

Stratford-on-Avon and Warwick District Councils

South Warwickshire Local Plan: Urban Capacity Study

3.1 | October 2022



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Contents

Executive Summary	1
1. Introduction	2
1.1 Purpose of the study	2
1.2 South Warwickshire context	3
1.3 Structure of the report	4
2. Study methodology	5
2.1 Data collation and expert engagement	5
2.2 Density mapping	6
2.3 Analysis of sites and supply	8
3. Density mapping	13
3.1 Baseline density typologies	13
3.2 Density optimisation studies	14
3.3 Application of optimised densities	19
4. Urban housing capacity	21
4.1 Baseline housing supply inputs	21
4.2 Assessment of promoted and other known sites – Site Category 6	24
4.3 Identification and assessment of potential new sites	25
4.4 Other sources of supply	29
4.5 Development potential from car parks	33
4.6 Overall potential urban housing capacity in South Warwickshire	36
Appendix A – Baseline density typologies by settlement	
Appendix B – Baseline housing supply details	
Appendix C – Assessed sites by settlement	
Appendix D – Site assessment pro-formas	
Appendix E – Public car parks considered for consolidation and redevelopment potential	

Cover image: Recently completed development at the Arden Quarter, Stratford-upon-Avon
Image source – BM3 Architects

Executive Summary

This Urban Capacity Study has been produced to inform the initial preparation of the new South Warwickshire Local Plan (SWLP). The National Planning Policy Framework places a great emphasis on the efficient use of urban land – it is a key component of sustainable development, and is also understood to be an important planning priority for local people. The purpose of the Urban Capacity Study is therefore to provide evidence that helps to reduce the need for development outside of South Warwickshire's 23 existing urban areas as far as justifiably possible.

The Urban Capacity Study has been undertaken as a theoretical exercise. It is not intended to conclusively establish the urban housing capacity of South Warwickshire over a period to 2050, but rather to indicate potential urban housing capacity subject to the application of policy and the conclusions of more detailed subsequent evidence work. As such, this document should be read in conjunction with other parts of the evidence base, notably the forthcoming Housing and Employment Land Availability Assessment (HELAA) for South Warwickshire.

The production of this study has included three main workstreams:

- **Data collection and expert engagement** – through which we have collected a range of baseline sources of housing supply data, and held meetings with a range of local authority officers within South Warwickshire to understand development trends and the potential for new housing supply.
- **Density mapping** – through which we have established baseline development densities within all of South Warwickshire's 23 urban settlements, and undertaken massing studies to understand the potential to optimise the density of new development and generate additional housing capacity.
- **Analysis of sites and supply** – through which we have considered the development potential of individual sites within nine different categories, partly through the identification of potential new sites, as well as the potential for other sources to contribute to overall housing supply.

Our density mapping has established optimised density assumptions which range from 30 dwellings per hectare (dph) up to 100dph, depending on the contexts of individual sites. It is important to note that these approaches would not necessarily require a radical departure from the valued existing character of South Warwickshire's towns and villages to be achieved – the density studies have reflected types of development already seen within the vicinity of each site being studied. Our objective in this task has therefore been to provide evidence to justify more optimistic assumptions about density.

Factoring all of the sources of potential housing capacity considered in this report, we have established a total potential housing supply across the new SWLP plan period (2025-2050) of around 14,750 dwellings plus windfall 4840. This includes 6,145 dwellings within existing urban boundaries – the remainder are located elsewhere, including in new settlements which are already allocated or have planning permission. The total includes around 25 new sites which have recently been promoted to the two Councils or which have been identified through our searches, as well as an up-to-date estimate of the potential contribution of windfall to the overall housing supply. We have sought to ensure that the assumptions underlying these figures strike an appropriate balance between conservatism and optimism to ensure robustness. Whilst there may be some scope to further optimise capacities, particularly if the SWLP were to include policies to require the higher end of our established optimised density ranges, this is likely to require a higher burden of evidence in order to ultimately demonstrate that the SWLP is a sound plan.

The established supply compares to an initial housing need for South Warwickshire over the new plan period of 30,750, although this may be subject to change and is likely to also require the addition of a buffer. We have therefore undertaken an additional, theoretical task to understand the development potential that could exist if publicly accessible car parks across South Warwickshire were to be consolidated and partly redeveloped for housing. This has established a potential additional supply of 3,400 dwellings, although achieving this would require a significant level of intervention and management.

Whilst the measures considered through this study could allow the SWLP to go a reasonable way towards meeting housing needs through urban sites and existing commitments, the study has established that it is unlikely to be possible to meet currently development needs without significant greenfield development.

1. Introduction

1.1 Purpose of the study

Stratford-on-Avon and Warwick District Councils (referred to as ‘the two Councils’) have commissioned Ove Arup and Partners Limited (Arup) to undertake an Urban Capacity Study for South Warwickshire.

The two Councils are jointly preparing the South Warwickshire Local Plan (SWLP)¹. The new local plan will set out a policy framework to guide development across South Warwickshire, as well as allocating sites for development that will meet future development needs. The SWLP will be a long-term plan, covering a 25-year period from 2025 to 2050. It will replace the existing Warwick Local Plan which covers a plan period to 2029, and the existing Stratford-on-Avon Core Strategy which covers a period to 2031.

The two Councils undertook a Regulation 18 Scoping and Call for Sites consultation between 10 May and 21 June 2021, the first stage in the preparation of the SWLP. This consultation set out the context to the new plan, the key strategic issues facing South Warwickshire, and a vision and overarching principles proposed to underpin the SWLP. These include the need to tackle climate change, promote wellbeing, improve connectivity, and increase biodiversity. The consultation also set out potential growth options for future development within South Warwickshire.

This Urban Capacity Study will provide evidence to support the further development of the SWLP, and help the two Councils to deliver against the vision and overarching principles noted above. It will inform a forthcoming Regulation 18 Issues and Options consultation later in 2022, and the full draft SWLP which is anticipated to be published at Regulation 19 stage during 2023.

The National Planning Policy Framework² (NPPF) places great importance on Green Belts and confirms that – once established – Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan. Around 191sqkm within Warwick District is designated as part of the Green Belt³, equivalent to 67.4% of the district’s total area. Around 224sqkm of Stratford-on-Avon District is designated as Green Belt, equivalent to 22.9% of the district’s total area. These designations are part of the Green Belt surrounding Greater Birmingham and Coventry, and broadly cover the area between the conurbation and the towns of Stratford-upon-Avon, Warwick and Leamington Spa.

Whilst not designated as Green Belt, the small part of Warwick District and large part of Stratford-on-Avon District which are located to the south of these three towns also form an expanse of rural countryside. The NPPF continues to place a great emphasis on the sustainable use of this land for development:

- Paragraph 11: *‘All plans should promote a sustainable pattern of development that seeks to...mitigate climate change (including by making effective use of land in urban areas)...’*
- Paragraph 120: *‘Planning policies should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs...’*
- Paragraph 130: *‘Planning policies should optimise the potential of sites to accommodate and sustain an appropriate amount and mix of development...’*

Under the Government’s Local Housing Need methodology, the indicative housing requirement for South Warwickshire across the new plan period from 2025 to 2050 is 30,750 homes – 1,230 per year⁴. Some of this will be met by capacity on sites which are already known within the planning process (allocations from existing local plans, planning permissions etc), with the SWLP process needing to consider how the remaining need for new homes can be met. In the context of the NPPF’s emphasis on the efficient use of urban land, the purpose of the Urban Capacity Study is to provide evidence to reduce the need for development outside of existing urban boundaries as far as justifiably possible.

¹ [South Warwickshire Local Plan website \(southwarwickshire.org.uk\)](https://southwarwickshire.org.uk)

² [National Planning Policy Framework \(2021\) \(gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/562152/nppf-2021.pdf)

³ [Local authority green belt statistics for England: 2020 to 2021 \(gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/562152/nppf-2021.pdf)

⁴ [Scoping and Call for Sites Document 2021 \(southwarwickshire.org.uk\)](https://southwarwickshire.org.uk)

Whilst development within existing urban boundaries is generally more sustainable than development beyond, the implications of maximising the amount of development within urban areas will still need to be considered by the SWLP. For example, much existing urban infrastructure within South Warwickshire (transport networks, schools, healthcare etc) will already be close to capacity. It will therefore need to be established as part of the wider SWLP process whether additional growth can be acceptably be accommodated within each settlement.

The majority of the sites promoted to the two Councils by developers in response to the 2021 SWLP Scoring and Call for Sites consultation are not within existing urban boundaries. However, the Planning Practice Guidance on Housing and Economic Land Availability Assessment (paragraph 10) states⁵: *‘It is important that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area’*. In order to justify a development approach which minimises the amount of development outside of existing urban areas, a review of potential urban housing capacity is required.

The Urban Capacity Study has been undertaken as a theoretical exercise only. It is not intended to conclusively establish the urban housing capacity of South Warwickshire over a period to 2050, but rather to indicate potential urban housing capacity subject to the application of policy and the conclusions of more detailed subsequent evidence work. As such the Urban Capacity Study should be read in conjunction with other parts of the evidence base, notably the forthcoming Housing and Employment Land Availability Assessment (HELAA) for South Warwickshire.

