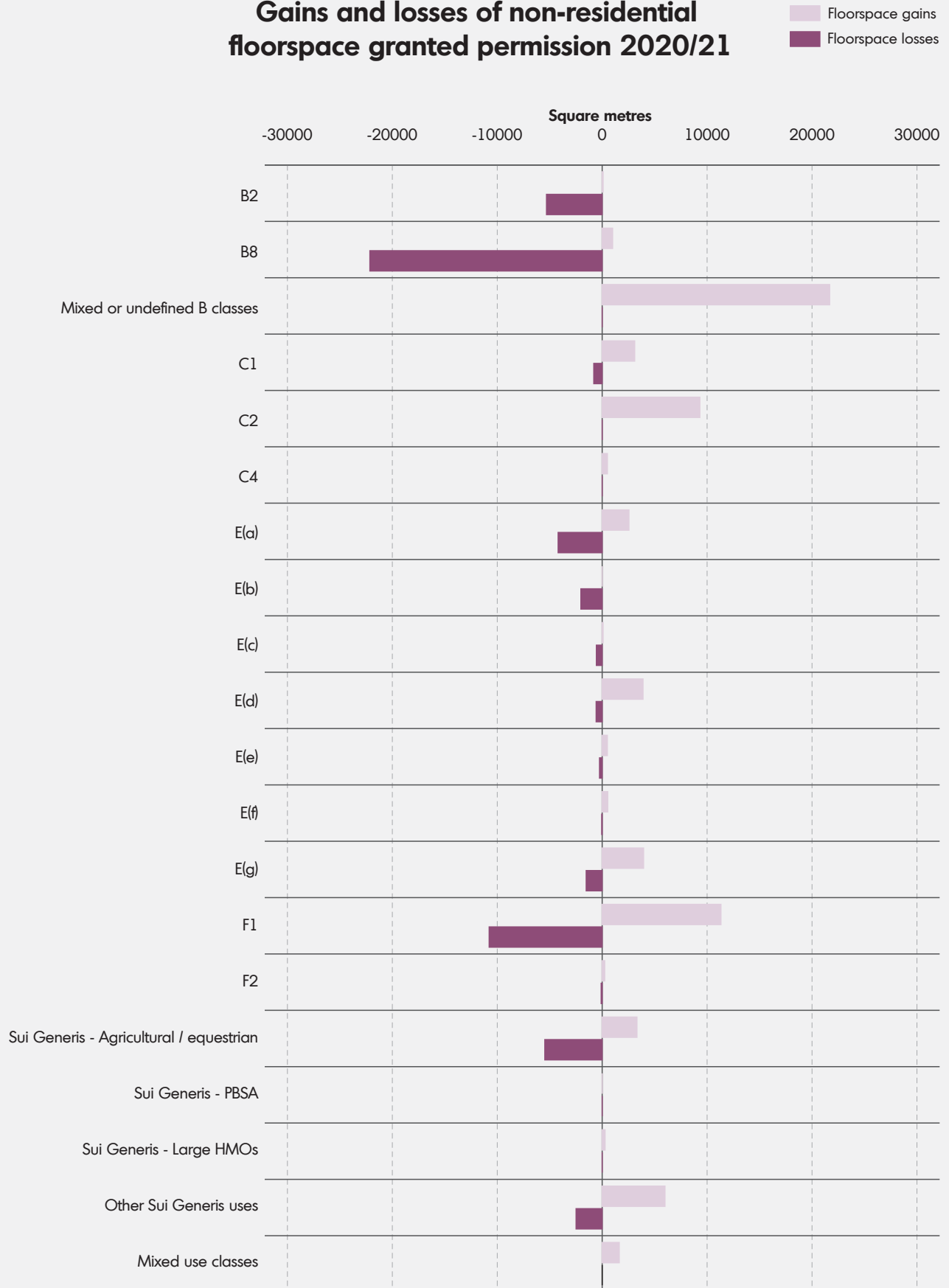
NON-RESIDENTIAL FLOORSPACE PERMISSION GRANTED (SQM) (EXCLUDING SUB-REGIONAL SITE)			
	FLOORSPACE GAINS	FLOORSPACE LOSSES	NET FLOORSPACE
B2	86	-5,306	-5,220
B8	992	-22,140	-21,148
Mixed or undefined B classes	21,680	0	21,680
C1	3,097	-800	2,297
C2	9,307	0	9,307
C4 ⁷	496	0	496
E(a)	2,549	-4,198	-1,649
E(b)	0	-2,029	-2,029
E(c)	84	-552	-468
E(d)	3,891	-575	3,316
E(e)	491	-253	238
E(f)	530	-35	495
E(g)	3,944	-1,524	2,420
F1	11,318	-10,771	547
F2	240	-95	145
Sui Generis - Agricultural / equestrian ⁸	3,313	-5,467	-2,154
Sui Generis - PBSA	0	0	0
Sui Generis - Large HMOs	275	0	275
Other Sui Generis uses	5,982	-2,487	3,496
Mixed use classes ⁹	1,626	0	1,626

⁷ 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.

