

Warwick District Council

AUTHORITY MONITORING REPORT

MONITORING PROGRESS AGAINST
LOCAL PLAN OBJECTIVES

2024/2025





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Version Control

March 2026

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.

	2023/24	2023/24	LOCAL PLAN REQUIREMENT
Housing Development			
Housing Land Supply	2.34 years	1.96 years	5 years
New homes delivered	893	850	1,098
Housing Delivery Test percentage (rolling three year period)	Not yet published	Not yet published	100%
Affordable homes delivered	354	318	374
Affordable homes delivered as percentage of the total	39.7%	37.4%	40%
Affordable homes delivered on sites of 10 or more	353	316	
Affordable homes delivered on sites of 10 or more as percentage of the total	43%	42%	40%
Homes suitable for elderly and vulnerable people delivered	10	75	
Purpose Built Student Accommodation bedrooms delivered	0	0	
Sites for Gypsies and Travellers delivered	0	0	6-8 transit 38 permanent over the plan period
New dwellings delivered from sites on the Brownfield Register	81	40	
Developer Contributions			
CIL Receipts	£2,449,291.57	£1,373,603.811	
S106 Receipts to WDC	£4,775,630.79	£4,422,003.19	
Other S106 Receipts	£5,780,141.26	£14,642,236.76	
Employment Land			
New employment land delivered (excluding sub-regional site)	5.27 ha	0 ha	3.67 ha
New employment land delivered at the sub-regional site	18.2 ha	12.54 ha	
Business premises vacancy rate (all use classes)	10%	10%	



Taylor
Wimpey

Taylor
Wimpey

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Wimpey

Visitor Parking



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 2024 to 31st March 2025.
- 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.

SECTION 2

Local Plans and Supplementary Planning Documents

Local Plans

- 2.1 Warwick District Council's Local Plan was adopted in September 2017. The plan covers the period 2011 to 2029.
- 2.2 A new joint South Warwickshire Local Plan being produced in partnership with Stratford-upon-Avon District Council is in the preliminary stages. The Councils have undertaken two rounds of consultation along with two rounds for call for sites. The Councils are now undertaking an assessment of these sites, considering the representations received to the consultation and compiling an evidence base to support the Preferred Options stage of the Plan. The consultation for Preferred Options started on 10th January for eight weeks and ended on 7th March 2025. The next stage will be the publication of Regulation 19 document which will be consulted upon later this year. Progress of the local plan can be found on the website:
[South Warwickshire Local Plan](#)

Allocated Sites

2.3 The Local Plan allocates 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 annual monitoring carried out at the end of the 2024/25 financial year, Q4 2024/25, i.e. as at 31st March 2025. Maps of the allocated sites which fall into major growth areas can be found in Section 5.

Housing Allocations

Key: ■ Site Complete ■ Site Under Construction ■ Site Not Started

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
Urban Brownfield Sites					
H02	Former sewage works, south of Harbury Lane	215	None		Application is being prepared. WDC in active discussion with Severn Trent Water.
H09	Kenilworth School Site	250	None		A replacement school has now been constructed and opened on allocation ED2. WDC are preparing a planning application for the old site.
H11	Land at Montague Road	140	W/20/0760	121	WCC County Store Depot and Former Ridgeway School. Completed.
			None		Ambulance Station is now for sale. No development plans put forward yet.
H12	Kenilworth VI Form College	130	None		A replacement school has now been constructed and opened on allocation ED2. WDC are preparing a planning application for the old site.
H14	Riverside House	100	W/24/0610		Site vacated by WDC in March 2024. Following a public consultation, the Council's Cabinet has approved a new development brief for the site. Homes England have now submitted a planning application for up to 74 dwellings.
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 completed.
			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 – Complete.	
			W/20/0667	54	West of Europa Way – complete.	
			W/15/0981	515/735	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 –complete.	
			W/18/1832	134	Land between Myton Road and Europa Way parcel D1 – complete.	
			W/19/1445	129	Land between Myton Road and Europa Way parcel D4 part (referred to as D3 in outline) – complete.	
			W/20/0232	235	Land between Myton Road and Europa Way parcel 4 (referred to as D4 in outline) – 215/235 complete.	
			W/19/1666		North of Gallows Hill, car dealership and hotel – car dealership complete, hotel no longer planned. Alternative uses being explored.	
			Other areas within this allocation		Land for sports uses. Land for education uses (more information in subsequent sections on the delivery of these sites).	
	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 – 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. Reserved Matters applications W/22/1104 for 150 dwellings granted but not yet started. W/22/1250 for all-through school including nursery, primary, secondary and 6th form – completed.	
			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 – complete.	
				Subtotal	1815	
			W/20/0878		Local Centre, Vickers Way Retail – complete Nursery – complete Care home – complete and opened summer 2024	
W/20/0878		Office – not started				
	Other areas within this part of the allocation		Country Park: see comments under “Sports and Leisure Allocations”, below.			

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
H03	East of Whitnash / south of Sydenham	500	W/23/1746	185	South of Chesterton Gardens – outline application W/20/0617 granted on appeal but was called in by the Secretary of State. Reserved matters W/22/0232 withdrawn May 2023. New Outline Application W/23/1746 granted permission April 2024 for 190 dwellings. Reserved Matters application W/23/1766 for 185 dwellings under consideration.
			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 – 223/450 dwellings complete.
			W/21/0577	180	South of Gallows Hill, western area – reserved matters application W/21/0577 approved December 2023 (outline W/18/1435). Build not yet commenced.
H46b	The Asps	900	W/14/0300	900	Outline permission granted for 900 dwellings.
			W/21/0930	205	Reserved matters application - 147/205 complete.
			W/21/0955	271	Reserved matters application - 146/271 complete.
			W/22/1610	245	Reserved matters application granted - not yet started.
			W/22/1620	179	Reserved matters application granted – not yet started.
Greenfield Sites – Edge of Kenilworth					
H06	East of Kenilworth (Thickthorn)	760	W/20/2020	550	Land at Thickthorn, Kenilworth – hybrid application granted. Full application for 98 dwellings - 76/98 complete. Outline application for up to 452 dwellings (including self-build plots), primary school, employment, Class E development, hot food takeaway, community centre. NB this application also covers the employment allocation E1.
			W/23/1726	144	W/23/1726 - Reserved matters for Phase 2 144 dwellings granted 19/06/2024 – construction commenced
			W/22/1990	452	W/22/1990 – Reserved Matters for Phase 3 267 dwellings granted 13/12/2024 – not yet started.
			None		Northern parts of the allocation, no applications to date.
H07	Crackley Triangle	93	W/18/1582	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 re outline W/18/1635. This application includes land for a primary school and 14 self-build plots. 136/620 complete. Full planning application W/21/2137 show homes (not additional to the 620).
			W/24/0270	55	Woodside Conference Centre – demolition of conference centre and erection of 55 dwellings. Permission granted 07/04/2025. Not yet started.
			W/21/0550	99	Land at Glasshouse Lane – reserved matters application re outline W/19/1200 complete
			W/20/1380	1	Land at Crewe Lane – full permission granted. Complete.
			Subtotal	720	

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
H41	East of Warwick Road, Kenilworth	100	W/20/2089	125	Variation application with additional 4 dwellings. Additional dwellings no longer being built. Reverted to original 125 dwellings. Complete.
Greenfield Sites – Edge of Coventry					
H08	Oaklea Farm, Finham	20	None		
H42	Westwood Heath	425	W/17/2357	129	Hybrid application granted permission, including full permission for the first 129 dwellings. Phase 1 complete.
			W/21/1280	226	Reserved matters application re W/17/2357 for the remaining phases of dwellings (70 dwellings now sold on to alternative developer). Under construction.
			W/24/0963	70	Reserved Matters for 70 dwellings - part of remaining phases sold to alternative developer. Granted 02/12/2024. Under construction.
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) – 14/56 completed.
			W/22/1038		Outline permission granted. W/25/0293 Reserved Matters application for 63 dwellings under consideration
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	Complete.
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 – complete.
H26	Cubbington – Opposite Willow Sheet Meadow	65			
H27	Hampton Magna – south of Arras Boulevard	130	W/19/0691	130	Land South of Arras Boulevard - complete.

ALLOCATION REFERENCE	SITE	DWELLINGS ALLOCATED	APPLICATION REFERENCE	DWELLINGS INCLUDED	STATUS
H51	Hampton Magna – Land south of Lloyd Close	115	W/19/2112	147	Land off Daly Avenue – complete.
H28	Hatton Park – north of Birmingham Road	150	W/19/0933	150	Full permission granted - 96/150 complete.
H29/H30	Kingswood – Meadow House and Kingswood Farm	30	W/17/1724	38	Complete.
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 – complete.
			W/20/0969	1	Phase 2 Plot 2 – complete.
			W/20/0970	1	Phase 2 Plot 3 – complete.
H32	Kingswood – R/O Brome Hall Lane	12	None	1	Application for 1 dwelling under consideration (W/24/0934)
H37	Leek Wootton – Car park east of The Hayes	5	W/19/0969	5	Complete.
DS22	Leek Wootton – Former Police HQ	115	W/22/1877		83 dwellings – permission granted by Planning Inspector at Appeal 24/05/2024. Reserved Matters application for 70 dwellings under consideration (W/24/1006).
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	Complete.
W/15/2163	Earl Rivers Avenue extra care village phase 3	69	All phases complete.
W/18/1952	Land South East of Offchurch Lane, Radford Semele	150	Complete.
W/19/1940	Former Kings High School for Girls, Warwick	118	Demolition of old structures commenced. Work ceased and site currently for sale.
		4	W/24/0537 Priory Block now subject to separate application for conversion to 4 dwellings – under construction
W/21/0970	Imperial Court, Holly Walk, Leamington Spa	56	General Permitted Development, offices to dwellings – Permission Expired unimplemented.
W/23/0824	Land at Goggsbridge Lane, Hampton Road, Warwick	68	Full permission granted at Planning Committee, April 2024 – construction commenced.

Employment Land Allocations

ALLOCATION REFERENCE	SITE	AREA ALLOCATED	APPLICATION REFERENCE	AREA INCLUDED	STATUS
E1	Land at Thickthorn, Kenilworth	8 ha	W/20/2020	8ha	Land at Thickthorn, Kenilworth – hybrid application granted. Full application for 98 dwellings - commenced. 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/22/1077		Outline application for B2, B8 and Eg3. Permission granted, October 2023.
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 undertaken. Build not commenced.
			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 commenced.
			W/20/1483		Reserved matters re W/16/0239, office building – not commenced.
			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 – complete.
			W/22/0679		Reserved matters re W/18/0522, plots 4B and 4C logistics units - Complete.
			W/22/1296		Reserved matters re W/18/0522, Management Suite – complete.
			W/22/1704		Reserved matters re W/22/1704 plot 3A – complete.

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	Warwickshire County Council planning application WDC/23CC001 outline permission for new primary school and nursery – granted. Warwickshire County Council planning application WDC/23CC005 reserved matters for new primary school and day nursery – granted. Under construction due to open September 2025.
ED2	Land at Southcrest Farm, Kenilworth	W/19/0655	Secondary school and sixth form completed summer 2023. 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	W/22/0484	Hybrid application for outline planning application for erection of a refreshment centre and full planning application for creation of a country park, to include allotments, community growing area and community orchards, children's play areas, car parking, foot and cycle paths, timber pedestrian bridge crossings over the Tach Brook, drainage ditches, associated surface water and foul drainage infrastructure, landscaping and ground works - granted subject to conditions.
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. The new Leisure Centre opened in December 2023.
			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. The Rugby Club is working to find a new partner to bring the project forward after the developer of the current site confirmed it would not longer proceed.

Local Development Scheme

- 2.4 The Local Development Scheme document includes details of the Supplementary Planning Documents (SPDs) and Development Planning Documents (DPDs) published or in progress. This is updated annually and can be found on our website: [Local Development Scheme 2025 - Download - Warwick District Council](#).

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.

NEIGHBOURHOOD PLANS 'MADE'	DATE 'MADE'
Burton Green	March 2022
Bishop's Tachbrook	October 2021
Royal Leamington Spa	May 2021
Radford Semele	May 2021
Kenilworth	November 2018
Budbrooke	July 2018
Leek Wootton and Guy's Cliffe	May 2018
Baginton and Bubbenhall	March 2018
Barford	October 2016
Whitnash	January 2016
Cubbington	December 2025
NEIGHBOURHOOD PLANS UNDER PREPARATION	
<p>Lapworth – Lapworth Neighbourhood Plan was designated a Neighbourhood Plan area on 8th January 2014. However, Lapworth Parish Council does not want to progress the Neighbourhood Plan.</p>	
<p>Old Milverton and Blackdown – Old Milverton Neighbourhood Plan Area was designated on 17th August 2015. However, the Old Milverton Parish Council does not want to progress the Neighbourhood Plan.</p>	
<p>Stoneleigh and Ashow – A Neighbourhood Plan Area was designated in June 2023. The consultants had previously indicated to undertake Strategic Environmental Assessment of the Plan in early 2024. The SEA was drafted and shared with the Head of Service</p>	



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 2025 to 31st March 2030) based on sites with existing planning permission, allocated sites in the Local Plan that are expected to come forward, and other factors.
- 3.3 As the Local Plan is now over 5 years old, the 2023 calculation has changed to align with the National Planning Policy Framework (NPPF) and associated national planning practice guidance (NPPG). Paragraph 78 of the NPPF (2024) states that "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in strategic policies, or against their local housing need where the strategic policies are more than five years old." The extant Warwick District Local Plan was adopted on 20th September 2017 and so the five-year period concluded on the 20th September 2022. The latest Standard Method figure for Warwick is 1085 dwellings per annum.
- 3.4 The methodology used to calculate the 2025 Five Year Housing Land Supply calculation also reflects the Inspector's conclusions set out in the appeal decision relating to appeal reference APP/T3725/W/3319752 /planning application ref: W/22/1877 – land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton - dated 24th May 2024. The Inspector concluded that a 45% 'discount' to the supply figure needed to be applied to account for the Coventry unmet need requirement set out in the Local Plan, and to ensure that the spatial strategy of the plan is reflected in the supply figure.
- 3.5 Paragraph 78 of the NPPF also states that the supply of deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, or 20% where there has been significant under delivery of housing over the previous three years. Under delivery is measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the housing requirement. The latest 2023 Housing Delivery Test percentage (published Dec 2024) covers the three-year period 2020/21 to 2023/24. The figure is calculated by central government and includes an allowance for