1.2 South Warwickshire context

Stratford-on-Avon and Warwick are two of the five district councils within the county of Warwickshire.

Warwick District includes the four towns of Leamington Spa, Warwick, Whitnash and Kenilworth. Leamington Spa, Warwick and Whitnash together form a contiguous urban area to the south of the district. Kenilworth is located around halfway between the Leamington Urban Area and the city of Coventry to the north, along the A46 Corridor. The district’s towns are surrounded by a number of larger villages which are also considered as part of this Urban Capacity Study. Warwick District has a broadly suburban character by virtue of its proximity to Birmingham, Solihull and Coventry, with settlements within the district being located relatively closely together.

At the 2021 Census the population of the district was 148,500⁶, with the majority (around 100,000 people) living in the Leamington Urban Area. The district is generally prosperous, with only one of its 86 Lower Super Output Areas (LSOA) being amongst the 20% most deprived nationally⁷. It is home to a notably large student population, with much of the on-campus accommodation of Warwick University being located within the district (the remainder of the campus is within Coventry) and many Warwick University students also choosing to live in Leamington Spa.

Stratford-on-Avon District includes the main town of Stratford-upon-Avon and the smaller market towns of Alcester, Henley-in-Arden, Southam and Shipston-on-Stour. Each of the market towns is located around ten miles away from Stratford-upon-Avon. The district is also host to a number of other larger villages which are considered as part of this Urban Capacity Study. Stratford-on-Avon District is notably more rural in character than Warwick District, with large extents of countryside sitting between much more dispersed settlements. The district also includes part of the Cotswolds National Landscape.

At the 2021 Census the population of the district was 134,700. Around 30,000 people live in the main town of Stratford-upon-Avon, with the remainder of the population being somewhat dispersed. The district is generally very prosperous, with none of its 73 LSOAs being amongst the 20% most deprived nationally. The district is notable for the significant tourism draw and visitor economy within Stratford-upon-Avon.

Figure 1 below provides a geographical overview of South Warwickshire.

⁵ [Planning Practice Guidance: Housing and economic land availability assessment \(gov.uk\)](#)

⁶ [Population and household estimates, England and Wales: Census 2021 - Office for National Statistics \(ons.gov.uk\)](#)

⁷ [English indices of deprivation 2019 - \(gov.uk\)](#)

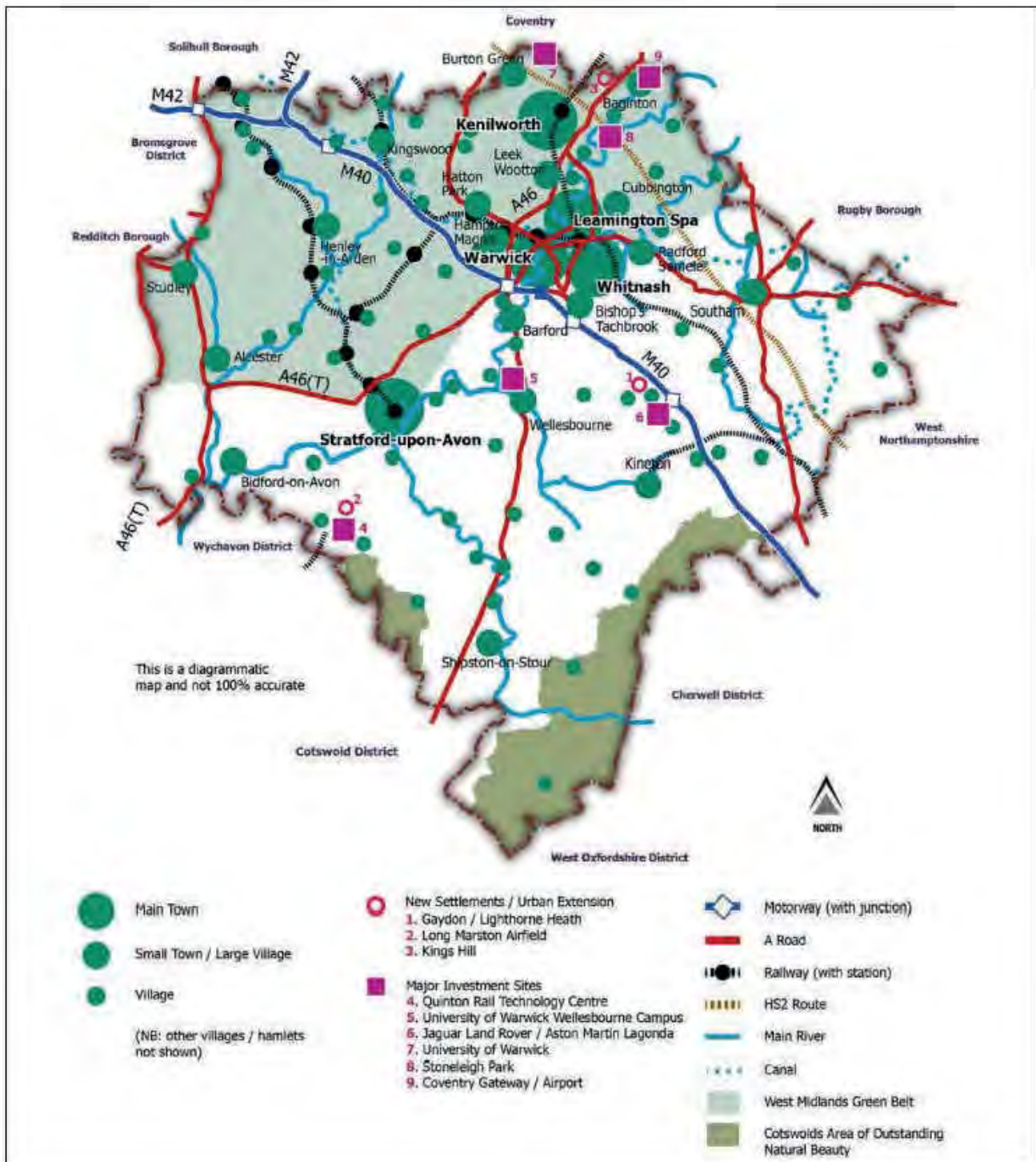


Figure 1: South Warwickshire Key Diagram – SWLP Scoping and Call for Sites Document 2021

1.3 Structure of the report

The remainder of this report is structured as follows:

- **Chapter 2** sets out the methodology that we have followed throughout stages of work to identify potential urban capacity within South Warwickshire.
- **Chapter 3** sets out the findings of our work to understand the density of existing urban areas within South Warwickshire, and the outcomes of studies on individual development sites to understand how development densities could be optimised to provide additional urban capacity.
- **Chapter 4** sets out details of existing baseline urban housing capacity within South Warwickshire, our assessment of potential capacity from newly identified urban housing sites, and other potential sources of housing supply.

2. Study methodology

Our work on the Urban Capacity Study has included three main stages of work, set out below.

2.1 Data collation and expert engagement

At the inception of the study, we identified and obtained a wide range of data sources necessary to inform our work. This has included:

- Current housing trajectories, showing development commitments and forecast future dwelling completions.
- Details of sites where officers have recently given positive pre-application advice to developers, but which have not yet resulted in any applications for planning permission.
- Historic completions data, including rates of windfall development.
- Historic lapsed planning permissions.
- Details of sites promoted to the two Councils through the 2021 Scoping and Call for Sites consultation.

The base date for the study and our conclusions around potential urban housing capacity is 1 April 2021. This reflects the availability of development monitoring data during the period in which the study was being prepared – data on dwelling completions between 1 April 2021 – 31 March 2022 is not likely to be available until later in 2022.

To fully understand historic development trends and future development potential, we identified that there would be considerable value in engaging with expert officers within the two authorities and Warwickshire County Council. These meetings were also an opportunity for us to add to the data we initially collected as part of this task. The focus and outcome of each meeting was as follows:

Parking Services (Stratford-on-Avon and Warwick District Councils) – Discussing levels of utilisation of local authority owned car parks. Officers indicated that there are a small number of car parks which are life-expired and potentially surplus to requirements, where redevelopment could be possible. These have been added to the list of sites identified in Section 4.3.

Council Tax and Housing (Stratford-on-Avon and Warwick District Councils) – Discussing the numbers of empty homes within each district, and the potential for these to count towards urban housing capacity. Officers indicated that there are relatively small numbers of long-term vacant properties, with numbers of vacant properties generally declining over time. This suggests a limited potential to add to urban housing capacity – see Section 4.4 for further details.

Housing and Corporate Estates (Warwick District Council) – Discussing the Council's current garage court redevelopment programme, and the potential for these sites to add to urban housing capacity. Because of the small size of sites being disposed of, it was established that these should contribute to assumptions about windfall and other sources of supply in Section 4.4 rather than being added to the list of specific sites being considered in Section 4.3.

Corporate Estates (Warwickshire County Council and Warwickshire Property and Development Company) – Discussing the potential for surplus County Council-owned land within the two districts to be disposed of and redeveloped for housing. Officers indicated that one such site has already been promoted through the 2021 Scoping and Call for Sites consultation (this is therefore considered in Section 4.2). Whilst it was indicated that a number of other sites may be disposed of in due course, the County Council does not yet have any firm plans that would allow them to be considered in line with sites in Section 4.3 – they would therefore need to come forward as windfall.