⁸ Equestrian applications are included here where it appeared the use was principally commercial. Domestic equestrian developments are not monitored.

⁹ Most of the applications shown here were for mixed A classes; uses formerly under A4 (drinking establishments) and A5 (hot food takeaways) have now been reclassified as sui generis uses.

Gains and losses of non-residential floorspace granted permission 2020/21



- 7.25 During 2020/21 there were net losses of floorspace in the B classes, including -23,212 sqm in B8 (storage and distribution) and -19,663 sqm in mixed or undefined B classes (business and industrial uses). These net losses are a mixture of demolition of old industrial units near Tachbrook Road, Leamington Spa to make way for their redevelopment, and also the change of use of a large building in that area which shows as a loss in B8 and a gain in mixed B classes.
- 7.26 There was a loss of 23,934 sqm in class E(a) (retail), from the demolition of the old Peacocks building on Warwick Street, Leamington Spa.
- 7.27 The gains seen in F1 all fall within F1(a) (provision of education) and include new buildings or extensions at Warwick School (11,034 sqm), Champion School (2,040 sqm) and Heathcote Primary (704 sqm), an extension to the University of Warwick Business School (1,486 sqm), and a training building for Severn Trent near Stoneleigh (2,210 sqm).

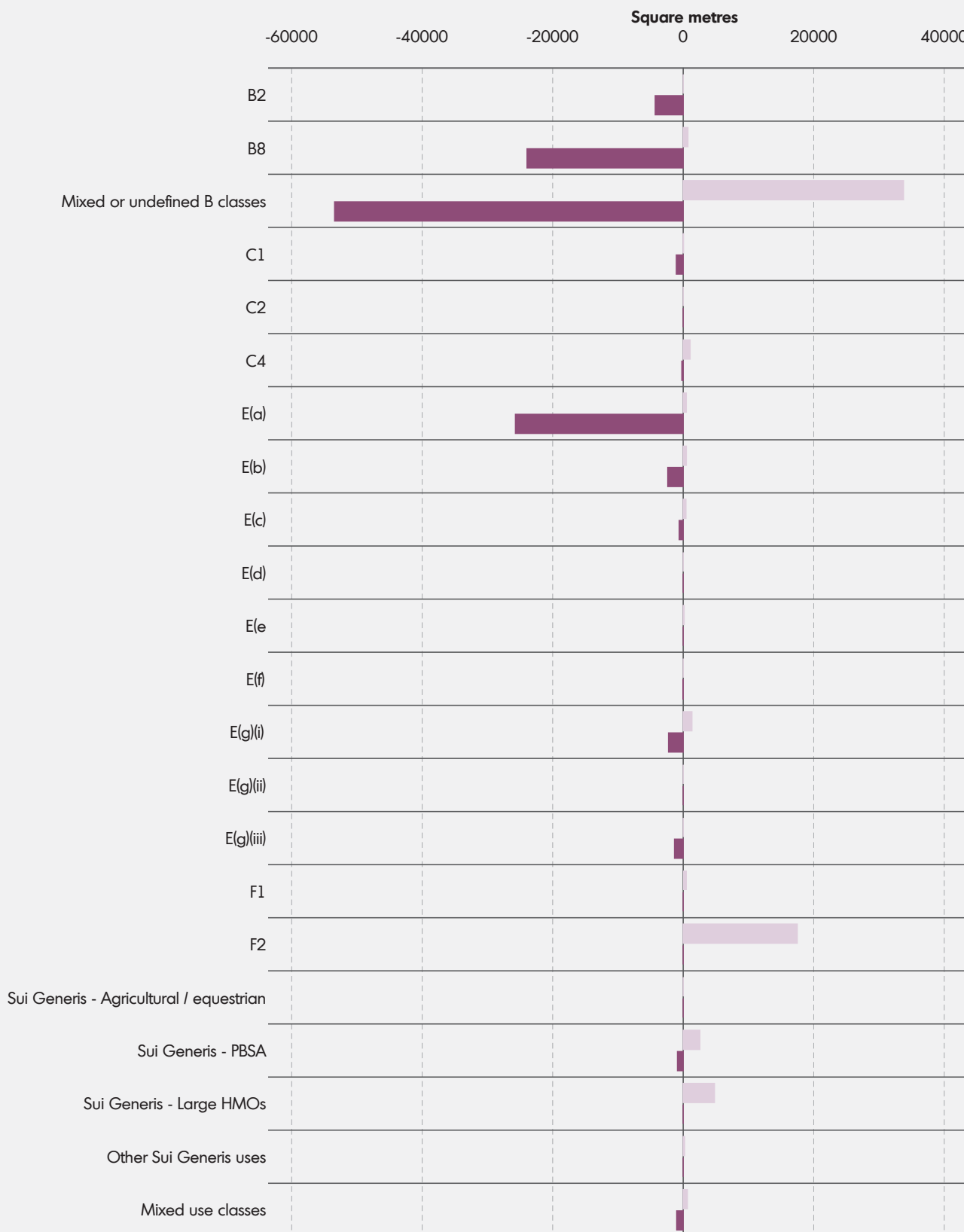
NON-RESIDENTIAL FLOORSPACE COMPLETED (SQM) (EXCLUDING SUB-REGIONAL SITE)			
	FLOORSPACE GAINS	FLOORSPACE LOSSES	NET FLOORSPACE
B2	0	-4,289	-4,289
B8	722	-23,934	-23,212
Mixed or undefined B classes	33,757	-53,420	-19,663
C1	44	-1,052	-1,008
C2	0	0	0
C4 ¹⁰	1,059	-208	851
E(a)	470	-25,707	-25,237
E(b)	480	-2,364	-1,884
E(c)	418	-613	-195
E(d)	0	0	0
E(e)	143	0	143
E(f)	0	-35	-35
E(g)(i)	1,331	-2,248	-917
E(g)(ii)	0	0	0
E(g)(iii)	0	-1,331	-1,331
Mixed or undefined E classes	516	0	516
F1	17,474	0	17,474
F2	0	0	0
Sui Generis - Agricultural / equestrian ¹¹	2,549	-877	1,672
Sui Generis - PBSA	4,786	0	4,786
Sui Generis - Large HMOs	208	0	208
Other Sui Generis uses	637	-994	-357