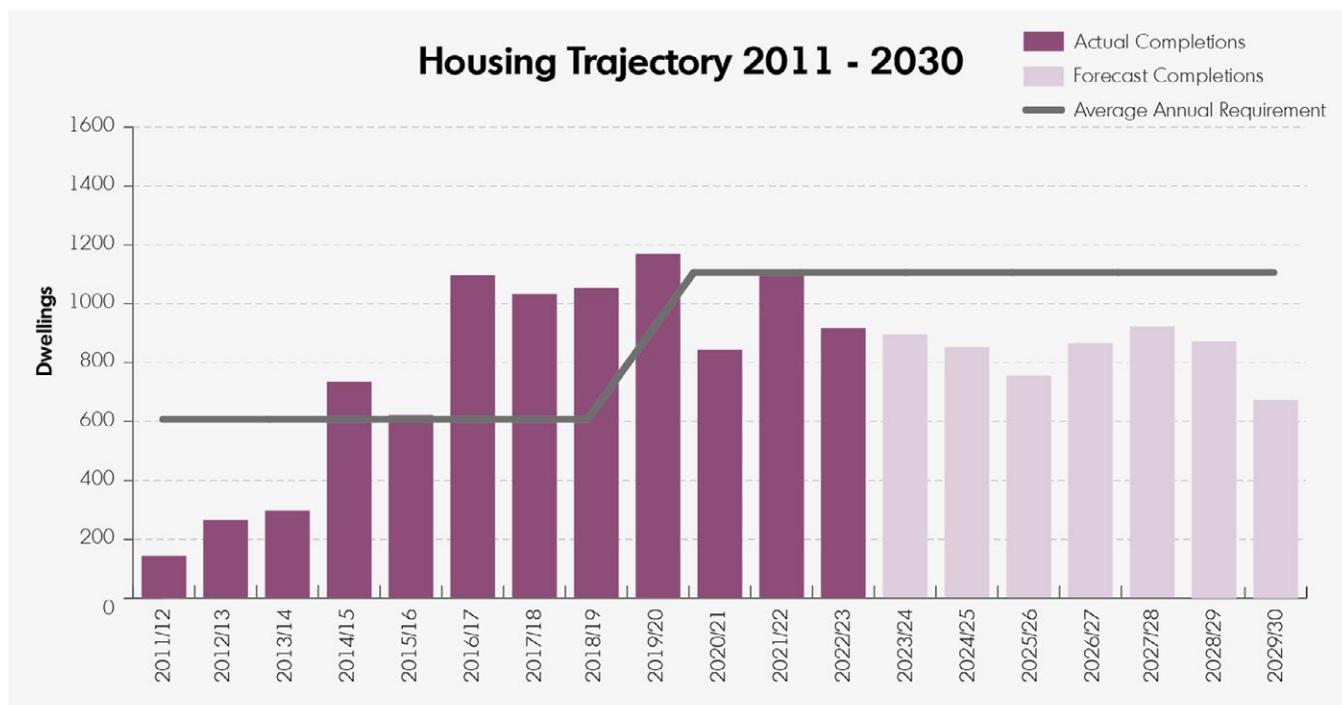
reduced delivery as a result of the Covid-19 pandemic. The latest figure calculated for Warwick District Council was 104%. The higher 20% buffer would only become applicable should the HDT percentage fall below 85%. The 5% buffer has therefore been applied for the purposes of the requirement calculation.

3.6 The five-year land supply calculations can be summarised as follows:

- In the period from 1st April 2011 to 31st March 2025 the total requirement for new homes was 12,384.
- In the same period, 11,004 new homes have been completed. 850 of these were completed in the last year (1st April 2024– 31st March 2025).
- The total five-year requirement for the period 1st April 2025 to 31st March 2030 is calculated as 5,696. This equates to an annual average of 1139 homes. This is based on the following calculations:
 - Total requirement over the next 5 years (1/4/25 to 31/3/30) based on the Dec 2024 Standard Method annual requirement figure for WDC of 1,085 dwellings per annum is 5,425.
 - Buffer – either a 5% buffer to ensure choice and competition or 20% buffer where there is a significant under-delivery over the 3 previous years (5% applied for 2024 update) 272.
 - The Council estimates that over the next five years, a total of 4,080 new homes will be built.
 - The Contribution towards meeting Coventry unmet need (i.e. 5,976 dwellings over the period 2017/18 to 2028/29 as a proportion of the 13,176 dwellings total for those years = 45.36% of the total supply) is 1851.
 - Total WDC Five Year Supply (1/4/24 to 31/3/29) (i.e. 7,200 dwellings over the period 2018/2019 to 2029/30 as a proportion of the 13,176 dwellings total = 54.64% of the total supply) $(4,080 \times 0.5464) = 2230$
 - Total WDC Five Year Supply (2230) – Total 5 Year Requirement (5696) = deficit of 3466
 - The Council therefore considers that it has 1.96 years' supply of housing land. (Total WDC 5 Year Supply / Annual 5 Year Requirement).



3.7 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.



Note: the average annual requirement relates to the requirement as set out in the Local Plan and not the 5 Year Housing Land Supply requirement.

- 3.8 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.
- 3.9 Between 2016/17 and 2019/20, annual delivery was stronger, with between 1,000 and 1,200 dwellings completed per year.
- 3.10 2020/21 saw a dip in housing delivery to 841 completions, which is likely to be largely attributable to the Covid-19 pandemic. There was an increase in housing delivery in 2021/22 with 1,111 homes completed.
- 3.11 Delivery in the last three years was lower than expected and is likely to be due to rising interest rates causing uncertainty in the mortgage market, combined with increased labour and material costs. Projected build rates suggest that delivery will remain below the Local Plan requirement for the remainder of the Plan period.



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.

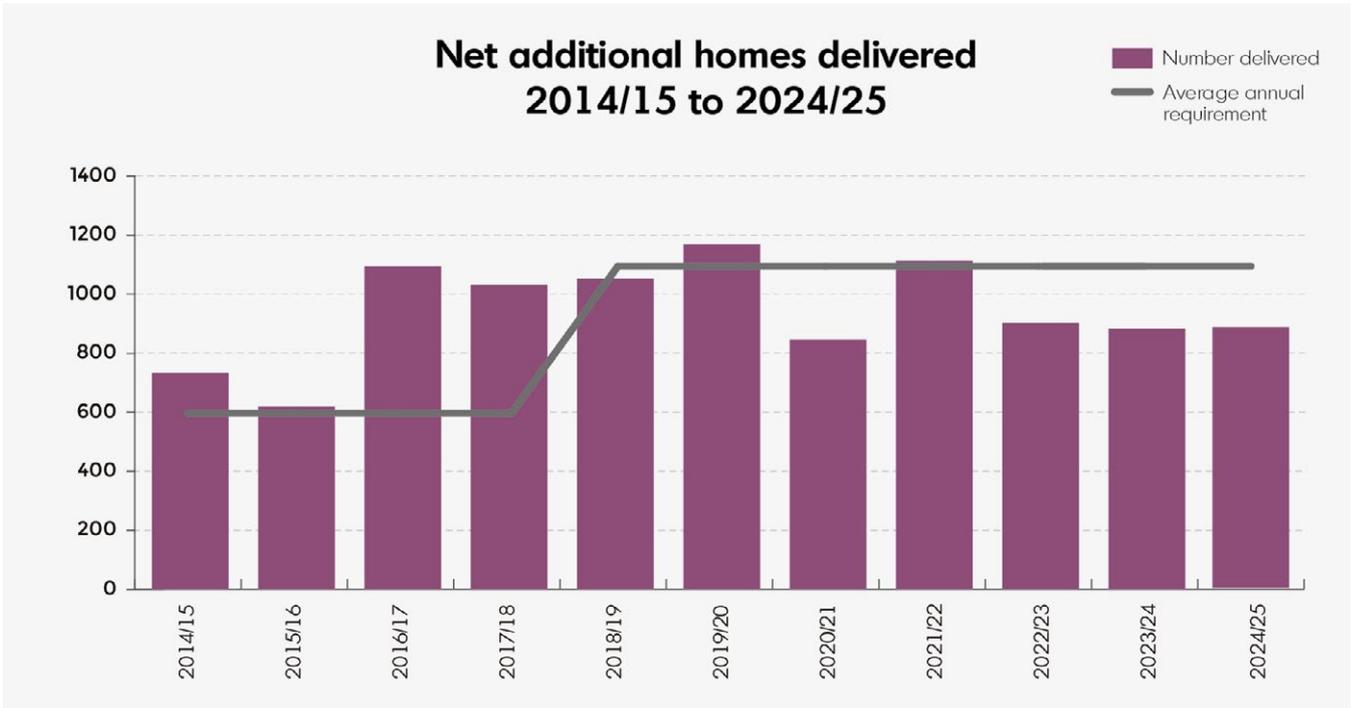
4.2 Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The Local Plan average annual housing requirement for 2011/12 to 2016/17 was 600 new homes, and for 2017/18 to 2028/29 it is 1,098 new homes.

4.3 In the monitoring period 2024/25, Warwick District Council granted permission for 280 new dwellings and a loss of 54 dwellings due to demolition of a block of flats, giving a net of 226 new dwellings. This includes 245 new self-contained dwellings (and a loss of 54 self-contained dwellings) and an allowance for bedrooms in shared accommodation equating to 37 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.

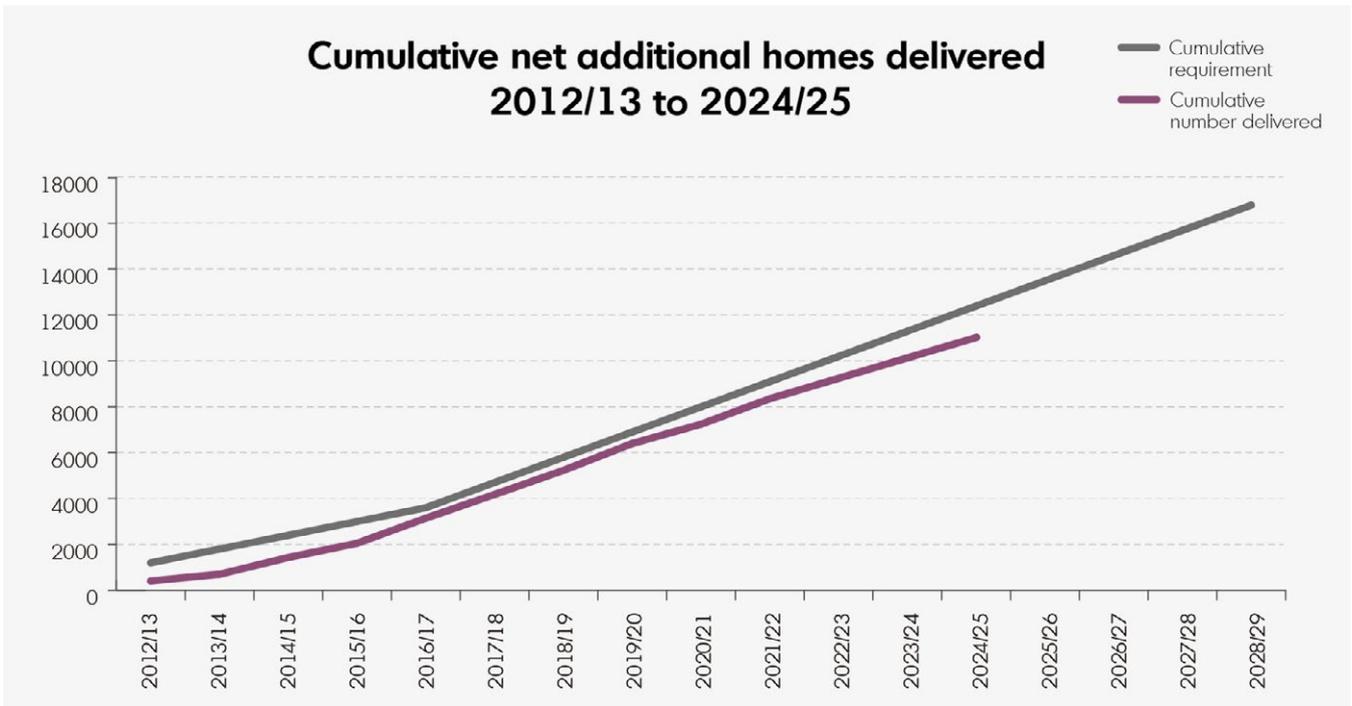
4.4 In the period 2024/25, 850 new homes have been delivered. This includes 779 self-contained dwellings and an allowance for bedrooms in shared accommodation equating to 71 dwellings. The shared accommodation figure includes a net gain of 77 HMO bedrooms and 75 residential institution bedrooms (care homes). There were no completions of student bedrooms this year. See the Housing Delivery Test section (starting at paragraph 4.10) for further details of how these equivalent dwellings figure is calculated.

4.5 850 new homes is a decrease from 893 delivered in 2022/23 and is below the average annual requirement of 1,098.

NET ADDITIONAL HOMES DELIVERED												
		2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
Average annual requirement	Yearly	600	600	600	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098
	Cumulative	2,400	3,000	3,600	4,698	5,796	6,894	7,992	9,090	10,188	11,286	12,384
Number delivered	Yearly	732	619	1,094	1,031	1,050	1,168	841	1,111	915	893	850
	Cumulative	1,432	2,051	3,145	4,176	5,226	6,394	7,235	8,346	9,261	10,154	11,003



- 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 being built out 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 since 2023.