Planning – Development monitoring (Stratford-on-Avon and Warwick District Councils) – Discussing historic windfall trends, and the extent to which these are likely to be a reliable indicator of future windfall within the two districts. Windfall is considered in more detail within Section 4.4.

Planning – Approach to student housing (Warwick District Council) – Discussing the approach to counting student accommodation towards the housing supply in Warwick District (where there are

significant concentrations), and the likely approach to future student housing provision. Officers indicated that Leamington Spa remains a popular location for students to live, with around 6,000 students currently recorded as living in the town. Around 1,000 students also live in Kenilworth. Whilst there is some noted developer interest in the development of purpose-built student housing⁸, this is limited to a small number of sites. Political sensitivities around purpose-built student housing were also noted, and the SWLP's approach to this has not yet been established. As such, the Urban Capacity Study assumes that all of the sites considered in Section 4.3 will be developed as 'conventional' dwellinghouses in Use Class C3.

2.2 Density mapping

A key role of the study is to maximise the density of development in appropriate locations across the two districts, such as in town centres and close to railway stations. This task is intended to provide evidence to establish appropriate densities and support the application of these to future development sites.

2.2.1 Establishing the density baseline

We have first sought to understand the existing density of development in South Warwickshire. We have undertaken a desk-based review of each of the 23 main settlements across the two districts, listed in Table 1 below. Given their contiguous nature we have shown Leamington Spa, Warwick and Whitnash jointly on maps as the Leamington Urban Area where appropriate, but in recognition of their separate identities we have ensured that the urban character of each settlement is still considered separately.

Settlement type	Settlement name	District
Main town	Kenilworth	Warwick
Main town	Leamington Spa	Warwick
Main town	Stratford-upon-Avon	Stratford-on-Avon
Main town	Warwick	Warwick
Main town	Whitnash	Warwick
Market town	Alcester	Stratford-on-Avon
Market town	Henley-in-Arden	Stratford-on-Avon
Market town	Shipston-on-Stour	Stratford-on-Avon
Market town	Southam	Stratford-on-Avon
Large village	Baginton	Warwick
Large village	Barford	Warwick
Large village	Bidford-on-Avon	Stratford-on-Avon
Large village	Bishops Tachbrook	Warwick
Large village	Burton Green	Warwick
Large village	Cubbington	Warwick
Large village	Hampton Magna	Warwick
Large village	Hatton Park	Warwick
Large village	Kineton	Stratford-on-Avon
Large village	Kingswood	Warwick
Large village	Leek Wootton	Warwick
Large village	Radford Semele	Warwick
Large village	Studley	Stratford-on-Avon
Large village	Wellesbourne	Stratford-on-Avon

Table 1: Settlements in South Warwickshire within the scope of the study

These 23 main settlements comprise the Main Town and Main Rural Centres as defined in the Stratford-on-Avon Core Strategy⁹, and the Urban Areas and Growth Villages as defined in the Warwick Local Plan¹⁰. The descriptions of settlement types shown in Table 1 are derived from the 2021 SWLP Scoping and Call for Sites consultation, but may be subject to change as the SWLP progresses.

Within each settlement we have established different density character areas. In order for this exercise to be proportionate, these do not indicate the density and typology of every property – instead they provide an

⁸ Plans submitted for Leamington student accommodation and co-working hub (pbctoday.co.uk)

⁹ Core Strategy 2011-2031 | Stratford-on-Avon District Council (stratford.gov.uk)

¹⁰ Local Plan 2011-2029 - Warwick District Council (warwickdc.gov.uk)

overall appraisal for an area recognising that there will be some variance between the density and typologies found. Character areas have been drawn along major roads, railways, watercourses or other clearly established features to ensure that they reflect recognised places and neighbourhoods. We have also used the ‘internal’ boundaries between the contiguous settlements of Leamington Spa, Warwick and Whitnash as character area boundaries.

The character areas have been defined using the following sources:

- Satellite imagery produced by ESRI (dated 2020)
- Ordnance survey base-mapping
- Google Streetview imagery
- Address point GIS data for both local authority areas
- GIS data for town centre boundaries
- GIS data for employment area boundaries
- GIS data on historic buildings and conservation areas

Within each character area, sample one-hectare polygons have been drawn to establish typical dwellings-per-hectare densities within each. Sample areas have been applied to areas in a residential use only – including internal accesses, private open space and parking associated with development but excluding distributor roads, public open space and land for infrastructure and utilities. These have informed baseline density ranges within each character area.

To inform the SWLP, the two Councils have also undertaken their own analysis of settlement character and development densities. Our analysis has considered and sought to generally reflect the outcomes of the two Councils’ analysis to ensure consistency in the ways that individual character areas have been defined.

Maps have been produced showing these character areas and their baseline densities. These are set out within Appendix A.

2.2.2 Density optimisation

We have taken a sample of five sites from among those promoted through the SWLP Scoping and Call for Sites consultation (see Section 2.1 above). We have ensured that these sites represent a cross-section of the density character areas across South Warwickshire, and do not anticipate that any of them have major environmental, transport or policy constraints. We have also agreed the sites with officers working on the SWLP to ensure that they are appropriate for consideration. **However, as the Urban Capacity Study does not represent a HELAA-level consideration of suitability, availability and achievability, it is important to note that it will be for the forthcoming HELAA to establish whether these sites are actually deliverable or developable in practice.**

For each sample site we have produced a massing study, with a high-level visualisation of a form of development that we consider could be accommodated on the site. These indicate the number of storeys and general arrangement of building forms that we consider to be possible within the site and the development typologies (detached houses, terraced houses, apartment blocks etc) which we consider to be appropriate in such a location. This has allowed us to test, at a strategic level, the likely potential for densification within different characters – and hence the optimised dwelling yields that might be achievable on different types of sites.

It is important to note that the massing studies do not necessarily envisage new, dense forms of development that are previously unforeseen in South Warwickshire – indeed, as set out below, they are intended to be based upon historic precedent and local character. The role of the massing studies is to provide evidence allowing the forthcoming HELAA and the SWLP to make more optimistic assumptions about densities in appropriate locations, rather than needing to assume that standard, typical suburban densities will apply in all locations.

The following factors have been considered when establishing the density optimisation site studies:

- Siting and massing has been based on its appropriateness within the wider landscape, townscape and site characteristics.

- The split of types of dwellings (houses or apartments) within each site is based on its appropriateness to the wider Density Character Area. Within these types, the proportion of different dwelling sizes (number of bedrooms) has also been considered.
- The internal areas required for each type and size of dwelling are taken from the Government's Nationally Described Space Standards (2015)¹¹, with the upper ranges (in terms of 'bed spaces', or persons) used to provide flexibility in terms of design or form of development.
- The number of parking spaces required is based on Warwick District Council Parking Standards Supplementary Planning Guidance¹² to ensure a consistent set of assumptions across both districts, although it is considered that both Council's standards provide relatively similar outcomes. A mixture of on-plot and on-street parking has been assumed for semi-detached and terraced housing, with parking for apartments being assumed as undercroft provision to maximise efficient land use.
- A typical 75% gross-to-net internal area ratio has been applied when establishing the size of apartment buildings. This has in turn been derived from a blended (average) apartment size of 70sqm, to represent a typical mix of 1, 2 and 3 bedroom apartments within an apartment building.
- As well as private and communal gardens, it is assumed that amenity green space and proportionate provision for biodiversity (including the retention of mature trees) would be made on site. However, given the relatively small size of the study sites, it has been assumed that contributions would be made to the provision of significant public open space off-site.
- It is also assumed that there would be no requirement to accommodate other infrastructure (such as healthcare and education facilities) on these sites. To ensure that the study allows for the provision of this infrastructure on larger sites, net developable area ratios have been applied where appropriate with establishing site capacities for assessed sites (see Section 2.3.2).

Given these assumptions, the studies do not represent detailed design proposals for each of the sites, and further detailed design work will be required to ascertain precise dwelling capacities for each site.

2.3 Analysis of sites and supply

Our next task has been to identify as much potential urban housing capacity as possible across South Warwickshire. The densities established through the mapping and density optimisation in the previous task can then be applied to this supply of housing land.

2.3.1 Site Identification

The data collated in our first task has given us a number of sources of potential urban housing capacity. These form the baseline urban housing supply set out in Section 4.1:

1. Sites with planning permission which have not yet been fully built out.
2. Sites allocated in the two authorities' existing Local Plans and any Neighbourhood Plans, which have not yet been fully built out.
3. Historic sites assessed and found to be suitable, available and achievable in the two authorities' most recent SHLAAs, but which do not yet have planning permission or are not allocated.
4. Sites with planning permissions that have lapsed within the last five years, but on which development may still be possible.
5. Sites where officers have recently given positive pre-application advice to developers, but which do not yet have planning permission.