¹⁰ 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.

¹¹ 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 completed 2020/21

Floorspace gains
Floorspace losses





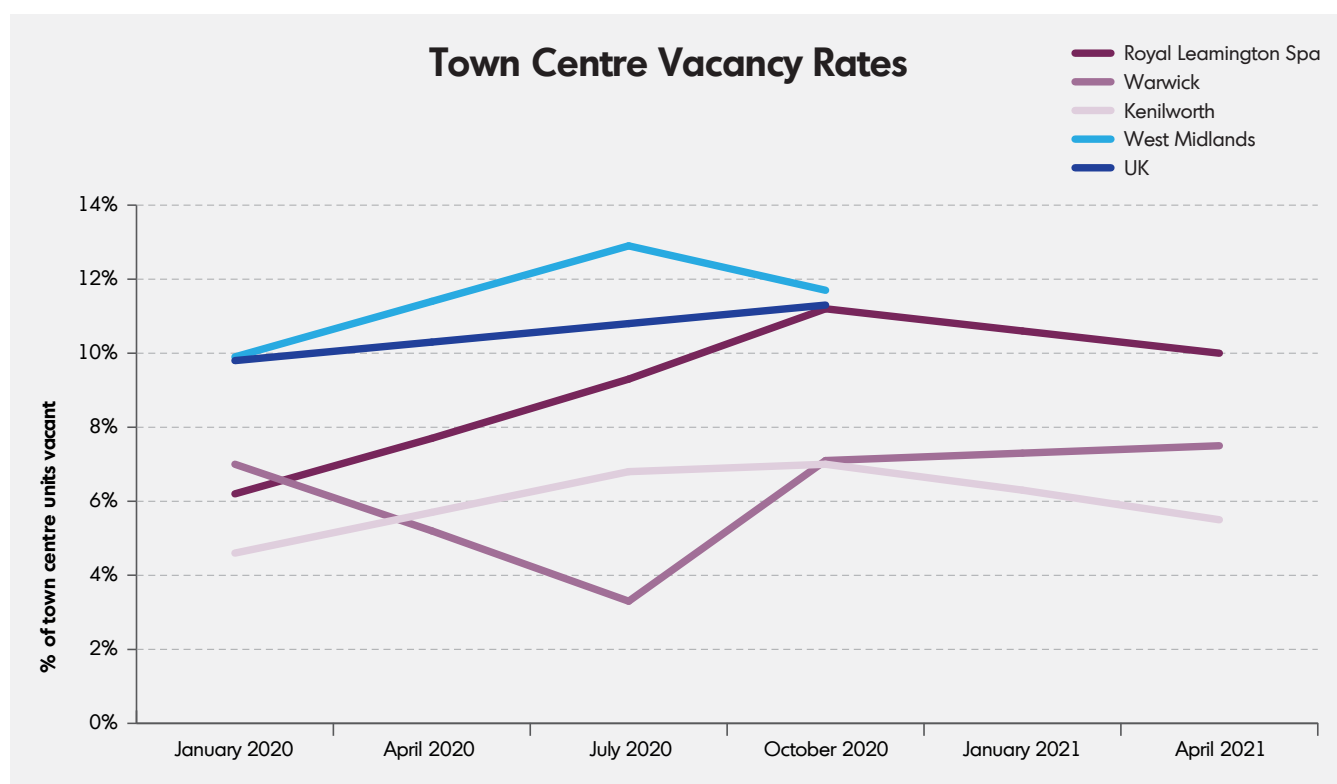
SECTION 8

Vacancy Rates

Town Centre Vacancy Rates

- 8.1 Town Centre Vacancy Rates are measured for ground floor non-residential units with an entrance onto the street. The centres of Royal Leamington Spa, Warwick and Kenilworth are surveyed on foot on a quarterly basis. It was not possible to conduct surveys in April 2020 or January 2021 due to Covid-19 lockdown restrictions.

TOWN CENTRE VACANCY RATES				
	JANUARY 2020	JULY 2020	OCTOBER 2020	APRIL 2021
Royal Leamington Spa	6.2%	9.3%	11.2%	10.0%
Warwick	7.0%	3.3%	7.1%	7.5%
Kenilworth	4.6%	6.8%	7.0%	5.5%
West Midlands	9.9%	12.9%	11.7%	
UK	9.8%	10.8%	11.3%	



- 8.2 Leamington's town centre vacancy rate rose from 6.2% in January 2020 to 11.2% in October 2020, before falling slightly to 10.0% in April 2021. Kenilworth