- 4.8 At the end of the financial year, a further 5,716 dwellings had extant planning permission. 682 of these were under construction, 2,213 had full permission but were not yet started, and 2,822 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 an annual measurement of housing delivery in the area of relevant plan-making authorities (non-metropolitan districts, metropolitan boroughs, London boroughs and development corporations with plan-making and decision-making powers). The calculation, carried out by MHCLG, 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 At the time of publication of the AMR, the Housing Delivery Tests for 2024 and 2025 had not been published by the Government.

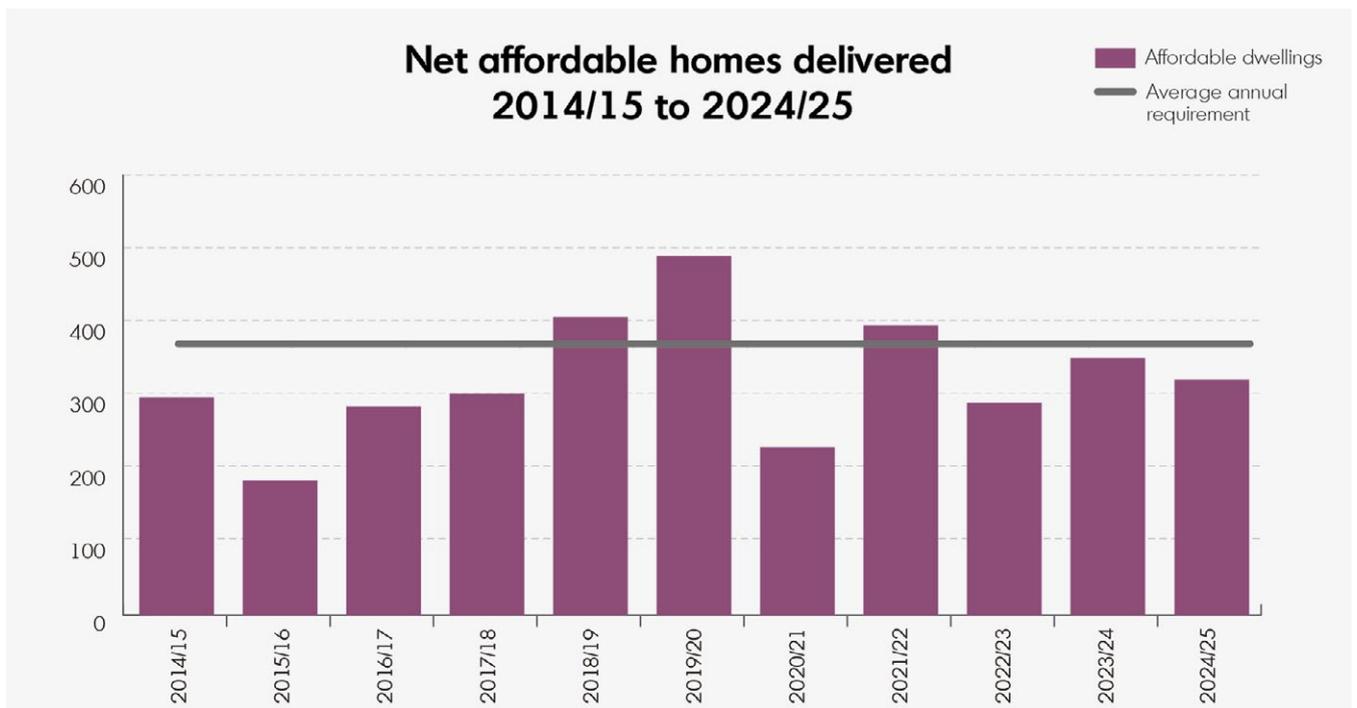
The Government published the Housing Delivery Test results for 2023 in December 2024 and these suggest that Warwick is exceeding its housing requirement over the measurement period. The percentage for Warwick for 2023 (the latest Government data) is 104% (this looks back over the previous 3 financial years – 2020/21, 2021/22, 2022/23). The results covering the period of this AMR and thus including 2023/24 have yet to be published.

- 4.12 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 (2.4). The number of bedrooms in other communal accommodation is divided by the average number of adults in all households in England (1.9).
- 4.13 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 of the communal accommodation in the ‘other’ category is residential institutions (care homes).
- 4.14 These assumptions and ratios have been applied to all other presentations of housing delivery figures in this report from 2017/18 onwards.

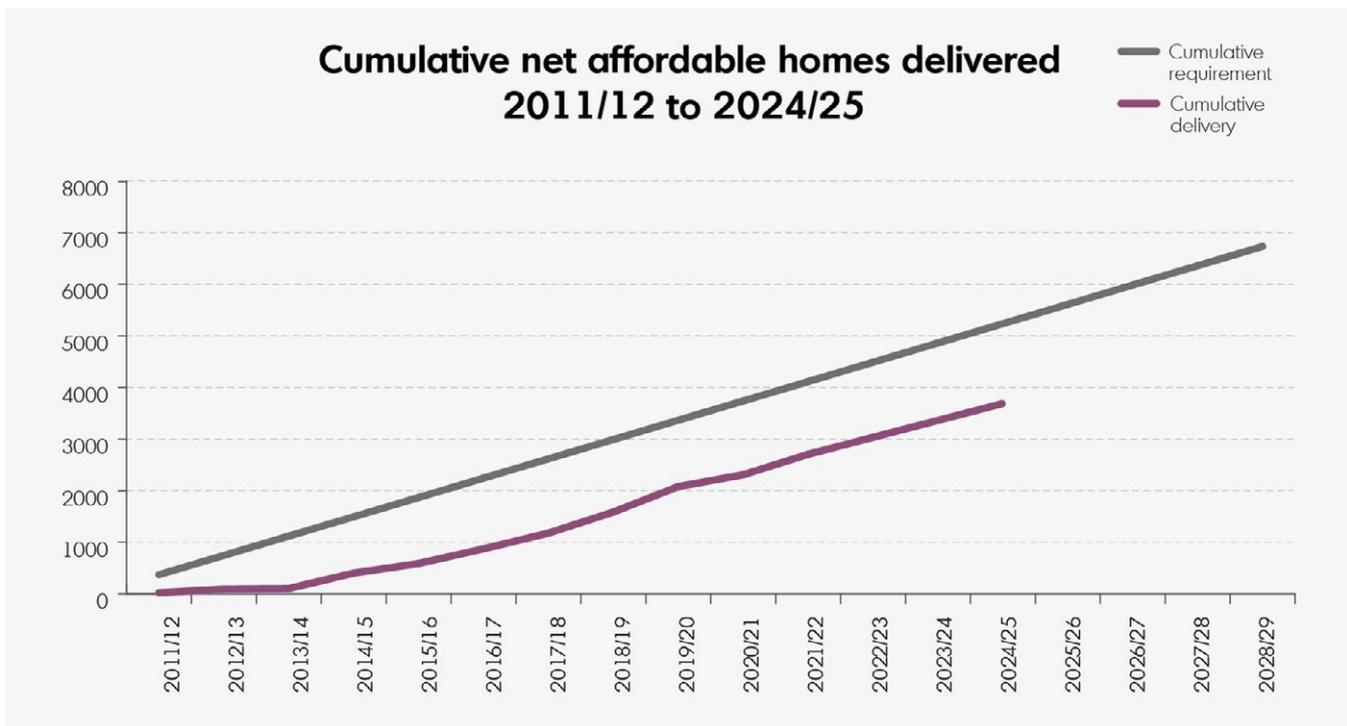
Affordable Homes

- 4.15 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 (derived from an average of the lower annual requirement in the early years of the Plan and a higher average from 2011/12 onwards).
- 4.16 In the monitoring year 2024/25, permission was granted for 68 affordable dwellings and for the demolition of a block of 54 flats, giving a net gain of 14 affordable dwellings. The new dwellings equate to 5% of the 280 new dwellings granted permission (or 24% before the loss of 54 flats). 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.
- 4.17 In 2024/25 318 affordable homes were delivered in the district, which equates to 37.4% of the 850 dwellings delivered. This is a decrease on the 354 homes delivered in 2023/24 and remains below the average annual requirement of 374.¹

NET AFFORDABLE HOMES DELIVERED										
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Market dwellings	433	810	726	642	675	613	714	624	624	532
Affordable dwellings	186	284	305	408	493	228	397	291	291	318
Total	619	1,094	1,031	1,050	1,168	841	1,111	915	915	850
% Affordable	30.0%	26.0%	29.6%	38.9%	42.2%	27.1%	35.7%	31.8%	31.8%	37%



¹ 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.



- 4.18 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 although the gap reduced in 2021/22, it has widened since 2022/23.
- 4.19 There are a further 2106 affordable dwellings with planning permission. 250 of these are under construction, 725 have full permission but are not yet started, and 1131 have outline permission.

TENURE OF AFFORDABLE HOMES DELIVERED		
Social rent	174	55%
Affordable rent	95	30%
Shared ownership	49	15%
Total	318	100%

- 4.20 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.
- 4.21 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.
- 4.22 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

4.23 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.

- 4.24 The revised July 2018 National Planning Policy Framework (NPPF) reduced the threshold when affordable homes should be provided from 11 or more homes to 10 or more homes. As government planning policy, the NPPF takes precedence over the Local Plan policy. Developments smaller than 10 homes, or those for purpose-built student accommodation (PBSA) or care homes, are not applicable to the Local Plan policy H2, and therefore have no affordable housing requirement.
- 4.25 In 2024/25, 68 affordable dwellings were granted permission on sites of 10 or more dwellings, and the demolition of 54 affordable flats, giving a net gain of 14 affordable dwellings on sites of 10 or more. In total, 79 new dwellings were granted permission on such sites (and demolition of 54 flats – giving a net of 25 dwellings), so the affordable dwellings equate to 56 % of dwellings on such sites.²
- 4.26 On sites of 10 or more dwellings 747 dwellings were delivered, of which 316 were affordable. This equates to 42% of dwellings on such sites.

AFFORDABLE DWELLINGS DELIVERED ON SITES OF 10 OR MORE										
	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25
Market dwellings	372	312	471	482	463	452	535	498	469	431
Affordable dwellings	186	259	243	399	493	223	397	282	353	316
Total	558	571	714	881	956	675	932	780	822	747
% affordable	33.3%	45.4%	34.0%	45.3%	51.6%	33.0%	42.60%	36.20%	43%	42%

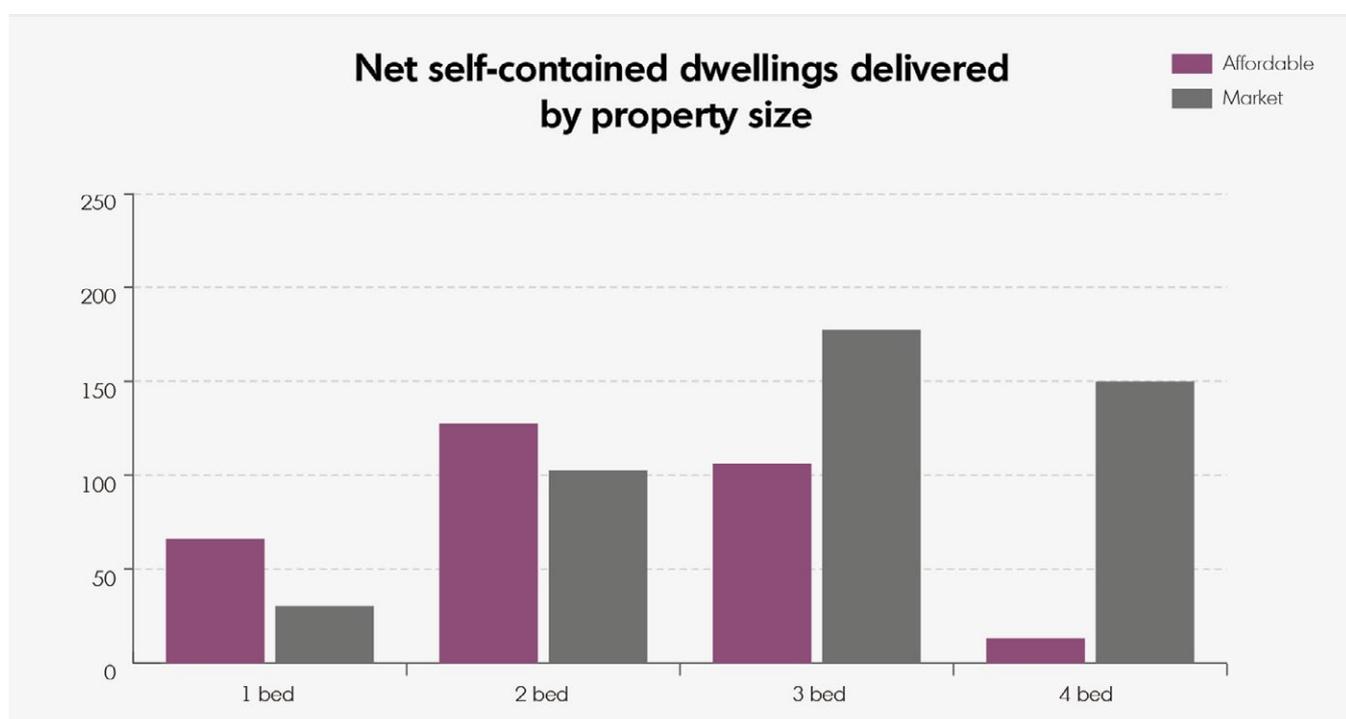
³ These figures reflect the point at which permission was first granted, i.e. they include outline and full permissions, but exclude reserved matters and variations.

Dwelling Type and Size

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY TYPE						
	AFFORDABLE		MARKET		TOTAL	
House	264	83%	419	91%	683	88%
Flat	54	17%	42	9%	96	12%
Total	318		461		779	

17% of the affordable dwellings delivered were flats; for market housing, 9% were flats.