A further source of supply from existing data forms the basis of our conclusions in Section 4.2:

6. Sites promoted in response to the recent SWLP Scoping and Call for Sites consultation.

¹¹ [Technical housing standards – 2015 Nationally Described Space Standard \(gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/474446/Technical_housing_standards_-_2015_Nationally_Described_Space_Standard.pdf)

¹² [Warwick Parking Standards Supplementary Planning Guidance 2018 \(warwickdc.gov.uk\)](https://www.warwickdc.gov.uk/media/1000/warwick-parking-standards-supplementary-planning-guidance-2018.pdf)

Using the following methods, we have then identified additional sites. Depending on the outcomes of our analysis, sites identified have either progressed to a site assessment in Section 4.3 (see methodology under 2.3.2 below) or have been considered alongside other sources of supply in Section 4.4 (see methodology under 2.3.3 below).

7. Reviewing Government databases of potentially surplus public sector land, in conjunction with our expert engagement with Property Services colleagues from the two authorities and Warwickshire County Council.
8. Undertaking a desk-based review of each settlement using ESRI satellite imagery to identify other potential vacant, derelict and opportunity sites. We have generated boundaries for these sites using land ownership boundaries from the Land Registry to maximise sites' likelihood of being realistically deliverable. Boundaries have also been adjusted where necessary to avoid constraints that might make a site unsuitable, or to remove 'outlying' parts of a site such as a long linear access route.
9. Using a combination of site visits, consideration of data in AMRs and analysis of recent development trends, considering whether any land in employment areas or town centres might be capable of residential redevelopment.

To identify sites, we have systematically panned across settlements using 100m x 100m grid-squares to ensure that every part of each settlement is considered. Sites were identified as candidates for further assessment where they appeared to be vacant, derelict or underused. The following types of sites were excluded from consideration:

- Designated open space, parkland or allotments, or sites which otherwise appear to be in active recreational use – e.g. playing pitch markings or play equipment can be seen on the site.
- Designated wildlife sites or other natural designations.
- Designated historic parks and gardens.
- Sites falling within Flood Zone 3, i.e. at a high risk of flooding.
- Sites with significant coverage of woodland, given the amenity and ecological value these offer.
- Sites whose shape would make them difficult to viably develop – e.g. very long and thin.
- Sites where construction appears to actively be taking place

Sites were identified where they exceed the 0.25ha minimum site size threshold set out in the Coventry and Warwickshire Sub-Regional Joint HELAA Method Statement¹³, for consistency given that the sites considered in this Urban Capacity Study will need to be assessed more fully in the HELAA in due course. This threshold is intended to ensure that a disproportionate amount of time is not spent assessing very small sites which will not make a meaningful contribution to the housing supply. However, in view of the Urban Capacity Study's emphasis on increasing the density of development in appropriate locations, a lower threshold of 0.10ha has been used for sites within town centres – as at high densities, sites of this size could still contribute toward a significant number of dwellings.

The status of identified sites was confirmed through site visits where necessary, e.g. to establish whether they were in fact derelict. Identified sites were also checked against planning records to ensure that they were not already 'known' with active plans for redevelopment.

2.3.2 Site Assessment

Sites in Categories 1-5 above have already been formally (through a grant of planning permission or allocation) or informally (through assessment by officers) been considered to be appropriate for development. The study has therefore needed to undertake an assessment of whether recently promoted or newly-identified urban sites in Categories 6-9 are similarly appropriate for development.

Given the complementary nature of the study to the HELAA a full, detailed assessment for each site has not been undertaken – doing so may pre-judge the HELAA process and create inconsistencies in the future. The assessments in this study have therefore been undertaken at a high-level, with further work needing to be

¹³ [Draft Coventry and Warwickshire Joint HELAA Method Statement - September 2021 \(coventry.gov.uk\)](https://coventry.gov.uk)

undertaken before it can be established that sites are developable and deliverable against the definitions set out in the NPPF.

Our assessment has therefore considered the following:

- Access – Whether it is likely to be feasible and cost-effective to provide a means of access into the site.
- Compatibility – Whether a residential use is likely to be suitable with regard to other adjoining land uses.
- Sustainability – Whether the site is within a 10-minute walk to local services and public transport.

At this stage it has been assumed that the proximity of constraints such as listed buildings or wildlife sites are not fundamental issues that would prevent a site from being deemed to be appropriate for development. Final decisions around suitability, achievability and availability will be made as part of the HELAA process in due course, as will more detailed conclusions around site capacity.

For the purposes of the Urban Capacity Study, the housing capacity of sites has been established by applying the optimised densities set out in Section 2.2 above. These optimum densities have been applied using the mid-point of a range, ensuring that the approach taken is suitability conservative and not over-optimistic. This will ensure robustness.

The developable areas of sites have then been adjusted to reflect the need to provide increasing amounts of on-site infrastructure (such as main roads, community facilities and green space) as site size increases, in line with the net developable area ratios set out in Table 2 below. For example, a 0.5ha site in a character area capable of supporting 50 dwellings per hectare would be given a capacity of 25 dwellings ($0.5 \times 50 \times 100\%$), and a 7ha site in the same character area would have a capacity of 280 dwellings ($7 \times 50 \times 80\%$).

We consider that these are generally conservative assumptions and appropriate for the purposes of establishing indicative dwelling capacities in the Urban Capacity Study. However, in the forthcoming HELAA, consideration will need to be given to individual specific site contexts. In cases where (for example) a sensitive natural receptor is located adjacent to a site, a manual process of establishing the developable area with regard to real-life conditions may be more appropriate.

Site size	Net developable area ratio
Less than 1 hectare	100%
1 to 4.99 hectares	90%
5 to 9.99 hectares	80%
10 hectares or more	65%

Table 2: Net developable area ratio assumptions for different site sizes

2.3.3 Other sources of supply

To ensure that the SWLP's approach to urban housing capacity is both maximised but also demonstrably robust, we will consider other subtractions and additions from the housing supply which are not site-specific.

Windfall – This consists of sites that have not been specifically identified and allocated in Local Plans, but have nevertheless arisen as planning applications and been developed. Whilst the planning system is by its nature 'plan-led', windfall development is inevitable for a number of reasons:

- Landowners and developers may not be aware of the Local Plan process and their ability to promote sites for inclusion within it.
- Even if landowners and developers are aware of the Local Plan process, they may not have considered it necessary or worthwhile to engage with the process and promote their sites. This is particularly the case for smaller sites where the effort involved in promoting them may be disproportionate to the benefits of securing an allocation, and for urban sites where there is less likely to be a policy barrier which the developer would need to overcome.
- Landowners may have concerns about having their sites publicly identified and assessed for development at the point in time a Local Plan is being prepared, despite them knowing that they intended to redevelop their site at some point in the future. For example, it may be undesirable for

the employees of a business to know that they will need to relocate at a future point in time in order to facilitate redevelopment.

- Changes in circumstances will arise as time passes since the adoption of a Local Plan and the preparation of the evidence that informs it, meaning that some sites will be redeveloped despite landowners previously having had no intention of doing so.

Paragraph 81 of the NPPF states that ‘where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the [HELAA], historic windfall delivery rates and expected future trends.’ We have sought to provide this evidence by considering both authorities’ existing approaches to forecasting windfall and reviewing historic completions data for both small sites (up to 9 dwellings) and large sites (10 or more dwellings) to understand different trends. We have also considered windfall trends for different previous land uses.

To understand the implications for future windfall, we have analysed the extent to which these historic trends might be likely to continue in the future. We have also considered the evidence informing other parts of the Urban Capacity Study, such as the redevelopment of garage courts which are too small to be included as specific sites but which are nevertheless likely to arise in the future as a result of Warwick District Council’s specific redevelopment programme.

Whilst the geographical focus of this study is the 23 main settlements across the two districts, windfall will also arise on previously developed land outside of the main settlements – and irrespective of location, will reduce the amount of development needed on greenfield sites. We have therefore considered the potential for windfall across the two districts as a whole.

Empty homes – To understand the potential contribution of empty homes to the housing supply, we have explored historic trends and the current strategies that the two authorities have to bring empty homes into active residential use as part of our expert engagement. We have also considered whether there might be potential to further boost the return of empty homes to the housing supply having regard to approaches being undertaken elsewhere nationally, to establish whether an allowance for empty homes could be added to the overall housing supply.

Non-implementation – This is effectively the mirror of windfall, and reflects the inevitability that some sites with planning permission will never be developed – despite them currently appearing to be deliverable. In the same way as for windfall, we have explored the two authorities’ current approaches to non-implementation and considered these against established best practice. This will allow it to be established (in percentage terms) how much should be deducted from the overall housing supply. This will provide evidence to mitigate against the risk that the two authorities are seen to be ‘double-counting’ parts of their housing supply.

Car parking consolidation – Given the two Council’s desire to maximise urban capacity as far as possible, we have undertaken a task to understand the potential for new homes that could exist if car parks within the two districts were to be consolidated. This has been a notional, theoretical exercise; recognising that there is limited precedent for such development within South Warwickshire and that the coordinated consolidation of car parks would require a significant policy and programme intervention in order to achieve. As such, our conclusions around car parking consolidation are in addition to our main conclusions around potential urban capacity within South Warwickshire.