saw a similar pattern but with a less marked climb, with a vacancy rate in April 2021 of 5.5%. In contrast, Warwick saw a dip in vacancies from 7.0% in January 2020, to 3.3% in July 2020, before climbing again to 7.5% by April 2021.

Business Premises Vacancy Rates

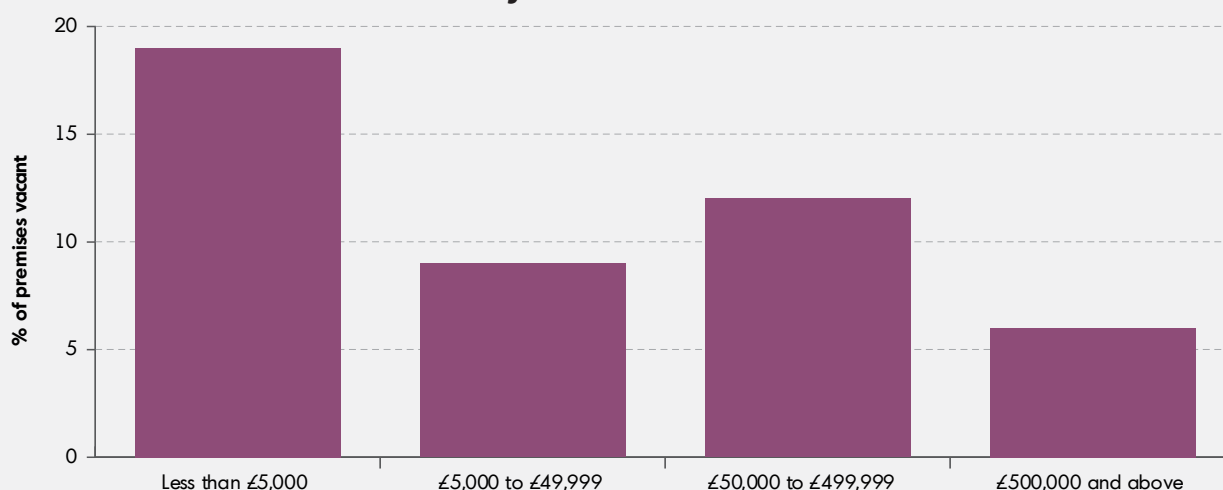
- 8.3 Business premises vacancy rates have been determined from business rates information, for all business premises in the district. Certain records have been excluded from these figures where they are liable for business rates but either do not form 'premises' in the traditional sense, e.g. car parking 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	AUGUST 2021
Number of premises	4,323	4,339	4,574
Vacant premises	406	372	529
% vacant	9%	9%	12%

- 8.4 As at August 2021, there were 4,574 business premises in the district, of which 529 were vacant (12%). This is an increase from 9% in 2019 and 2020.
- 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 19%.