NET SELF-CONTAINED DWELLINGS DELIVERED BY PROPERTY SIZE						
	AFFORDABLE		MARKET		TOTAL	
1-bed	64	20%	32	7%	96	12%
2-bed	136	43%	101	22%	237	30%
3-bed	109	34%	180	39%	289	37%
4+ bed	9	3%	150	33%	159	20%
Unknown rooms ³	0	0%	-2	-0%	-2	-0%
Total	318		461		779	



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

³ 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	75	39.5	0	0	21	11.1
Sheltered housing	0	0	0	0	0	0
Total	75	39.5	0	0	21	11.1

- 4.28 During 2024/25, there was a gain of 75 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 (1.9). No self-contained sheltered housing units were delivered.
- 4.29 At the end of the 2024/25 monitoring period, there were no equivalent dwellings under construction, and 11.1 where permission has been granted but construction has not started.

Purpose Built Student Accommodation

- 4.30 Purpose-Built Student Accommodation (PBSA) is normally in the form of a single block or multiple blocks of residential accommodation used primarily 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 (although this does vary), 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.
- 4.31 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	0	59	200
Equivalent dwellings in bedrooms	0	24.6	83.3

- 4.32 In the period 2024/25, there was no gain or loss of PBSA bedrooms.
- 4.33 There were 59 PBSA bedrooms under construction and there are 200 with permission but not yet started. These are all within Wise Street and Wise Terrace, Leamington Spa.

Custom and Self-build

4.34 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.

- 4.35 The Kenilworth Neighbourhood Plan, adopted in November 2018, is the first and only neighbourhood plan at present to include a policy requiring a proportion of dwellings in new developments to be custom/self-build properties. This neighbourhood plan 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.
- 4.36 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.
- 4.37 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".

- 4.38 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'.
- 4.39 From 31st October 2019, the register was split into Part 1 and Part 2.
- 4.40 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.
- 4.41 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)	OUTSTANDING BP6 (DUE BY BP9)	OUTSTANDING BP7 (DUE BY BP10)	OUTSTANDING BP8 (DUE BY BP11)	OUTSTANDING BP9 (DUE BY BP12)	OUTSTANDING BP10 (DUE BY BP13)
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)	15	32			0	-61	-9	15				
BP7 (2021/2022)	11	46				-15	-9	-15	11			
BP8 (2022/2023)	10	16				0	-8	-15	-11	10		
BP9 (2023/2024)	7	16						-7	-11	10	7	
BP10 (2024/2025)												7
BP11 (2025/2026)												
BP12 (2026/2027)												
BP13 (2027/2028)												

■ Demand ■ Subsequent Base Period

4.42 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, with base period 4 and 5 demand being met a year later. The demand for base period 6, 7 and 8 remains outstanding and is to be met in the subsequent base periods to meet the duty.

4.43 A summary of any unmet demand is provided below.

(Supply in BP2 – BP1 demand)

$$93 - 97 = -4$$

Outstanding BP1 demand = -4

(Supply in BP3 – outstanding BP1 demand) – BP2 demand

$$(67 - 4) - 111 = -48$$

Outstanding BP2 demand = -48

BP1 Demand is met.

(Supply in BP4 – outstanding BP2 demand) – BP3 demand

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

Outstanding BP3 demand = -66

BP2 Demand is met.

(Supply in BP5 – outstanding BP3 demand) – BP4 demand

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

Outstanding BP4 demand = -93

BP3 Demand is met.

(Supply in BP6 – outstanding BP4 demand)

$$32 - 93 = -61$$

Outstanding BP4 demand = -61

BP4 and BP5 Demand is not met.

(Supply in BP7 – outstanding BP4 demand)

$$46 - 61 = -15$$

The demand for BP4, BP5, BP6 Demand is not met.

(Supply in BP8 – outstanding BP4 demand) – BP5 demand

$$(16 - 15) - 9 = -8$$

The demand for BP4 has been met but not within the 3-year time frame.

The demand for BP5, BP6 and BP7 remains outstanding.

(Supply in BP9 – outstanding BP5 demand) – BP6 demand

$$(16 - 8) - 15 = -7$$

The demand for BP5 has been met but not within the 3-year time frame.

The demand for BP6, BP7 and BP8 remains outstanding.

(Supply in BP10 – outstanding BP6 demand) – BP7 demand

$$(29 - 7) - 11 = 11$$

The demand for BP6 has been met but not within the 3-year time frame.

The demand for BP7 and BP8 is met.

Sites for Gypsies and Travellers

- 4.44 The district has an established need for 6-8 transit pitches and 31 permanent pitches over the plan period.
- 4.45 No pitches were delivered in the monitoring year 2024/25.

Previously Developed Land

- 4.46 The National Planning Policy Framework (NPPF) defines previously developed land as:
- “Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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.”
- 4.47 Previously developed land is sometimes referred to as ‘brownfield’ land; land which has never been developed is sometimes referred to as ‘greenfield’.



Brownfield register

- 4.48 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.
- 4.49 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
- 4.50 Permission in Principle (PiP), which is a relatively 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. 1 Site in the district was granted permission in principle in 2024-25.
- 4.51 The brownfield register gets reviewed at least once a year, in accordance with the Government regulation. The register was last reviewed in December 2025. No new sites that had potential to be developed for housing were identified during this review.
- 4.52 As at December 2025, the register includes 21 potentially suitable sites for housing, covering a total of 72.1 hectares. 6 of these sites are no longer available for development as the site is either under construction or complete, or there is no aspiration to develop the site for residential use.
- 4.53 During 2024/25, 40 new dwellings were delivered on sites which came through the brownfield register.

SECTION 5

Major Growth Areas

South of Warwick, Leamington and Whitnash

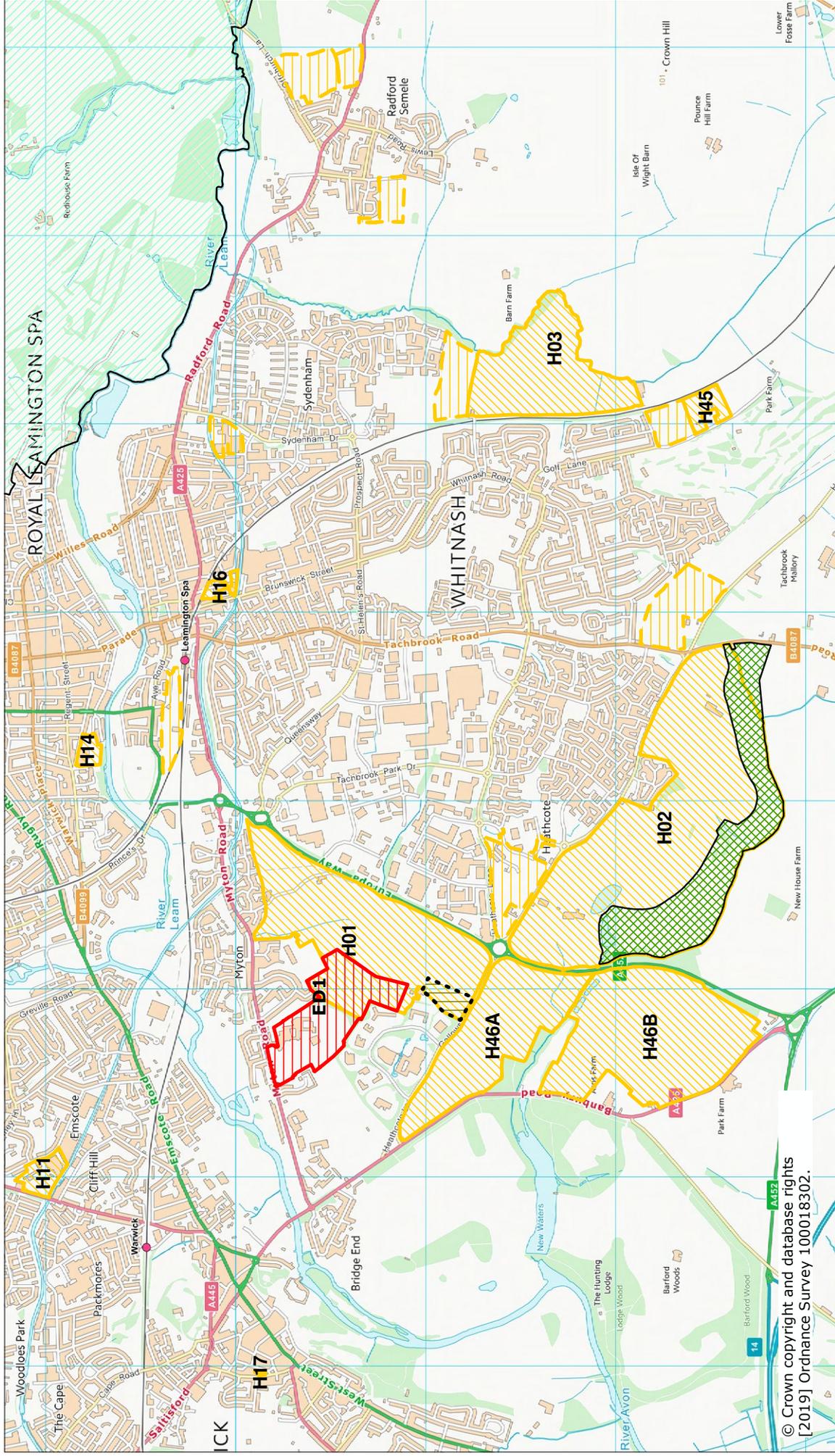
- 5.1 As development in the South Warwick / Leamington area has continued at a pace, new homes and communities are now beginning to establish themselves.
- 5.2 The Local Plan allocation H02 is the most advanced part of the South Warwick and Leamington area. House building on Lower Heathcote Farm (western part of H02) is now complete, and the development is turning into a new community. The Primary School is open and is full of children.
- 5.3 On the eastern part of the H02 Local Plan allocation the Harbury Gardens and Grove Farm developments are complete. Planning permission was granted in February 2020 for a new Primary, Secondary School and Sixth Form and the school welcomed its first pupils in September 2024. To the north of the school site, there is a further development plot with Reserved Matters permission which has commenced construction.
- 5.4 Designs for the Country Park are also progressing with a Design Team having been appointed by the District Council. Consultation on a draft masterplan started during the spring/summer of 2020. A Hybrid application (W/22/0484) was granted subject to conditions in November 2022 for “outline planning application for erection of a refreshment centre and full planning application for creation of a country park, to include allotments, community growing area and community orchards, children’s play areas, car parking, foot and cycle paths, timber pedestrian bridge crossings over the Tach Brook, drainage ditches, associated surface water and foul drainage infrastructure, landscaping and ground works”.
- 5.5 The only site in the H02 allocation without planning approval is the Former Sewage Works to the south of Harbury Lane. WDC is in active discussions with Severn Trent Water to bring this site forward for development.
- 5.6 Another element that will contribute to the establishment of the new community is the new Local Centre on Lower Heathcote – a planning application (W/20/0878) was submitted to include retail, offices, a care home and a nursery was granted. The retail units and nursery and care home are completed, whilst the office has not started. An application has been submitted for sheltered accommodation on the site.

- 5.7 Development on Local Plan allocation H01 has also progressed quickly. Construction of new homes by Miller Homes, Avant Homes and Bovis are now complete. Meanwhile, Redrow have completed 215 out of 235 homes.
- 5.8 At the southern end of the site on Land North of Gallows Hill, Bovis have completed construction. Within the same allocation, the car dealership is complete and open as BMW. Work on the access road is also now complete. No work has started on the land allocated for a hotel and alternative uses are being explored.

There is a planning application under consideration for a number of small business units on land adjacent to the car dealership (W/24/1683).

- 5.9 Part of the Outline permission W/14/0967 provides for land for a Community Stadium, athletics track, local centre and schools which will enhance the local community. A mixed cycle and footpath will also provide a link through to Myton Road and Myton School. Warwickshire County Council have approved plans for the new Primary School to be known as Myton Gardens which is scheduled to complete on the site in time for September 2025, with the first year's intake being accommodated in the Oakley Primary School from September 2024. The detailed Masterplan for the area can be found on the Warwick District Council website: [The Myton Path and Fusiliers Way - Warwick District Council](#).
- 5.10 Development to the south of Gallows Hill (Local Plan allocation H46A) has made some progress since the last monitoring year. There are 630 dwellings proposed on the site. Planning application W/18/2313 was granted permission for 450 homes, and 223 dwellings have been completed by L&Q. A further reserved matters application for 180 dwellings (W/21/0577) by William Davis Homes has been granted permission and ground works have commenced.
- 5.11 Outline permission has been granted for 900 dwellings at Asps Farm (W/14/0300). Reserved matters permission has been granted for (W/21/0930) for 205 dwellings, of which 147 have been completed by Bloor Homes, and (W/21/0955) for 271 dwellings with 146 completed by Taylor Wimpey. Further reserved matters applications have been granted for 245 dwellings (W/22/1610) and 179 dwellings (W/22/1620).
- 5.12 Reserved Matters application W/23/1766 for 185 dwellings was granted at Land South of Chesterton Gardens for AC Lloyd, who are no longer building homes. A variation of condition application (W/25/0778) has been permitted for Bellway Homes to amend the house details to their own designs.