To identify the potential urban capacity yield, we have undertaken a site search as follows:

- The approach to our search has used the same methodology for identifying other types of site set out in Section 2.3.1 above. We have similarly limited the size of car park identified to 0.10ha in main town centres and 0.25ha elsewhere to ensure that sites can be assessed in the forthcoming HELAA if desired.
- Car parks have only been identified where they are publicly-accessible, and not associated with a single land ownership or use – such as a single office building, a supermarket or a hotel. It is assumed that car park consolidation on such sites could be brought forward organically by existing landowners if it was viable to do so, given the lower thresholds to delivery – i.e. intervention is not required to achieve consolidation.

- Existing multi-storey car parks have been excluded from consideration, on the basis that it is unlikely to be possible to viably add further additional stories without full reconstruction.
- Sites have been excluded from consideration where they also function substantively as service yards for adjoining shops, and their redevelopment would therefore make deliveries to shops difficult.
- Car parks which have specifically been identified through the site search or discussions with officers responsible for car park provision have been excluded from consideration, given that these are actual rather than theoretical development opportunities.

We have established three potential scenarios for development on car park sites. These are set out in Section 4.5, alongside the potential housing yields that would result.

3. Density mapping

3.1 Baseline density typologies

The settlements in South Warwickshire have been classified into six Density Character categories. The density ranges broadly align with the qualitative characteristics identified in the National Model Design Code¹⁴. The Density Character Areas (DCA) mapped in the following density maps are:

- Density Character Area 1: 0-10 Dwellings Per Hectare
- Density Character Area 2: 11-20 Dwellings Per Hectare
- Density Character Area 3: 21-40 Dwellings Per Hectare
- Density Character Area 4: 41-60 Dwellings Per Hectare
- Density Character Area 5: 61-100 Dwellings Per Hectare
- Density Character Area 6: 100+ Dwellings Per Hectare

Each settlement has been divided into a number of DCAs based on the approach set out in Section 2.2.1. Certain areas within some settlement boundaries are not covered by a DCA, because they contain very limited numbers of existing residential properties. This includes areas of parkland and open space, and schools.

DCA	Dwellings per hectare	Residential density	Key characteristics of DCA
1	0-10	Very low	<p>Where residential uses predominate buildings will have large setbacks from the road and be sited on large private plots. Dwellings can range in type, from large high-end houses to farmsteads or scattered hamlets.</p> <p>Very low residential densities can also occur within or on the periphery of settlements where there are large areas of employment land or significant institutions like hospital campuses.</p>
2	11-20	Low	<p>Low density areas will be typified by individual dwellings with private front and rear gardens which are generally large and will allow a high incidence of on-plot parking. There may be large areas of vegetation and green spaces which will add to the dispersion of dwellings.</p> <p>Buildings will tend to be 2 storeys or bungalows with very low incidences of sub-division.</p> <p>The front of dwellings will likely face the street but may lack a direct relationship with the public realm due to the distance between the building front and the curtilage of the plot.</p> <p>Parking will be mostly provided on plot.</p>
3	21-40	Medium-low	<p>Medium-low density areas will be typified largely by dwellings with private front and rear gardens.</p> <p>Buildings will be predominantly 2 storeys. There will be a higher incidence of semi-detached dwellings and may be some short rows of terraced houses as well as bungalows.</p> <p>Dwellings will likely front onto the street and form a relationship with the curtilage of the plot and the public realm.</p>

¹⁴ National Model Design Code - Part 1 Coding Process 2021 ([gov.uk](https://www.gov.uk/government/publications/national-model-design-code-part-1-coding-process-2021))

DCA	Dwellings per hectare	Residential density	Key characteristics of DCA
			A large proportion of parking will be contained on plot, with additional vehicles being stored on-street.
4	41-60	Medium-high	<p>Medium-high density areas are likely to be located near to the centre of established settlements.</p> <p>Semi-detached dwellings will give way to terraces and there will be well enclosed streets with buildings having a direct relationship with the public realm. Where there are detached dwellings, they will likely cover most of the width of the plot or there may be a greater incidence of sub-division of larger properties. Building heights will be 2-3 storeys and may in some incidences contain 4 or 5 storey buildings.</p> <p>Front gardens will be smaller in size and a greater proportion of parking provision will be contained on-street.</p>
5	61-100	High	<p>High-density areas are likely to be located near to or within the centre of established settlements, or adjacent to areas of high public transport accessibility.</p> <p>Buildings tend to be 3-5 storeys high, which will mostly be terraced and with a high incidence of apartments and sub-divided larger properties.</p> <p>There are smaller areas of private open space for individual properties, buildings will tend to front directly onto the street, or sit with limited front yards.</p>
6	100+	Very high	This typology is rare in South Warwickshire and is typified by isolated areas with apartment buildings – notable in and around Kenilworth, Leamington Spa and Stratford-on-Avon town centres.

Table 3: Density character areas established for South Warwickshire through the Urban Capacity Study

Appendix A contains a series of maps which show the Density Character Areas across the settlements of South Warwickshire. This analysis provides a measured indication of the number of dwellings per hectare in each area, derived using geospatial council tax data.

To inform the SWLP, the two Councils have also undertaken their own analysis of settlement character and development densities. This is based upon the observed prevailing character of development in different parts of each settlement, within ranges outlined in the National Model Design Code. It is therefore perception-based, considering factors such as building heights, massing and street enclosure. This work will be useful in guiding the design and character of development across South Warwickshire, whereas the Urban Capacity Study has solely considered density. It is therefore recommended that these two studies are read alongside one other once both are published.

3.2 Density optimisation studies

Following the approach set out in Section 2.2.2, we have established five typologies for density optimisation, set out in Figure 2 on the following page:

- Semi-detached house
- Two-bed terraced house
- Three-bed terraced house
- Stacked maisonette
- Apartment block



Figure 2: Density typologies established for the purposes of the Urban Capacity Study

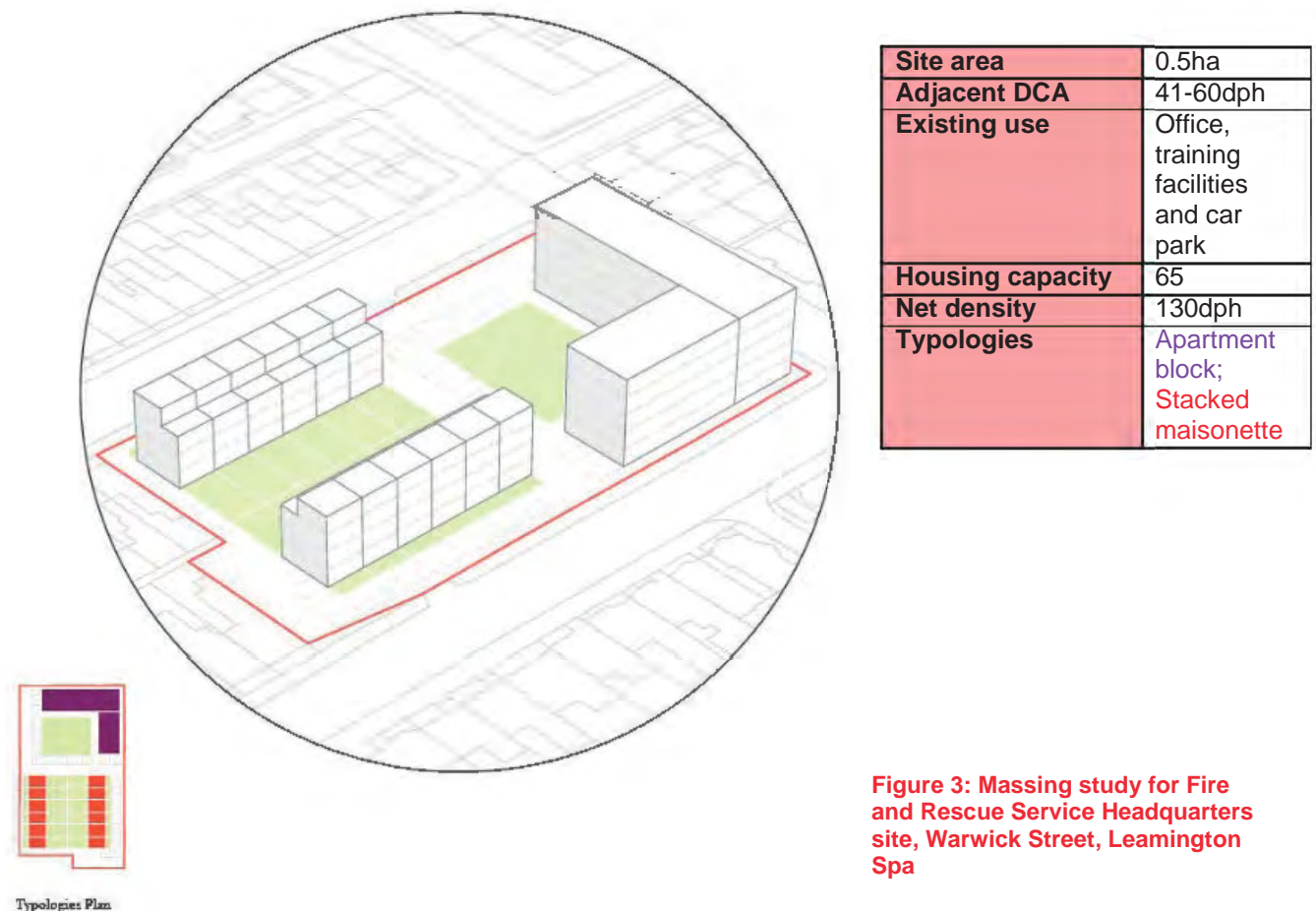
With the exception of the stacked maisonette, the other typologies are commonly observed across the district. The stacked maisonette typology represents an opportunity to achieve higher densities on sites where surrounding character may not be appropriate for apartment blocks. Given the study's emphasis on boosting density and ensuring an efficient use of land, we have not produced a typology for detached houses.