BUSINESS PREMISES VACANCY RATES BY RATEABLE VALUE			
	NUMBER OF BUSINESS PREMISES	VACANT PREMISES	VACANT AS % OF TOTAL
Less than £5,000	1,188	220	19%
£5,000 to £49,999	2,809	245	9%
£50,000 to £499,999	529	61	12%
£500,000 and above	48	3	6%
Total	4,574	529	12%

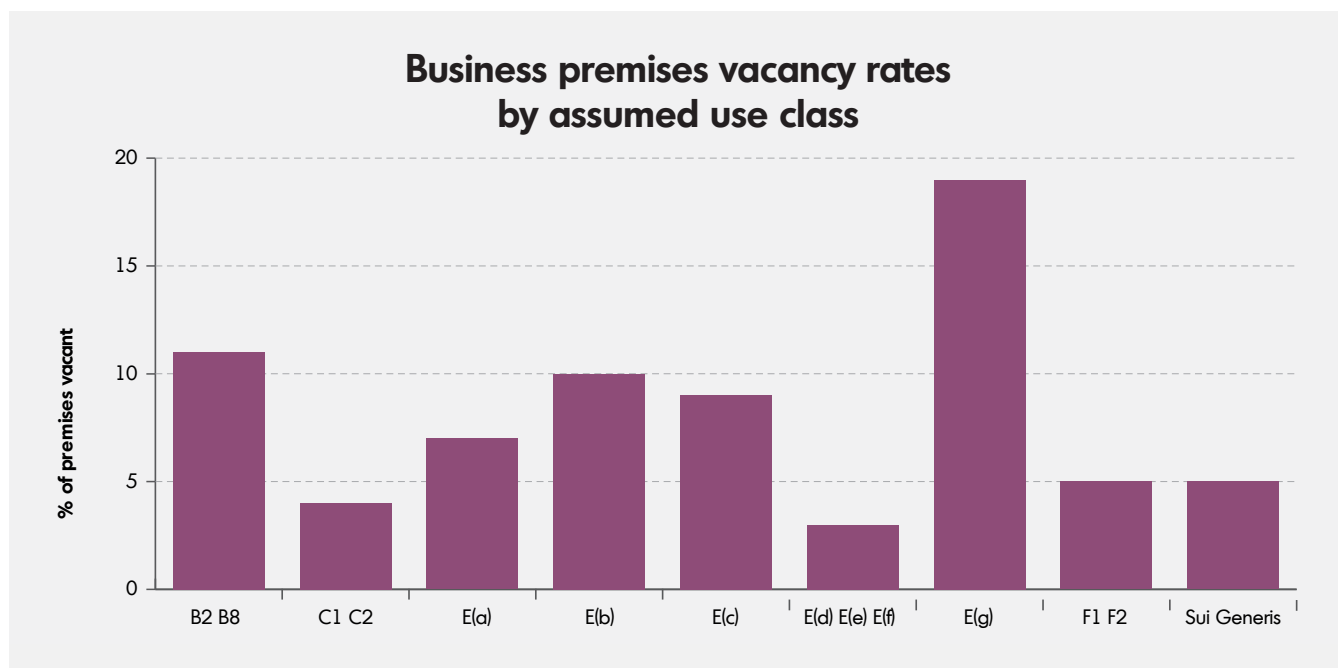
**Business premises vacancy rates
by rateable value**



- 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 broader categories. Further information about the new use class order can be found in Appendix 3.

BUSINESS PREMISES VACANCY RATES BY ASSUMED USE CLASS			
	NUMBER OF BUSINESS PREMISES	VACANT PREMISES	VACANT AS % OF TOTAL
B2 B8 (Industrial, storage)	994	111	11%
C1 C2 (Hotels, residential institutions)	159	7	4%
E(a) (Retail)	1,196	83	7%
E(b) (Food and drink)	156	15	10%
E(c) (Financial and professional services)	138	12	9%
E(d) E(e) E(f) (Indoor recreation, medical, child care)	100	3	3%
E(g) (Offices, research and development, light industry)	1,477	279	19%
F1 F2 (Education, non-residential institutions, local community)	37	2	5%
Sui Generis	317	17	5%
Total	4,574	529	12%

- 8.7 Premises in the class 'E(g)' had the highest vacancy rates at 19%. This class replaces the revoked B1, and covers commercial, business and service uses which can be carried out in a residential area without detriment to its amenity, including offices, research and development and industrial processes. Other industrial and storage uses (B2 and B8) saw 11% vacancies.