South of Warwick, Leamington and Whitnash



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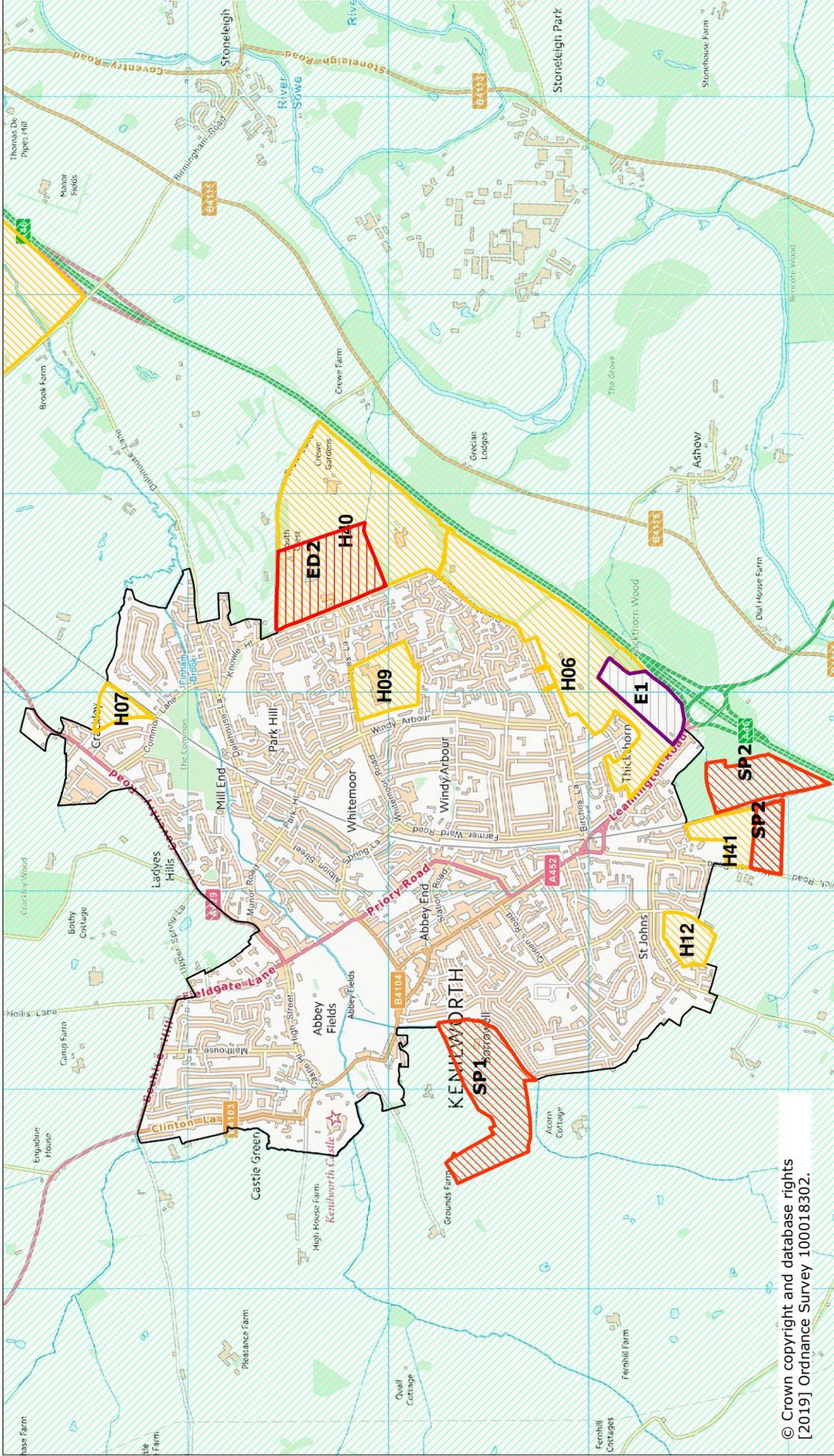
- WDLP - Green Belt (DS18)
- WDLP - Major Housing Commitments (DS7)
- WDLP - Housing Allocations (DS11)
- WDLP - Community Stadium & Assoc. Uses (DS14)
- Ref
- WDLP - Major Education Allocations (DS12)
- Site Ref
- WDLP - Tachbrook Country Park (DS13)

South of Warwick, Leamington and Whitnash

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Kenilworth

- 5.13 Across Kenilworth around 2,000 dwellings are allocated, 1,400 of which are located within strategic housing sites to the east of the town.
- 5.14 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 as a Supplementary Planning Document in March 2019. The final version of the development brief has been published on the WDC website.
- 5.15 An outline application has been granted permission (reference W/18/1635) for 620 dwellings and a primary school on land that was promoted by Catesby. This area is on the eastern part of H40, adjacent to the A46 and wrapping around Woodside Conference Centre. A subsequent detailed application (W/21/1811) has also now been granted and 136 dwellings have been completed, with the site being developed by Countryside Partnership as both Linden Homes and Bovis. Prior Approval was granted in April 2023 for the demolition of all existing buildings on the Woodside Conference Centre site (reference W/23/0495). A Reserved Matters application was subsequently submitted for 55 dwellings on the site which was refused at Planning Committee in December 2023 (W/23/0415). A further application for 55 dwellings was submitted and granted at Planning Committee in April 2024, subject to a Section 106 Agreement being secured (W/24/0270).
- 5.16 A new Secondary school and sixth form to serve around 2,200 pupils has been completed at Land at Southcrest Farm Kenilworth with the school opened in September 2023. The existing school and sixth form sites (H09 and H12) are both allocated for housing. These sites have been bought by the Council and work is progressing in advance of the submission of planning applications.
- 5.17 An outline application (reference W/19/1200) has been approved for 99 dwellings in the northwestern 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. A reserved matters application (W/21/0550) for this scheme has been approved, and the site has been completed by Miller Homes.
- 5.18 On E1 and the southern part of H06, a hybrid application (reference W/20/2020) has been approved. This comprises of a full application for 98 dwellings and an outline planning application to include up to a further 452 dwellings, primary school, community centre, retail and employment with supporting infrastructure works. Construction of the initial 98 dwellings is approaching completion with 76 dwellings complete. A reserved matters application for Phase 2 144 dwellings (W/23/1726) has been granted and construction has commenced. A reserved matters application (W/22/1990) has also been granted for Phase 3, the remaining 267 dwellings and local centre.
- 5.19 Preparatory work ahead of planning submissions is being progressed by those in control of the remaining development parcels within H06 and also employment allocation E1. An application is under consideration for 6 industrial units on the employment land allocation (W/24/1536).
- 5.20 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.
- 5.21 At H07, Crackley Triangle (93 dwellings), have been completed.
- 5.22 A variation application (W/20/2089) was granted at H41, Land East of Warwick Road, for an additional four dwellings but construction has since reverted to the original 125 dwellings which are complete.



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Key

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

South of Coventry

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

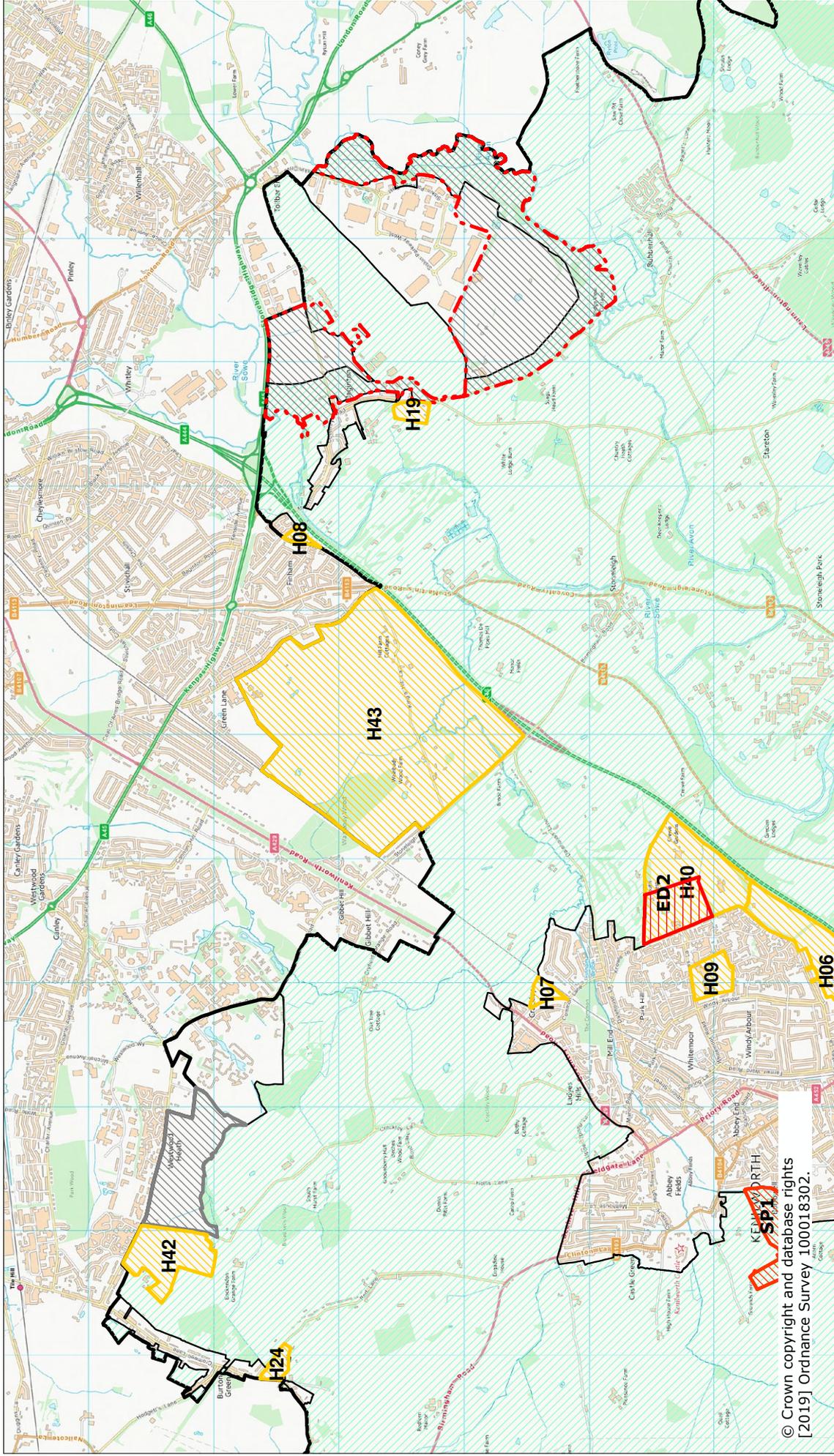
- H42 – Westwood Heath – 425 dwellings
- H43 – Kings Hill – 1,800 dwellings, with total capacity for up 4,000 dwellings beyond the plan period

5.24 Site H42 has a hybrid permission for 425 dwellings, with the first phase of 129 dwellings completed by Crest Nicholson. A reserved matters application for the remaining 296 dwellings has been granted (W/21/1280). A portion of the site has now been sold to William Davis with a variation application granted (W/24/0963) for 70 dwellings to their own design. Work has begun on both sections of the final phase. The planning permission also proposes a convenience store of up to 400 sqm, open space including allotments as well as associated infrastructure. A reserved matters application for the convenience store has been granted (W/24/1100) and work has commenced.

5.25 Site H43, Kings Hill, has an approved outline application for a proportion of the site comprising 2,500 dwellings, primary school, secondary school, local centre, open space and associated infrastructure. The site will be accessed from new junctions to the north and south of the site. The outline is envisaged to be split into five separate phases of development, with reserved matters applications to be submitted in due course. A Phase 2 ground investigation has been undertaken for the site and a number of discharge of conditions applications have been submitted. The site is expected to be marketed in 2026. With the need for reserved matters approval, construction on the site is expected in 2028.

5.26 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. Full planning permission has been granted covering the northern half of the allocation, proposing 56 affordable homes with access from Coventry Road (W/20/0808). Lovells have completed 14/56 dwellings. An outline application has been granted for the southern half of the site for “up to 63 dwellings” (W/22/1038). A reserved matters application (W/25/0293) is under consideration.
- H24 Burton Green – Burrow Hill – 90 dwellings. Construction has completed on this site.



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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)
-  Site Ref.

SECTION 6

Planning Obligations & Community Infrastructure Levy

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 are to be funded by CIL in Warwick District are defined in the CIL Projects List, which can be found on Warwick District Council's website:
www.warwickdc.gov.uk/info/20798/community_infrastructure_levy_cil/1573/cil_projects

CIL Receipts

- 6.4 In the 2024/25 financial year, CIL liability notices have been issued for 35 applications. After accounting for exemptions, 23 applications had CIL payable, totalling £2.1 million. Demand notices have been issued on 8 developments totalling £2.3million. In total, £1.37m has been collected by Warwick District Council during 2024/25.⁴

CIL RECEIPTS	NUMBER OF APPLICATIONS	VALUE
New CIL liable applications		
Liability Notices issued	35	£3,210,721.94
Exemption – self-build / annexe / extensions	12	£549,250.88
Exemption – Social Housing	4	£533,058.65
Amount payable – excluding exemptions	23	£2,128,412.41
Current financial activity		
Demand Notices issued – excluding exemptions	8	£2,329,323.03
CIL outstanding from Demand Notices issued (as at 31st March 2021)	4	£1,356,298.95
CIL income		£1,373,603.81

⁴ 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 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 have been calculated as having no Neighbourhood Plan in the table below.
- 6.9 During the 2024/25 financial year, a total of £319,322.14 was transferred to Town and Parish Councils, including £156,555.14 to Hatton, £85,846.14 to Kenilworth and £26,504.89 to Burton Green.

CIL TRANSFERRED TO TOWN AND PARISH COUNCILS

PARISH / LOCATION	APPLICATION NUMBER	TRANSFERRED
Bishop's Tachbrook Parish Council		£2,039.10
Hampton Hill Farm, Littleworth Rd, Budbrooke	WI22/1959	£2,039.10
Burton Green Parish Council		£26,504.89
Land on corner of Red Lane and Hob Lane, Burton Green	WI17/2086	£26,504.89
Hatton Parish Council		£156,555.14
Land on The North Side of Birmingham Road, Hatton	WI19/0933	£156,555.14
Kenilworth Town Council		£85,846.14
Land on East Side of Glasshouse Lane, Kenilworth	WI21/1811	£85,846.14
Leek Wootton and Guys Cliffe Parish Council		£6,890.66
Cheery Apple Cottage, Warwick Road, Leek Wootton	WI23/0523	£6,890.66
Old Milverton & Blackdown Joint Parish Council		£6,696.56
Jephson House, Stoneleigh Road, Blackdown	WI20/1529	£6,696.56
Rowington Parish Council		£22,450.78
Land at Meadow House / Kingswood Farm, Lapworth	WI17/1724	£22,450.78
Royal Leamington Spa Town Council		£604.42
Shop and Premises, Old Milverton Road	W23/1680	£604.42
Shrewley Parish Council		£6,250.00
20 Station Road, Shrewley	W22/0169	£6,250.00
Warwick Town Council		£115.40
168 Emscote Road, Warwick	WI20/1662	£115.40
Whitnash Town Council		£5,369.05
Land at Field Close, Leamington spa	WI23/0239	£5,369.05
Total Transferred to Town and Parish Councils		£319,322.14

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 monitoring year, S106 agreements relating to developments in Warwick District brought in £19million in developer contributions. This includes £4.42million received by Warwick District Council, and £14.6million 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 Group⁵ (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.