A sample of five sites has then been used to test how densities might be optimised, using the typologies set out in Figure 2. The five selected sites are:

1. Fire and Rescue Service Headquarters, Warwick Street, Leamington Spa (site ref SWUCS551)
2. Land south of Westham Lane, Barford (site ref SWUCS575)
3. Priory Park Car Park, Warwick (site ref SWUCS548)
4. Common Lane Industrial Area, Kenilworth (site ref SWUCS519)
5. Elta House and Porton House, Birmingham Road, Stratford-upon-Avon (site ref SWUCS545)

These density optimisation studies suggest that there are significant opportunities to increase assumptions around residential yield in South Warwickshire. The approach adopted to the density optimisation studies uses best practice urban design approaches relating to plot sizes, massing and siting etc as well as contemporary residential typologies. This approach is supported by the National Design Guide¹⁵ and the National Model Design Code¹⁶.

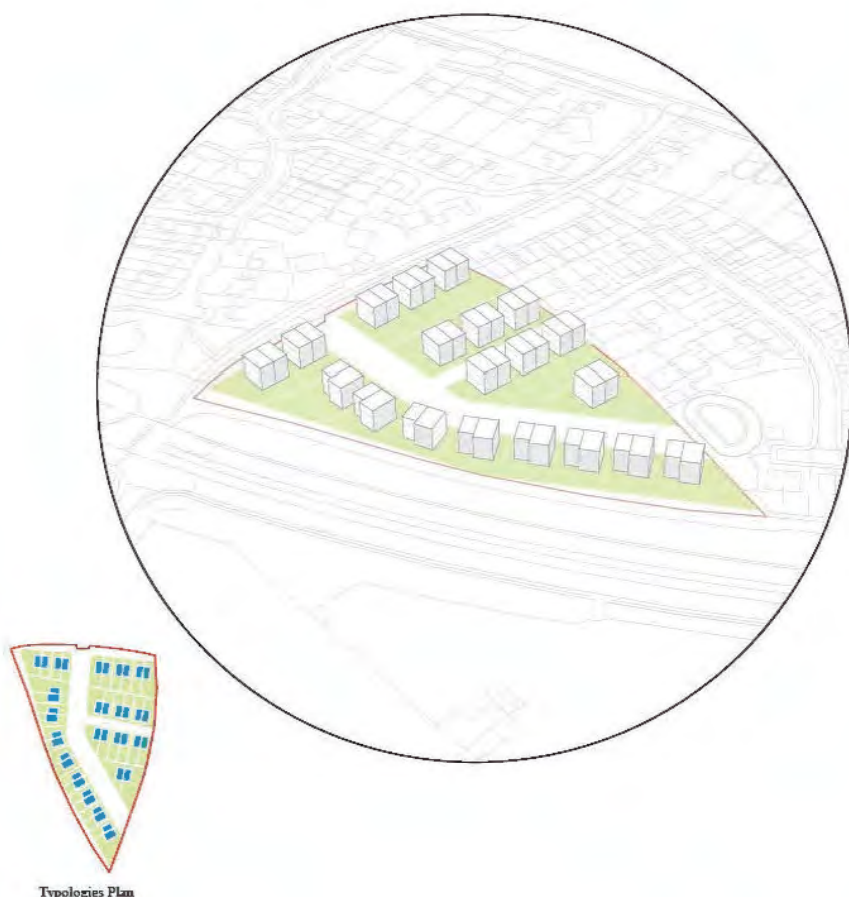
Massing study site 1 – Fire and Rescue Service Headquarters, Warwick Street, Leamington Spa



¹⁵ National design guide 2019 (gov.uk)

¹⁶ National Model Design Code - Part 1 Coding Process 2021 (gov.uk)

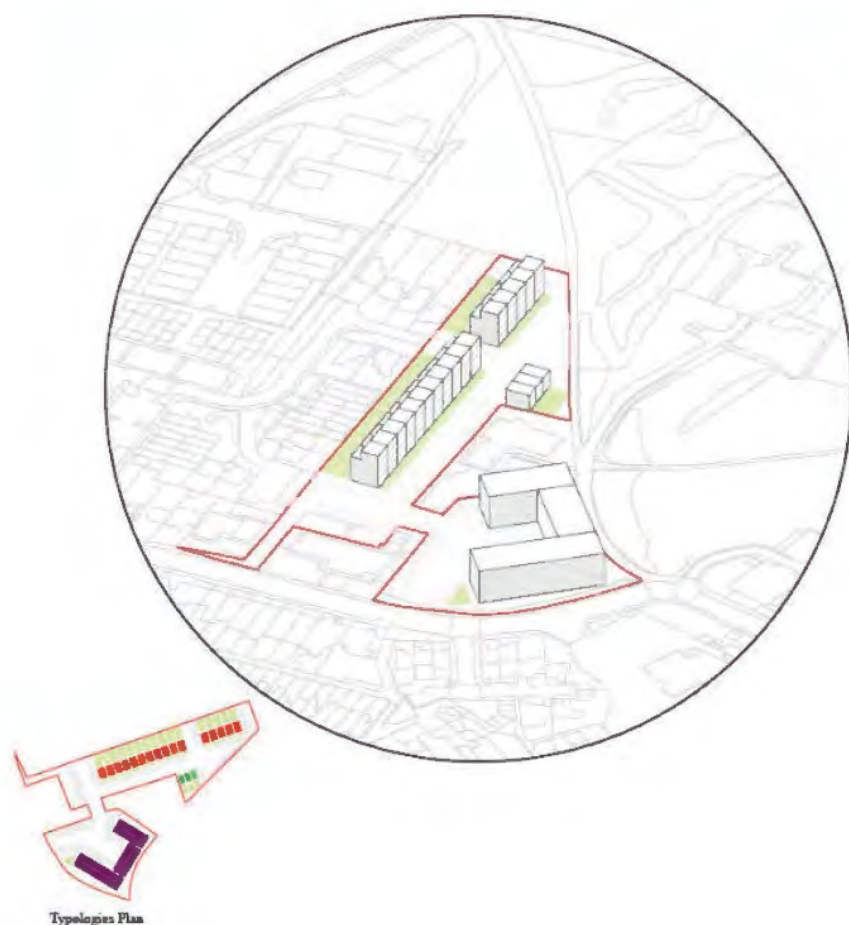
Massing study site 2 – Land south of Westham Lane, Barford



Site area	1.2ha
Adjacent DCA	11-20dph
Existing use	Equestrian paddock
Housing capacity	40
Net density	33dph
Typologies	Semi-detached house

Figure 4: Massing study for Land south of Westham Lane, Barford – indicative potential layout

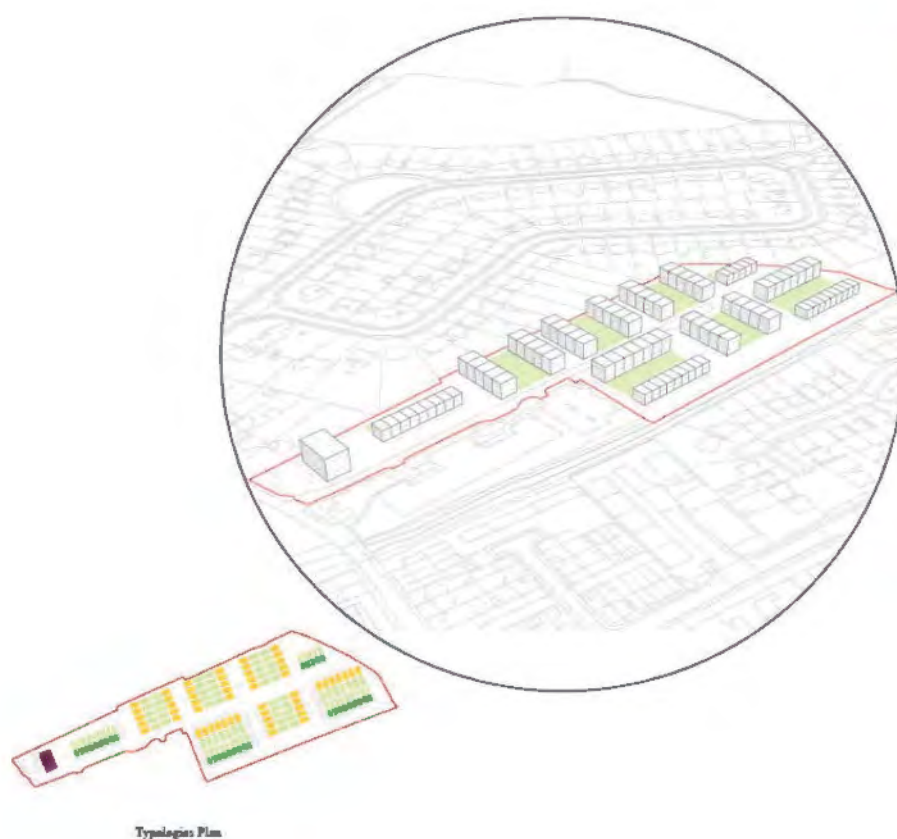
Massing study site 3 – Priory Park Car Park, Cape Road, Warwick