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.
- 9.4 In the spirit of the duty to co-operate, officers have regular meetings with colleagues in the Coventry and Warwickshire Sub-Region to discuss strategic planning matters and monitoring. Where appropriate, the Councils will agree to commission joint evidence base to support Local Plans.

Appendices

Appendix 1: Housing delivery by area

PARISH	NET SELF-CONTAINED DWELLINGS DELIVERED
Baddesley Clinton	0
Baginton	1
Barford, Sherbourne and Wasperton	1
Beausale, Haseley, Honiley and Wroxall	16
Bishops Tachbrook	207
Bubbenhall	0
Budbrooke	8
Burton Green	47
Bushwood ¹²	0
Cubbington	16
Eathorpe, Hunningham, Offchurch and Wappenbury	0
Hatton	0
Kenilworth	76
Lapworth	3
Leek Wootton	0
Norton Lindsey	0
Old Milverton and Blackdown	0
Radford Semele	48
Rowington	30
Royal Leamington Spa	106
Shrewley	0
Stoneleigh and Ashow	1
Warwick	191
Weston under Wetherley	0
Whitnash	1
Total	752

¹² 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	207
Budbrooke	9
Cubbington and Leek Wootton	18
Kenilworth Abbey and Arden	96
Kenilworth Park Hill	54
Kenilworth St Johns	22
Leamington Brunswick	6
Leamington Clarendon	58
Leamington Lillington	14
Leamington Milverton	18
Leamington Willes	10
Radford Semele	48
Warwick All Saints and Woodloes	0
Warwick Aylesford	0
Warwick Myton and Heathcote	190
Warwick Saltisford	1
Whitnash	1
Total	752

Appendix 2: S106 contributions – details

S106 SUMS RECEIVED 2020/21		
RECEIVED BY WARWICK DISTRICT COUNCIL		£3,948,287.70
Air Quality		£516,258.28
Gateway South	W/18/0522	£464,739.80
Land off Arras Boulevard, Hampton Magna	W/19/0691	£51,518.48
Country Park		£445,144.90
Myton Road / Europa Way	W/14/1076	£117,705.10
North of Gallows Hill	W/18/1619	£327,439.80
Health - GP Surgery		£156,035.84
Myton Road / Europa Way	W/14/1076	£127,779.41
North of Gallows Hill	W/18/1619	£28,256.43
Health - Hospital		£729,463.36
Myton Road / Europa Way	W/14/1076	£176,427.40
South of Lloyd Close, Hampton Magna	W/17/2387	£84,333.46
North of Gallows Hill	W/18/1619	£468,702.50
Monitoring Fee		£57,651.51
Seven Acre Close, Bishop's Tachbrook	W/16/0279	£4,164.00
Red Lane / Hob Lane, Burton Green	W/17/2086	£12,667.11
South of Lloyd Close, Hampton Magna	W/17/2387	£10,235.50
South of Lloyd Close, Hampton Magna	W/17/2387	£584.90
Gateway South	W/18/0522	£30,000.00
Open Space - Offsite Parks Gardens and Allotments		£81,097.14
Spring Lane, Radford Semele	W/14/0433	£62,350.21
Red Lane / Hob Lane, Burton Green	W/17/2086	£8,044.96
Land off Arras Boulevard, Hampton Magna	W/19/0691	£10,701.97
Open Space – Maintenance Sum		£1,079,026.78
Land South of St Fremund Way, Whitnash	W/12/0027	£262,582.55
Myton Road / Europa Way	W/14/1076	£816,444.23
Open Space – Play Area Equipment		£78,596.49
Seven Acre Close, Bishop's Tachbrook	W/16/0279	£78,596.49
Open Space – Play Area Offsite		£9,827.20
Land off Arras Boulevard, Hampton Magna	W/19/0691	£9,827.20