S106 CONTRIBUTIONS RECEIVED DURING 2024/25

RECIPIENT	PURPOSE	TOTAL RECEIVED
Warwick District Council	Community Development	£212,604.63
	Country Park	£184,573.61
	Education – Kenilworth School Forward Funding	£40,869.58
	Environment – Air Quality	£538,265.79
	Environment – Biodiversity	£40,381.00
	Health – GP Surgery	£248,822.91
	Health – Hospital	£899,488.98
	Monitoring Fee	£9,751.80
	Open Space – Offsite Parks, Gardens and Allotments	£1,057,110.26
	Police	£106,396.65
	Sports – Grass Pitches	£187,554.23
	Sports Facilities – Indoor	£798,594.53
	Sport Facilities – Outdoor	£97,589.22
	WDC sub-total	£4,422,003.19
Warwickshire County Council	Biodiversity	£609,787.71
	Education	£8,412,580.65
	Highways	£2,105,323.40
	Highways – Cycleway	£328,317.09
	Highways – Traffic Regulation Order	£6,257.83
	Highways – Rights of Way	£115,526.23
	Highways – Sustainability Pack	£40,332.33
	Libraries	£2,550.19
	Monitoring	£3,950.00
	Public Transport – Bus Stops	£11,651.24
	Public Transport – Services	£2,961,503.64
	Road Safety Education	£44,456.45
	WCC sub-total	£14,642,236.76
Grand total	£19,064,239.95	

⁵ As of 1st July 2022, NHS Coventry and Warwickshire CCG became NHS Coventry and Warwickshire Integrated Care Board (ICB).



30
200m
ENDS

Furbeck
Village

Except for
access

CAPE ROAD

BX70 ZSV

SECTION 7

Employment Land

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

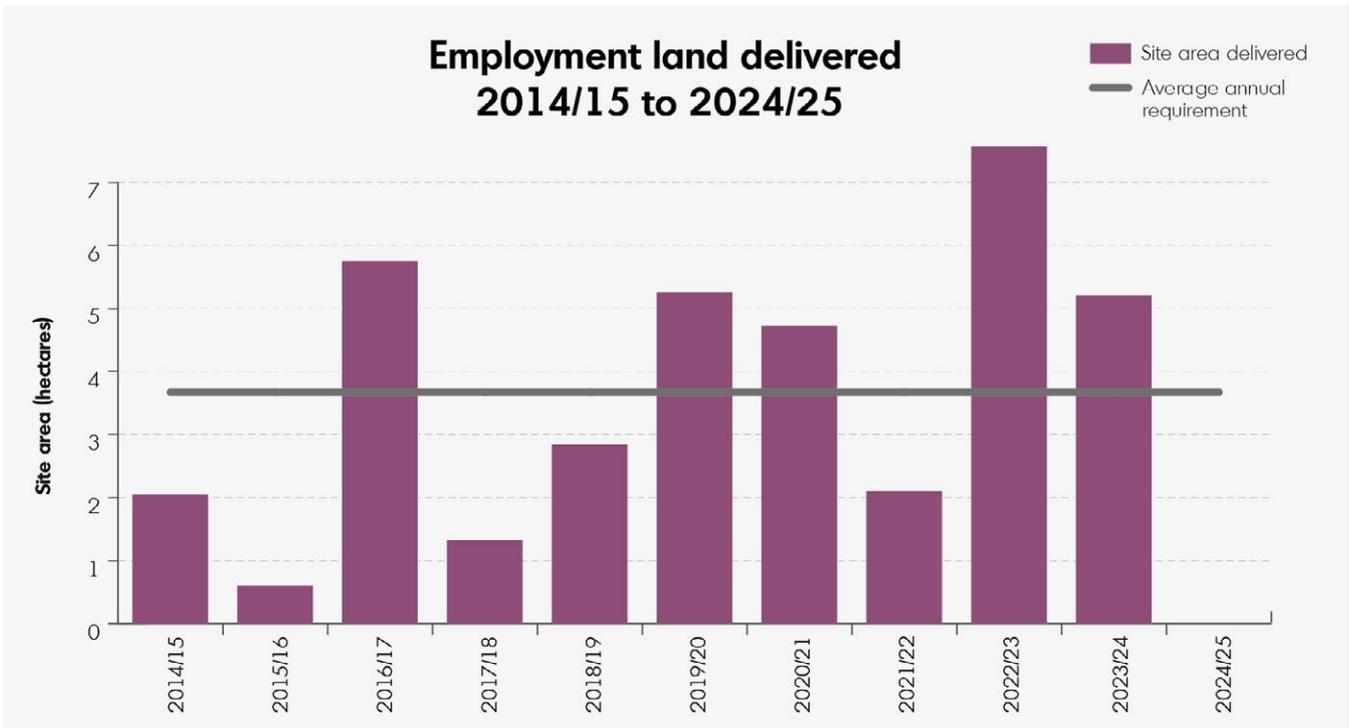
DS1 Supporting Prosperity

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 (ha) 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 2024/25, permission was granted on 9.7 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 40,847 square metres of new floorspace.
- 7.9 During 2024/25, development completed on 12.54 hectares of new employment land (including sub-regional site). This relates to 54,659 sqm of floorspace. There are 1.64 ha under construction, and 8.91 ha where permission has been granted but construction has not started.
- 7.10 12.54 hectares is below 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)

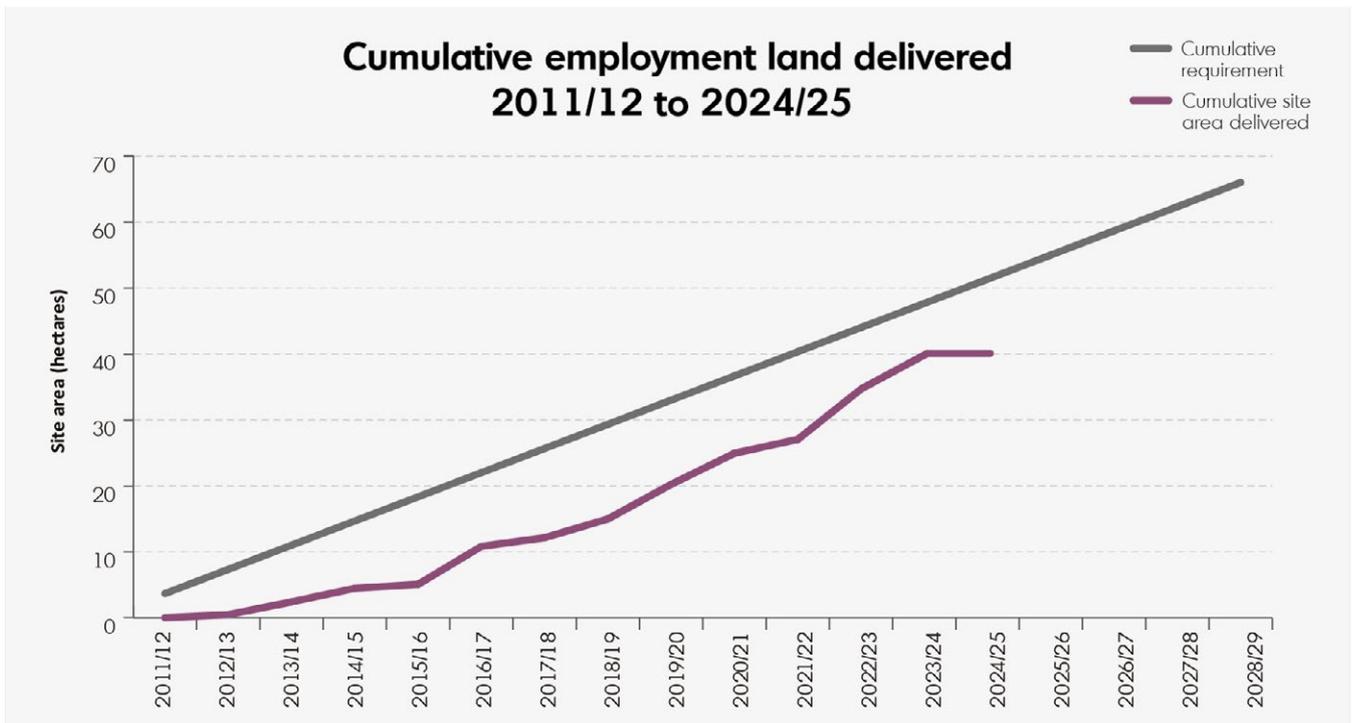
	COMPLETED	UNDER CONSTRUCTION	NOT STARTED
Site area (ha)	0	1.64	6.12
Floorspace (sqm)	0	8,164.00	16,652



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.

EMPLOYMENT LAND DELIVERED (HECTARES)

	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021/ 22	2022 /23	2023 /24	2024 /25
Yearly delivery	0.60	5.75	1.33	2.84	5.24	4.72	2.10	7.54	5.27	0
Cumulative delivery	5.06	10.81	12.14	14.98	20.22	24.94	27.04	34.58	39.85	39.85
Cumulative requirement	18.33	22.00	25.67	29.33	33.00	36.67	40.33	44	47.67	51.33



AVAILABLE EMPLOYMENT LAND (HECTARES)	
Land with full permission but where construction has not started	6.12
Local Plan allocation E1 - outline permission	7.91
Local Plan allocation E2 - application under consideration on part of the site	11.70
Other land identified as available	15.34
Total available employment land	41.07

- 7.12 As at 31st March 2024, there were 6.12 ha with full permission but where construction had not started, a further 19.61 ha on sites allocated in the Local Plan, and 15.34 ha on other sites which have been identified as available, giving a total of 41.07 ha of available employment land.
- 7.13 Allocation E1 (Thickthorn, Kenilworth) has outline permission for employment uses. This is part of a wider hybrid application W/20/2020 that also covers part of the neighbouring housing allocation H06. There is a Reserved Matters application under consideration for 6 B2 units covering the majority of the allocation (W/24/1536).
- 7.14 Allocation E2 (Stratford Road, Warwick) has an application granted (W/22/1077) which covers part of the site. The remainder of the allocation has no permission or applications at present.

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 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 was the first monitoring year in which there were completions of employment floorspace on the sub-regional site. The Battery Industrialisation Centre (W/18/1717) is a site of 5.25 ha which delivered 18,445 sqm of E(g)(ii) floorspace (research and development). In 2023/24 plots 4A, 4B and 4C completed, covering 18.2 ha and delivering 58,689 sqm of B8 floorspace. In 2024/25 Plot 3A and the management suite completed, delivering 12.54 ha and 54,659 sqm of floorspace.

EMPLOYMENT LAND DELIVERED ON THE SUB-REGIONAL SITE		
	2023/24	2024/25
Site area delivered (hectares)	18.2	12.54
Floorspace delivered (sqm)	58,689	54,659



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, the community park and the rugby club, 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-Not started
W/18/0522	South and West of Coventry Airport and Middlemarch Industrial Estate	178	-	Outline permission – relevant reserved matters applications below
W/21/1527	Plot 4A- Parcel hub	11.14	25,189	Complete.
W/22/0679	Plot 4B and 4C-logitics centre	6.80	33,500	Complete.
W/22/1296	Management Suite	0.09	115	Complete.
W/22/1704	Plot 3A – logistics unit	12.44	55,771	Complete.

7.18 Also of relevance is the outline permission W/21/1370 for a battery manufacturing facility (a 'gigafactory') at Coventry Airport. This lies adjacent to the sub-regional site. A reserved matters application has now been submitted and is under consideration (W/25/0502).

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.

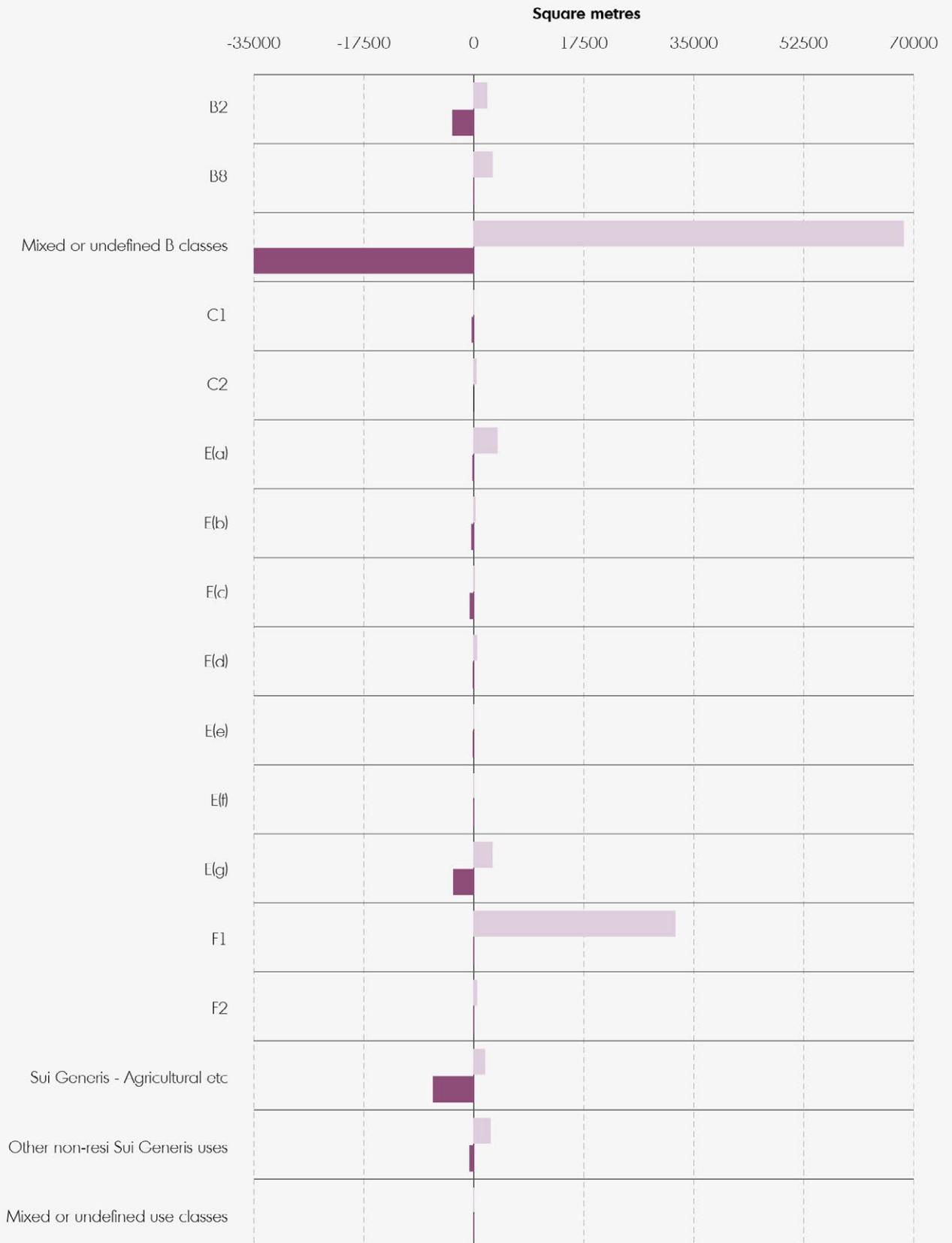
- 7.21 When property changes use between use classes, the floorspace involved would show as a loss in the old class and a gain in the new class. New builds and demolitions are also reflected in the gains and losses.
- 7.22 The use class order was updated in September 2020. For clarity in this report, 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.
- 7.23 The largest individual permission granted during 2024/25 is Outline Permission for the development of a Social Sciences Quarter at Warwick University, totalling 32,000 sqm.