Site area	0.9ha
Adjacent DCA	61-100dph
Existing use	Public car park
Housing capacity	83
Net density	92dph
Typologies	Apartment block; Stacked maisonette; 2-bed terraced house

Figure 5: Massing study for Priory Park Car Park site, Warwick – indicative potential layout

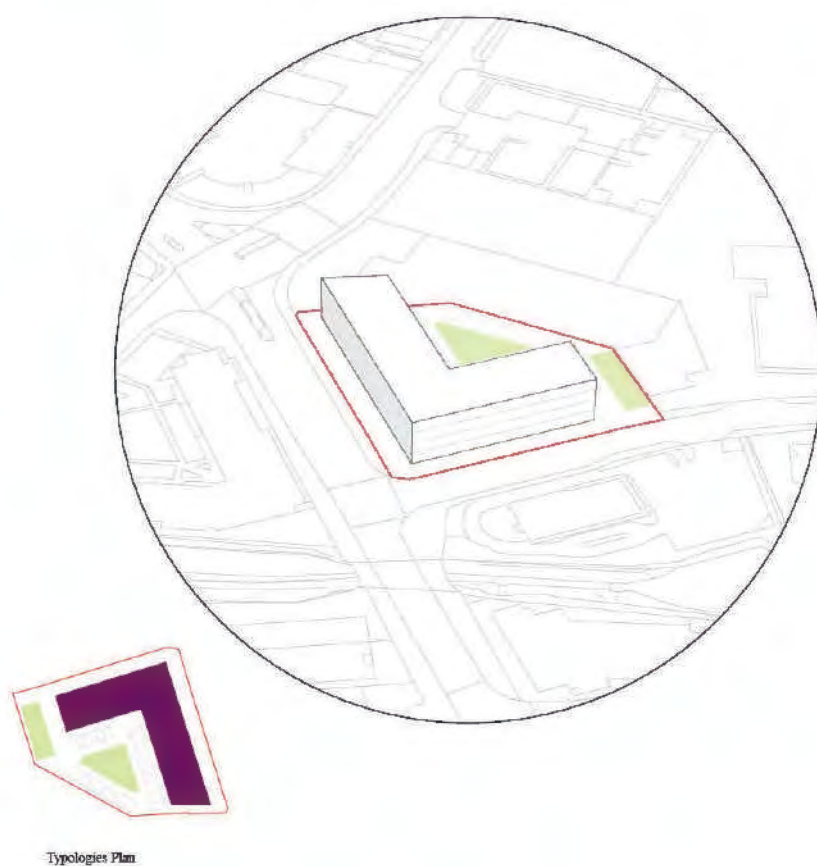
Massing study site 4 – Common Lane Industrial Area, Kenilworth



Site area	2.3ha
Adjacent DCA	10-20dph (to north) 21-40dph (to south)
Existing use	Light industrial premises
Housing capacity	95
Net density	41dph
Typologies	Apartment block; 2-bed terraced house; 3-bed terraced house

Figure 6: Massing study for Common Lane Industrial Area site, Kenilworth – indicative potential layout

Massing study site 5 – Elta House and Porton House, Birmingham Road, Stratford-upon-Avon



Site area	0.35ha
Adjacent DCA	41-60dph (to east) 61-100dph (to south)
Existing use	Bathroom showroom and car repairs
Housing capacity	55
Net density	157dph
Typologies	Apartment block

Figure 7: Massing study for Elta House and Porton House, Birmingham Road, Stratford-upon-Avon – indicative potential layout

3.3 Application of optimised densities

These high-level studies have demonstrated that an optimisation of approximately 30-40% of residential density could be achieved and would be appropriate in areas of low and medium low densities.

In the areas of medium-high to high densities, it is possible to achieve high density yields at the upper end of the 61-100dph range, however it is unlikely to commonly be appropriate to exceed this within South Warwickshire. The sites tested in the higher density character areas lie within or adjacent to town centres, where this higher end of the density range would fit with historic settlement patterns and would support town centre vibrancy. However, it should be recognised that these density character areas are not exclusively in or adjacent to established town centres. Therefore, a broader optimised density range is suggested for each Density Character Area to allow appropriate responses to variations in context. It is recommended that these density ranges are applied when assessing sites in the forthcoming HELAA.

For the purposes of the Urban Capacity Study, we have selected fixed density assumptions for each Density Character Area in order to allow notional estimated site capacities to be established. Details are set out in Table 4 below.

DCA	Baseline density	Density description	Suggested optimised density	Density assumed in UCS	Notes
1	0-10dph	Very low	N/A	N/A	New urban development at such low density is unlikely to be appropriate, but proposals should be assessed on a case-by-case basis to avoid adverse amenity impacts. No sites are identified at this density in the UCS.
2	11-20dph	Low	15-30dph	30dph	Higher end of density range assumed in UCS, to allow for efficient use of land in low density areas.
3	21-40dph	Medium-low	30-55dph	42.5dph	Mid-point of density range assumed in UCS to reflect range of circumstances.
4	41-60dph	Medium-high	50-100dph	75dph	Mid-point of density range assumed in UCS to reflect range of circumstances.
5	61-100dph	High	75-100dph	87.5dph	Mid-point of density range assumed in UCS to reflect range of circumstances.
6	100+ dph	Very high	100+ dph	100dph	Need to be assessed on a case-by-case basis. Very-high density is likely to be appropriate only in limited circumstances close to major centres and public transport nodes. Lower end of density range assumed in UCS to ensure a conservative approach is taken.

Table 4: Optimised density assumptions for each character area

It is important to note that these optimised densities are illustrative. These optimised densities will only be realised through high quality architectural and urban design that achieves an appropriate balance of built form, residential amenity, and response to existing character. It is therefore recommended that the SWLP includes policies that ensure such approaches, and secure an optimised, efficient use of urban land and reduce the need for greenfield development. It would also be beneficial for this to be considered as part of the emerging South Warwickshire Climate Study.

Site specific design responses can use architectural techniques to achieve a larger building on a site in relation to its context. For example, greater height can be achieved by stepping back upper floors of 4 and 5

storey buildings, allowing a greater variety of dwelling types to be accommodated. Mansard roofs are another way of modulating vertical mass to allow for greater building volumes, without affecting the perception of density from street level. Mews and courtyard housing examples of low-rise, high density typologies that can maximise infill or back-land sites which are often awkward shapes with complex constraints related to the privacy of existing buildings.

Demographic and economic changes in the future may make the case for a different mix of units on sites, with a higher proportion of smaller dwellings on a greater variety of sites. This would increase the number of dwellings, and could be advantageous in density character areas where there is a mono-culture of single family homes. This may provide opportunities for younger and older residents to choose to live for longer in South Warwickshire.

The biggest constraint in the maximisation of gross developable areas on sites is the requirement to provide private and shared parking spaces as this adds a further 12.5m² minimum to each residential plot. In practice this is more than doubled, as most units delivered in South Warwickshire will be 2+ bedrooms and extra spaces are required for every 4-5 units. There is some scope in local supplementary planning guidance for this to be minimised. For example, parking requirements in Stratford-on-Avon District are varied in relation to development in town centres, where parking is limited to a single space per dwelling and no visitor spaces¹⁷. In Warwick District the guidance states that *“lower provision may be justified where the application site is located within an area which is highly accessible (for example town centres...)”*¹⁸. If these exceptions are rigorously applied this will maximise the development capacity of the most sustainable sites under the current policy framework. In future these exceptions may be widened to larger category of sites to maximise the efficient use of land within settlement boundaries.

¹⁷ [Stratford-on-Avon District Council Development Requirements SPD - Part O Parking and Travel 2019 \(stratford.gov.uk\)](https://www.stratford.gov.uk/parking-and-travel)

¹⁸ [Warwick District Council Parking Standards SPD 2018 \(warwickdc.gov.uk\)](https://www.warwickdc.gov.uk/parking-standards)

4. Urban housing capacity

4.1 Baseline housing supply inputs

4.1.1 Site Category 1 – Sites with planning permission not yet fully built out

As of 1 April 2021, it is forecast that 5,878 dwellings which already have planning permission will be constructed across South Warwickshire in the SWLP plan period starting from 1 April 2025. This is comprised of 4,101 dwellings in Stratford-on-Avon District of which 1,408 are in urban areas and 2,693 are located elsewhere; and 1,777 dwellings in Warwick District of which 1,517 are in urban areas and 260 are located elsewhere.