S106 SUMS RECEIVED 2020/21		
Police		£106,335.32
Myton Road / Europa Way	W/14/1076	£30,385.69
Seven Acre Close, Bishop's Tachbrook	W/16/0279	£34,388.21
North of Gallows Hill	W/18/1619	£9,808.46
Land off Arras Boulevard, Hampton Magna	W/19/0691	£31,752.96
Sports Facilities - Indoor		£662,338.31
Myton Road / Europa Way	W/14/1076	£127,366.70
Red Lane / Hob Lane, Burton Green	W/17/2086	£74,487.81
North of Gallows Hill	W/18/1619	£354,317.20
Land off Arras Boulevard, Hampton Magna	W/19/0691	£106,166.60
Sports Facilities - Outdoor		£26,512.57
Myton Road / Europa Way	W/14/1076	£8,725.20
Red Lane / Hob Lane, Burton Green	W/17/2086	£6,374.75
North of Gallows Hill	W/18/1619	£2,224.68
Land off Arras Boulevard, Hampton Magna	W/19/0691	£9,187.94
RECEIVED BY WARWICKSHIRE COUNTY COUNCIL		£13,541,047.76
Biodiversity		£1,123,947.26
East of Warwick Road, Kenilworth	W/17/2150	£191,346.99
Rugby Road / Coventry Road, Cubbington	W/17/2371	£71,662.81
Gateway South	W/18/0522	£672,574.00
Lower Heathcote Triangle	W/18/0606	£157,977.46
Land off Arras Boulevard, Hampton Magna	W/19/0691	£30,386.00
Education		£7,646,560.27
Lower Heathcote Farm	W/14/0661	£724,057.12
South of Gallows Hill / West of Europa Way	W/14/0681	£2,170,856.99
South of Gallows Hill / West of Europa Way	W/14/0681	£2,454,197.84
Myton Road / Europa Way	W/14/1076	£137,534.91
Myton Road / Europa Way	W/14/1076	£679,389.31
Myton Road / Europa Way	W/14/1076	£205,275.98
Crackley Triangle, Kenilworth	W/14/1340	£38,408.76
South of Offchurch Lane, Radford Semele	W/16/0196	£304,072.47

S106 SUMS RECEIVED 2020/21		
South of Offchurch Lane, Radford Semele	W/16/0196	£304,072.47
Red Lane / Hob Lane, Burton Green	W/17/2086	£25,565.89
Red Lane / Hob Lane, Burton Green	W/17/2086	£174,725.40
Red Lane / Hob Lane, Burton Green	W/17/2086	£20,834.04
Red Lane / Hob Lane, Burton Green	W/17/2086	£127,829.45
East of Warwick Road, Kenilworth	W/17/2150	£194,167.10
Land off Arras Boulevard, Hampton Magna	W/19/0691	£58,131.35
Land off Arras Boulevard, Hampton Magna	W/19/0691	£5,722.27
Land off Arras Boulevard, Hampton Magna	W/19/0691	£6,515.68
Land off Arras Boulevard, Hampton Magna	W/19/0691	£15,203.24
Environmental Improvements		£93,771.00
Lower Heathcote Triangle	W/18/0606	£93,771.00
Highways		£1,080,760.64
Lower Heathcote Farm	W/14/0661	£170,748.64
Lower Heathcote Farm	W/14/0661	£170,748.64
Myton Road / Europa Way	W/14/1076	£146,243.39
Myton Road / Europa Way	W/14/1076	£218,273.72
South of Offchurch Lane, Radford Semele	W/16/0196	£144,984.05
Warwick School, Banbury Road	W/16/2172	£54,360.68
East of Warwick Road, Kenilworth	W/17/2150	£114,647.81
Tesco Supermarket, Emscote Road, Warwick	W/18/1489	£60,753.71
Highways - Cycleways		£141,566.38
Lower Heathcote Triangle	W/18/0606	£141,566.38
Highways - Traffic Regulation Order		£6,397.82
29-33 High Street, Leamington Spa	W/16/1676	£3,324.29
96-98 Warwick Street, Leamington Spa	W/18/1920	£3,073.53
Highways - Rights of Way		£58,309.42
South of Gallows Hill / West of Europa Way	W/14/0681	£54,230.53
Myton Road / Europa Way	W/14/1076	£1,261.62
Myton Road / Europa Way	W/14/1076	£1,883.02
Seven Acre Close, Bishop's Tachbrook	W/16/0279	£934.25
Highways - Sustainability Pack		£75,422.41
Myton Road / Europa Way	W/14/1076	£11,020.11