NON-RESIDENTIAL FLOORSPACE PERMISSION GRANTED (SQM) (EXCLUDING SUB-REGIONAL SITE)			
	FLOORSPACE GAINS	FLOORSPACE LOSSES	NET FLOORSPACE
B2	2072	-3335	-1263
B8	2926	0	2926
Mixed or undefined B classes	68355	-34925	33430
C1	0	-240	-240
C2	358	0	358
E(a)	3693	-132	3561
E(b)	185	-328	-143
E(c)	91	-575	-484
E(d)	451	-81	370
E(e)	0	-100	-100
E(f)	0	0	0
E(g)	2895	-3195	-300
F1	32000	0	32000
F2	450	0	450
Sui Generis - Agricultural / equestrian ⁶ / horticultural	1722	-6433	-4711
Other non-residential Sui Generis uses	2619	-616	2003
Mixed or undefined use classes	0	0	0

⁶ Equestrian applications are included here where it appeared the use was principally commercial. Domestic equestrian developments are not monitored.

Gains and losses of non-residential floorspace granted permission 2024/25

Floorspace gains
Floorspace losses



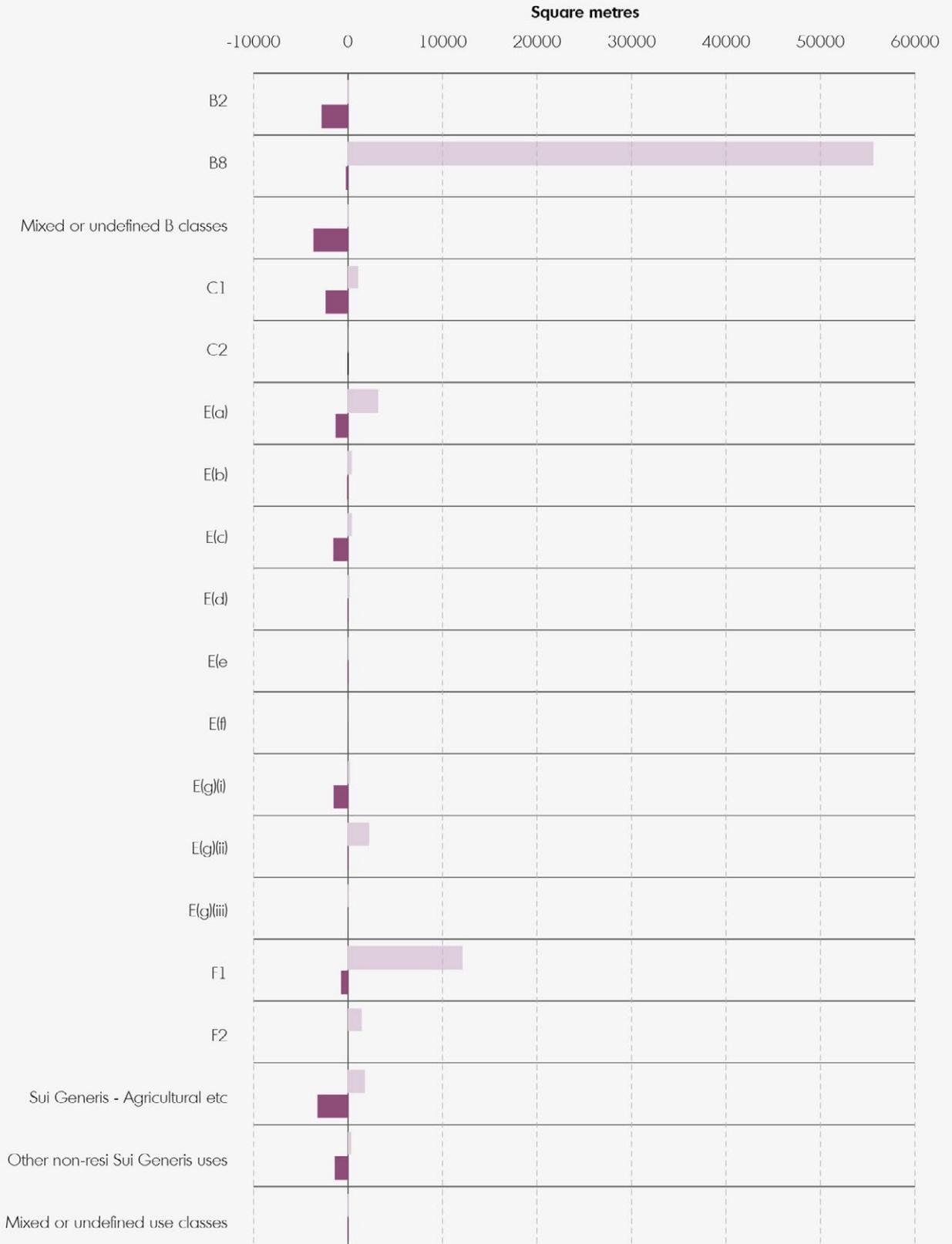
- 7.24 During 2024/25 the largest gains in non-residential floorspace completions relate to completions at the sub-regional site around Coventry Airport.
- 7.25 Other significant gains and losses include the change of use of units at Spa Park and Titan Business Centre and the new nursery, primary and secondary school at Oakley Wood Road, providing 12,062 sqm of F1(a) floorspace.

NON-RESIDENTIAL FLOORSPACE COMPLETED (SQM) (EXCLUDING SUB-REGIONAL SITE)			
	FLOORSPACE GAINS	FLOORSPACE LOSSES	NET FLOORSPACE
B2	65	-2,729	-2,664
B8	55,543	-169	55,374
Mixed or undefined B classes	0	-3591	-3591
C1	1067	-2306	-1239
C2	0	0	0
E(a)	3133	-1256	1877
E(b)	340	-43	297
E(c)	337	-1492	-1155
E(d)	105	0	105
E(e)	67	0	67
E(f)	0	0	0
E(g)(i)	193	-1461	-1268
E(g)(ii)	2160	0	2160
E(g)(iii)	0	0	0
F1	12,062	-677	11,385
F2	1442	0	1442
Sui Generis - Agricultural / equestrian ⁷ / horticultural	1732	-3179	-1447
Other non-residential Sui Generis uses	330	-1341	-1011
Mixed or undefined use classes	0	0	0

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

Gains and losses of non-residential floorspace completed 2024/25

■ Floorspace gains
■ Floorspace losses





OXFORD ROW

Retreat

status status

Andrew Murray

T.G

ROAD CLOSED

ROAD CLOSED

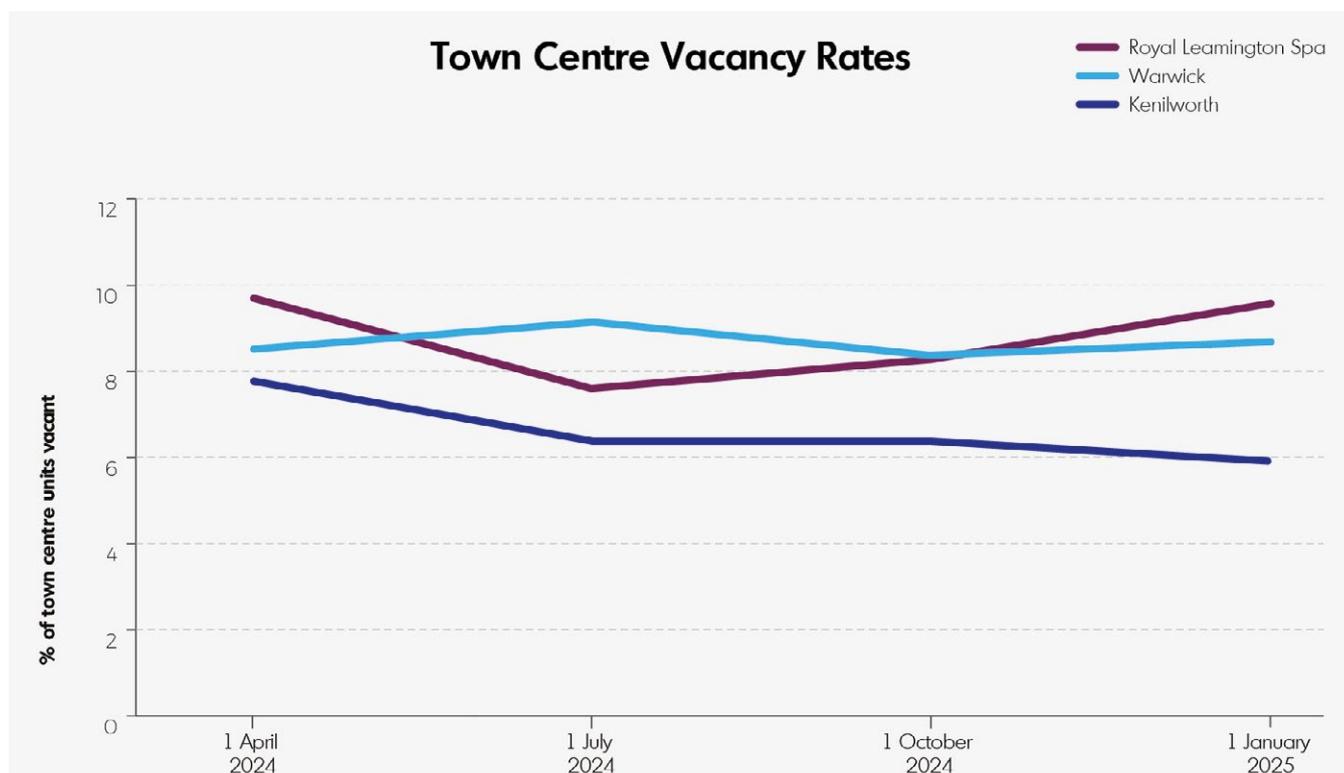
SECTION 8

Vacancy Rates

Town Centre Vacancy Rates

- 8.1 Town Centre Vacancy Rates are determined by surveys on foot. The centres of Royal Leamington Spa, Warwick and Kenilworth are surveyed on a quarterly basis. We have been unable to obtain any data to compare the trends with West Midlands or the UK.
- 8.2 Town Centre Vacancies have reduced between July 2024 and April 2025 across all three towns in the District, with the most significant reduction in Kenilworth.

TOWN CENTRE VACANCY RATES			
	OCTOBER 2024	JANUARY 2025	APRIL 2025
Royal Leamington Spa	8.66%	7.20%	8.00%
Warwick	10.45%	9.70%	10.86%
Kenilworth	6.54%	6.39%	4.65%



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.

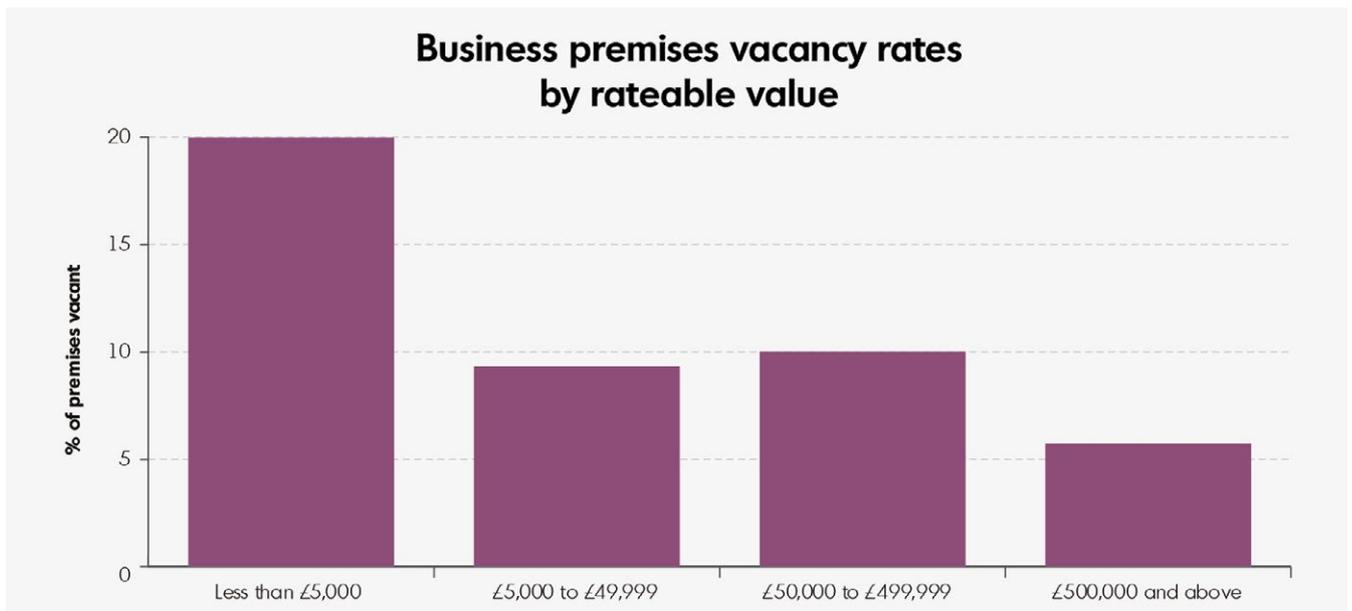
BUSINESS PREMISES VACANCY RATES

	MARCH 2023	MARCH 2024	MARCH 2025
Number of premises	4433	4484	4502
Vacant premises	448	446	509
% vacant	10%	10%	11%

- 8.4 As at 31 March 2025, there were 4502 business premises in the district, of which 509 were vacant (11%). This is the same slightly higher than in March 2024.
- 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 20%.

BUSINESS PREMISES VACANCY RATES BY RATEABLE VALUE

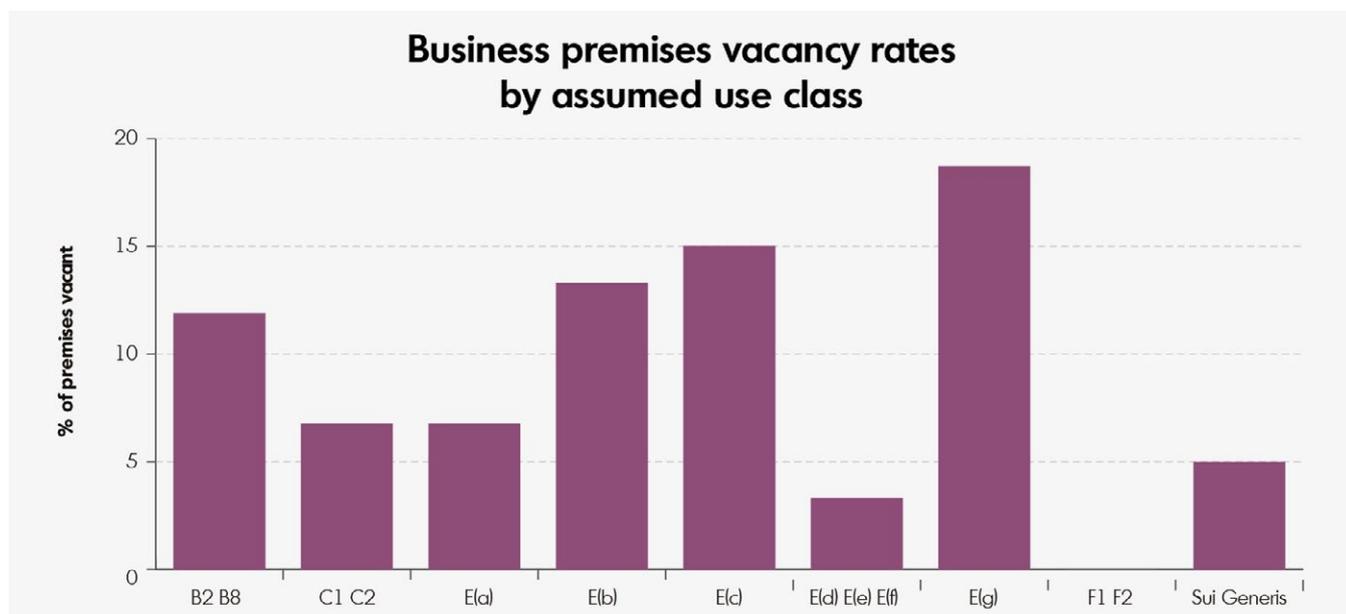
	NUMBER OF BUSINESS PREMISES	VACANT PREMISES	VACANT AS % OF TOTAL (ROUNDED TO NEAREST %)
Less than £5,000	980	195	20%
£5,000 to £49,999	2881	249	9%
£50,000 to £499,999	591	62	10%
£500,000 and above	50	3	6%
Total	4502	509	11%



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)	1041	126	12%
C1 C2 (Hotels, residential institutions)	44	3	7%
E(a) (Retail)	1169	81	7%
E(b) (Food and drink)	153	20	13%
E(c) (Financial and professional services)	26	4	15%
E(d) E(e) E(f) (Indoor recreation, medical, child care)	100	3	3%
E(g) (Offices, research and development, light industry)	1383	247	18%
F1 F2 (Education, non-residential institutions, local community)	38	0	0%
Sui Generis	548	25	5%
Total	4502	509	11%

8.7 Premises in the class 'E(g)' had the highest vacancy rates at 18%. 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 12% 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. Warwick District Council and Stratford-on-Avon Council are jointly producing a South Warwickshire Local Plan (SWLP).

Appendices

Appendix 1: Housing delivery by area

PARISH	NET SELF-CONTAINED DWELLINGS DELIVERED
Baddesley Clinton	0
Baginton	15
Barford, Sherbourne and Wasperton	0
Beausale, Haseley, Honiley and Wroxall	2
Bishops Tachbrook	284
Bubbenhall	-1
Budbrooke	1
Burton Green	16
Bushwood ⁸	0
Cubbington	16
Eathorpe, Hunningham, Offchurch and Wappenbury	1
Hatton	81
Kenilworth	187
Lapworth	3
Leek Wootton	1
Norton Lindsey	0
Old Milverton and Blackdown	1
Radford Semele	0
Rowington	3
Royal Leamington Spa	-3
Shrewley	1
Stoneleigh and Ashow	1
Warwick	168
Weston under Wetherley	0
Whitnash	2
Total	779

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

WARD	NET SELF-CONTAINED DWELLINGS DELIVERED
Abbey	2
Arden	0
Bishops Tachbrook	197
Budbrooke	82
Crown	0
Cubbington and Leek Wootton	14
Emscote	5
Kenilworth Abbey and Arden	23
Kenilworth Park Hill	180
Kenilworth St Johns	7
Leam	0
Leamington Brunswick	-6
Leamington Clarendon	8
Leamington Lillington	-3
Leamington Milverton	5
Leamington Willes	-6
Manor	0
Newbold	0
Radford Semele	1
Stoneleigh and Cubbington	18
Sydenham	0
Warwick All Saints and Woodloes	45
Warwick Aylesford	0
Warwick Myton and Heathcote	204
Warwick Saltisford	1
Warwick West	0
Whitnash	2
Total	779

Appendix 2: S106 contributions – details

S106 SUMS RECEIVED 2022/23		
RECEIVED BY WARWICK DISTRICT COUNCIL		£4,422,003.19
Community Development		£212,604.63
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	£212,604.63
Country Park		£184,573.61
W/14/1076	Land between Myton Road and Europa Way, Warwick	£184,573.61
Education – Kenilworth School Forward Funding		£40,869.58
W/19/1200	South Crest Farm, Crewe Lane, Kenilworth	£40,869.58
Environment – Air Quality		£538,265.79
W/18/0522	Gateway South	£538,265.79
Environment - Biodiversity Contribution		£40,381.00
W/22/0114	Treharrock, Valley Road, Lillington	£40,381.00
Health - GP Surgery		£248,822.91
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	46,950.31
W/20/1642	Land at the Asps	£201,872.26
Health - Hospital		£899,488.98
W/14/1076	Land between Myton Road and Europa Way	£254,196.43
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	£68,442.33
W/20/1642	Land at The Asps	£576,850.22
Monitoring Fee - District Council		£9,751.80
W/20/1887	3 Wise Terrace, Leamington Spa	£4,995.00
W/23/0824	Land at Goggbridge Lane, Hampton Road, Warwick	£4,756.80
Open Space - Offsite Parks Gardens Allotments		£1,057,110.26
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£271,310.82
W/20/0760	Montague Road, Warwick	£785,799.44
Police		£106,396.65
W/14/1076	Land between Myton Road and Europa Way	£47,647.87
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	£38,022.35
W/20/0760	Montague Road, Warwick	£20,726.43
Sports Facilities – Grass Pitches		£187,554.23
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£11,674.45
W/20/0760	Montague Road, Warwick	£175,879.78
Sports Facilities – Indoor		£798,594.53
W/14/0681	Land South of Gallows Hill / West of Europa way	£266,524.36
W/14/1076	Land between Myton Road and Europa Way, Warwick	£199,724.03

S106 SUMS RECEIVED 2022/23		
W/17/2371	Land off Rugby Road and Coventry Road, Cubbington	£57,937.72
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	£133,023.47
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£30,073.24
W/20/0760	Montague Road, Warwick	£111,311.71
Sports Facilities – Outdoor		£97,589.22
W/14/0681	Land South of Gallows Hill / West of Myton Way	£18,194.87
W/14/1076	Land between Myton Road and Europa Way, Warwick	£13,810.39
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	£52,890.66
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£2693.60
W/20/0760	Montague Road, Warwick	£9,999.70
RECEIVED BY WARWICKSHIRE COUNTY COUNCIL		£14,642,236.76
Education		£8,412,580.65
W/14/0681	Land South of Gallows Hill, Warwick	£2,667,674.15
W/14/1076	Land between Myton Road, and Europa Way, Warwick	£2,523,874.41
W/18/1635	Land East Side of Glasshouse Lane, Kenilworth	£699,088.92
W/19/0933	Land on north side Birmingham Road, Hatton	£179,962.48
W/19/1200	Southcrest Farm, Crewe Lane, Kenilworth	£794,230.26
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£57,085.05
W/20/0760	Montague Road, Warwick	£184,061.63
W/20/1642	Land at The Asps	£1,306,603.75
Environment - Biodiversity Contribution		£609,787.71
W/14/0689	Land north of Oakley Wood Road, Bishops Tachbrook	£134,684.91
W/14/1340	Land at Common Lane, Crackley Triangle, Kenilworth	£37,269.00
W/17/2357	Westwood Heath Road, Burton Green	£74,164.47
W/19/0655	Southcrest Farm, Glasshouse Lane, Kenilworth	£102,427.15
W/20/0808	Land north of Rosswood Farm, Coventry Road, Bagington	£82,964.18
W/23/0824	Land at Goggbridge Lane, Warwick	£178,278.00
Highways		£2,105,323.40
W/14/0681	Land South of Gallows Hill	£1,117,982.42
W/14/1076	Land between Myton Road, and Europa Way, Warwick	£320,820.93
W/18/0522	Gateway South, Land south of Coventry Airport	£219,061.43
W/18/0606	Land at the Triangle, Lower Heathcote Farm	£125,538.49
W/18/1635	Land on East Side of Glasshouse Lane, Kenilworth	£121,804.68
W/19/0655	Southcrest Farm, Glasshouse Lane, Kenilworth	£83,543.34
W/20/2020	Land at Thickthorn, Kenilworth	£116,572.11
Highways – Cycleways		£328,317.09
W/18/0522	Gateway South, Land south of Coventry Airport	£309,840.30
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£18,476.79

S106 SUMS RECEIVED 2022/23		
Highways - Traffic Regulation Order		£6,257.83
W/22/0463	Land adjacent to 9 Clarendon Place, Leamington Spa	£3,124.70
W/22/1546	Land at Cross Street, Leamington Spa	£3,133.13
Highways - Rights of Way		£115,526.23
W/14/0681	Land South of Gallows Hill	£66,541.57
W/18/1635	Land on East Side of Glasshouse Lane, Kenilworth	£14,007.07
W/20/1642	Land at The Asps, Banbury Road	£7,837.68
W/20/2020	Land at Thickthorn, Kenilworth	£27,139.91
Highways - Road Safety Education		£44,456.45
W/18/1635	Land on East Side of Glasshouse Lane, Kenilworth	£19,479.24
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£1,843.66
W/20/0760	Montague Road, Warwick	£4,011.27
W/20/2020	Land at Thickthorn, Kenilworth	£19,122.28
Highways - Sustainability Pack		£40,332.33
W/17/2371	Rugby Road and Coventry Road, Cubbington	£1,274.95
W/18/1635	Land on east side of Glasshouse Lane, Kenilworth	£7,829.55
W/19/1200	Land at Southcrest Farm, Crewe Lane, Kenilworth	£1,165.06
W/19/1858	Former Tamlea Building, Nelson Lane, Warwick	£368.73
W/20/0808	Land at Coventry Road, Bagington	£3,356.93
W/20/1642	Land at The Asps, Banbury Road	£19,858.99
W/20/2020	Land at Thickthorn, Kenilworth	£6,478.12
Public Transport - Services		£2,973,154.88
W/14/0681	Land South of Gallows Hill, Warwick	£342,295.06
W/14/1076	Myton Road / Europa Way	£110,951.10
W/19/1200	Land at Southcrest Farm, Crewe Lane, Kenilworth	£70,890.32
W/18/0522	Gateway South, Land southwest of Coventry Airport	£2,443,023.88
W/20/0808	Land north of Rosswood Farm, Coventry Road, Bagington	£5,994.52
Libraries		£2,550.19
W/19/1200	Land at Southcrest Farm, Crewe Lane, Kenilworth	£2,550.19
Monitoring Fee		£3950.00
W/18/1635	Land on East Side of Glasshouse Lane, Kenilworth	£2,400.00
W/20/1887	3 Wise Terrace, Leamington Spa	£250.00
W/23/0824	Land at Goggbridge Lane, Warwick	£1,300.00
Grand total		£19,064,239.95

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: <ul style="list-style-type: none"> · 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: <ul style="list-style-type: none"> · 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	<p>'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:</p> <ul style="list-style-type: none"> · theatres · amusement arcades/centres or funfairs · laundrettes · 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> <p>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.</p>



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