S106 SUMS RECEIVED 2020/21		
South of Offchurch Lane, Radford Semele	W/16/0196	£12,590.00
East of Warwick Road, Kenilworth	W/17/2150	£9,553.98
Rugby Road / Coventry Road, Cubbington	W/17/2371	£9,236.76
South of Lloyd Close, Hampton Magna	W/17/2387	£11,196.27
Lower Heathcote Triangle	W/18/0606	£11,550.00
Land off Arras Boulevard, Hampton Magna	W/19/0691	£10,275.29
Highways – Other Traffic Schemes		£2,657,612.47
South of Gallows Hill / West of Europa Way	W/14/0681	£1,122,571.94
Opus 40, Warwick	W/15/0646	£550.00
Whitley South	W/18/1942	£1,534,490.53
Libraries		£1,094.00
Seven Acre Close, Bishop's Tachbrook	W/16/0279	£1,094.00
Monitoring Fee		£21,000.00
Gateway South	W/18/0522	£20,000.00
Lower Heathcote Triangle	W/18/0606	£1,000.00
Public Transport		£530,097.41
Lower Heathcote Farm	W/14/0661	£25,329.29
Lower Heathcote Farm	W/14/0661	£25,329.29
Lower Heathcote Farm	W/14/0661	£25,363.97
South of Gallows Hill / West of Europa Way	W/14/0681	£140,819.85
Myton Road / Europa Way	W/14/1076	£24,253.17
Myton Road / Europa Way	W/14/1076	£36,198.76
East of Warwick Road, Kenilworth	W/17/2150	£62,882.26
Land off Arras Boulevard, Hampton Magna	W/19/0691	£8,503.92
Land off Arras Boulevard, Hampton Magna	W/19/0691	£90,708.45
Land off Arras Boulevard, Hampton Magna	W/19/0691	£90,708.45
Public Transport – School Transport		£104,508.68
Lower Heathcote Farm	W/14/0661	£19,983.26
Lower Heathcote Farm	W/14/0661	£19,983.26
South of Offchurch Lane, Radford Semele	W/16/0196	£32,271.08
South of Offchurch Lane, Radford Semele	W/16/0196	£32,271.08
Grand total		£17,489,335.46

Appendix 3: Use Classes

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

The use class order was updated on 1st September 2020.

B2	General industrial	Use for industrial process other than one falling within class E(g) (previously 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.
E	Commercial, Business and Service	In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):
E(a)		Display or retail sale of goods, other than hot food
E(b)		Sale of food and drink for consumption (mostly) on the premises
E(c)		Provision of: • E(c)(i) Financial services, • E(c)(ii) Professional services (other than health or medical services), or • E(c)(iii) Other appropriate services in a commercial, business or service locality
E(d)		Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)
E(e)		Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
E(f)		Crèche, day nursery or day centre (not including a residential use)
E(g)		Uses which can be carried out in a residential area without detriment to its amenity: • E(g)(i) Offices to carry out any operational or administrative functions, • E(g)(ii) Research and development of products or processes • E(g)(iii) Industrial processes

F1	Learning and non-residential institutions	Use (not including residential use) defined in 7 parts:
F1(a)		Provision of education
F1(b)		Display of works of art (otherwise than for sale or hire)
F1(c)		Museums
F1(d)		Public libraries or public reading rooms
F1(e)		Public halls or exhibition halls
F1(f)		Public worship or religious instruction (or in connection with such use)
F1(g)		Law courts
F2	Local community	Use as defined in 4 parts:
F2(a)		Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
F2(b)		Halls or meeting places for the principal use of the local community
F2(c)		Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
F2(d)		Indoor or outdoor swimming pools or skating rinks
	Sui Generis	'Sui generis' is a Latin term that, in this context, means 'in a class of its own'. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are: • theatres • amusement arcades/centres or funfairs • launderettes • fuel stations • hiring, selling and/or displaying motor vehicles • taxi businesses • scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles • 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)) • hostels (providing no significant element of care) • waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste • retail warehouse clubs • nightclubs • casinos • betting offices/shops • pay day loan shops • public houses, wine bars, or drinking establishments – <i>from 1 September 2020, previously Class A4</i> • drinking establishments with expanded food provision – <i>from 1 September 2020, previously Class A4</i> • hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – <i>from 1 September 2020, previously Class A5</i> • venues for live music performance – <i>newly defined as 'Sui Generis' use from 1 September 2020</i> • cinemas – <i>from 1 September 2020, previously Class D2(a)</i> • concert halls – <i>from 1 September 2020, previously Class D2(b)</i> • bingo halls – <i>from 1 September 2020, previously Class D2(c)</i> • dance halls – <i>from 1 September 2020, previously Class D2(d)</i> Other uses become 'sui generis' where they fall outside the defined limits of any other use class. For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.



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



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