This data has been derived from the housing trajectories published online by Stratford-on-Avon¹⁹ and Warwick District Councils²⁰. Appendix B contains a list of all sites with ten or more dwellings which make up this total. Because the latest monitoring data available at the time of writing is correct as of 1 April 2021, the SWLP should reflect more up-to-date monitoring data (as of 1 April 2022 and subsequent monitoring years) as soon as it becomes available. This would result in the dwelling totals from Site Category 1 being amended slightly in due course.

As noted above, not all of these planning permissions represent urban capacity – many are elsewhere, such as urban extensions that were allocated in the two Council's existing local plans. They do however exist as baseline commitments that will reduce the amount of additional greenfield development required in the SWLP, so are considered within this study.

Existing sites with planning permission provide a housing capacity of **5,878** – 2,925 within existing urban areas and 2,953 elsewhere.

4.1.2 Site Category 2 – Allocated sites without planning permission

As of 1 April 2021, it is forecast that 7,655 dwellings on sites allocated within the two Council's existing local plans (but which do not yet have planning permission) will be constructed across South Warwickshire in the SWLP plan period starting from 1 April 2025. This is comprised of 3,530 dwellings in Stratford-on-Avon District of which 430 are in urban areas and 3,100 are located elsewhere, and 4,125 dwellings in Warwick District of which 1,705 are in urban areas and 2,420 are located elsewhere.

This data has been derived from the housing trajectories published online by Stratford-on-Avon and Warwick District Councils. Appendix B contains a list of all sites which make up this total. Because the latest monitoring data available at the time of writing is correct as of 1 April 2021, the SWLP should reflect more up-to-date monitoring data (as of 1 April 2022 and subsequent monitoring years) as soon as it becomes available. This would result in the dwelling totals from Site Category 2 being amended slightly in due course.

Whilst these sites do not yet have planning permission, in many cases ongoing discussions are taking place with developers throughout their process of developing detailed plans and preparing planning applications. However, on sites where these discussions are less advanced, we recommend that the SWLP process (including the forthcoming HELAA) examines whether densities could be uplifted to reflect the findings of Chapter 3. Table 5 outlines the indicative potential capacity of these sites under such an approach – there are four in total.

¹⁹ [Stratford-on-Avon District Council Housing Trajectory 2021 \(stratford.gov.uk\)](https://www.stratford.gov.uk/housing-trajectory-2021)

²⁰ [Warwick District Council Housing Trajectory 2021 \(warwickdc.gov.uk\)](https://www.warwickdc.gov.uk/housing-trajectory-2021)

Settlement	Site name	Site ref	Site size (ha)	Baseline DCA	Optimised density	Developable area	Potential capacity	Original capacity	Potential plan period capacity ²¹
Kenilworth	East of Kenilworth (South)	H06 (part)	26.81	21-40dph	42.5dph	65%	740	550	605
Kenilworth	Kenilworth School	H09	9.30	21-40dph	42.5dph	80%	316	200	316
Kenilworth	Kenilworth Sixth Form	H12	5.01	21-40dph	42.5dph	80%	170	130	118
Whitnash	Land at Hazelmere/ Little Acre	H45	3.97	11-20dph	30dph	90%	107	59	54

Table 5: Indicative potential capacity of allocated sites without planning permission

Existing allocated sites provide a housing capacity of **7,655** – 2,135 within existing urban areas and 5,520 elsewhere. It is considered possible to increase this by applying the optimised densities established in Chapter 3 to four of the urban sites within this total, resulting in a potential additional urban capacity of **323**.

4.1.3 Site Category 3 – Historic SHLAA sites without permission or an allocation

Strategic Housing Land Availability Assessments (SHLAAs) are the predecessors to the HELAA which will shortly be produced for South Warwickshire, and follow a similar approach in considering the suitability, achievability and availability of land for housing. The most recent SHLAA for Warwick District was published in 2015²². A SHLAA for Stratford-on-Avon District was produced in 2020 to inform the Site Allocations Plan Development Plan Document, but was focussed on urban extensions and not within the district's urban areas themselves. The last district-wide SHLAA for Stratford-on-Avon was published in 2012²³.

Given the relative age of the existing SHLAAs, there are very few sites contained within them which have not either already progressed through the planning system and been granted planning permission or been allocated in local plans. From our discussions with officers, it is understood that nearly all of the remaining SHLAA sites are no longer expected to be developed as a result of changing landowner intentions. It is understood from the most recently-available information that one suitable site from Warwick's 2015 SHLAA does have a landowner still intending to pursue redevelopment – Edmondscote Manor in Leamington Spa. This site has therefore been considered alongside the sites promoted to the 2021 SWLP Scoping and Call for Sites consultation in Section 4.2.

It is recommended that the forthcoming HELAA re-examines the availability of those sites previously included in SHLAAs but where developer interest had lapsed, as they may offer the potential to boost urban housing supply. However, at this time it is not considered robust to assume that they will be able to contribute towards urban housing supply.

There is not considered to be any significant housing capacity on historic SHLAA sites.

4.1.4 Site Category 4 – Sites with lapsed planning permission

We have reviewed all sites where planning permission has lapsed and expired within the last five years (1st April 2016 to 31st March 2021).

²¹ Derived by applying the percentage increase between original capacity and potential capacity to the capacity of the site anticipated to come forward within the plan period from 2025 onwards, per Appendix B.

²² [Warwick District Council SHLAA 2015 \(warwickdc.gov.uk\)](http://warwickdc.gov.uk)

²³ [Previous SHLAA studies | Stratford-on-Avon District Council \(stratford.gov.uk\)](http://stratford.gov.uk)

Within Stratford-on-Avon District 134 permissions have lapsed over the five-year period, and together would have comprised a relatively modest net total of 170 dwellings. The vast majority of these permissions were for the creation of a single additional dwelling – many would have resulted from the conversion of agricultural buildings under permitted development rights. Two larger sites with permission for ten or more dwellings have lapsed, but both are within small rural villages outside the scope of the study. As a result, the potential housing supply contribution from lapsed permissions in Stratford-on-Avon District is considered to be negligible.

Within Warwick District, 56 permissions have lapsed during the five-year period and would have comprised a net total of 445 dwellings. In common with Stratford-on-Avon District many of these permissions were for the creation of a single additional dwelling from the conversion of agricultural buildings, with four larger permissions making up the bulk of the total number of dwellings:

- A 170-dwelling permission on Milverton Hill in Leamington Spa. This site is allocated in the existing Warwick Local Plan and is also the subject of a recently adopted development brief²⁴ and is therefore considered to retain significant development potential. It is anticipated to be developed between now and 2025 when the SWLP plan period starts.
- A 65-dwelling permission in Talisman Square in Kenilworth. This site is considered to retain significant development potential, and has been included in the assessment of sites in Section 4.2.
- A 44-dwelling permission to redevelop Covent Garden Car Park in Leamington Spa. Through discussions with officers responsible for car park management it is understood that there remain plans to redevelop this car park, and it has been included in the assessment of sites in Section 4.2.
- A 23-dwelling prior approval to convert offices to residential on Stoneleigh Road in Leamington Spa. Given the speculative nature of many office to residential prior notifications, it is considered unlikely that this site could be resurrected.

The remaining 52 lapsed permissions in Warwick District would have comprised a net total of 143 dwellings, most of which are in locations outside the scope of the study. As such, the potential housing supply contribution from other lapsed permissions in Warwick District is considered to be negligible.

With the exception of a small number of exceptional sites which have been considered separately, there is not considered to be any significant housing capacity available from other lapsed planning permissions.

4.1.5 Site Category 5 – Sites with positive pre-application advice

Officers from Stratford-on-Avon District Council provided us with records of 47 requests for pre-application advice over the past 12 months, from developers putting together proposals for residential development in the district. Of these, only two were considered to be clearly supportive of development – the remainder either advised against the proposed development or were neutral in tone. Combined, the two schemes with positive responses include around 55 dwellings. Officers indicated that the generally unsuitable nature of proposals on which advice is being sought is likely to reflect the Council's maintenance of a five-year housing land supply, and an up-to-date Local Plan.

It was not possible to obtain records of pre-application advice from officers at Warwick District Council during the preparation of the study.

There are not currently considered to be sufficient numbers of known sites with positive pre-application advice to make a robust addition to urban housing supply.

²⁴ Council's Cabinet approves Development Brief for Riverside House - Warwick District Council (warwickdc.gov.uk)

4.2 Assessment of promoted and other known sites – Site Category 6

In total, around 550 sites were promoted in response to the 2021 SWLP Scoping and Call for Sites consultation. The vast majority of these were located adjacent to urban areas or in rural parts of the two districts, and therefore do not fall within the scope of the Urban Capacity Study. However, 35 of the promoted sites do fall within South Warwickshire's urban areas – these have been assessed for potential suitability in accordance with the approach set out in Section 2.3.2. The one site included in Warwick District Council's 2015 SHLAA which has not been allocated or received planning permission, but which is still considered to be available for development, has also been included (see Section 4.1.3 above).

We consider that 16 of these sites are potentially suitable, as set out in Table 6 below. The full details of these sites, including site location plans, are set out in Appendices C and D. As with other parts of this Urban Capacity Study, these conclusions should be treated as provisional until the forthcoming HELAA has assessed the sites fully and formally.

Settlement	Site name	Site ref	Site size	Baseline DCA	Optimised density	Developable area	Potential capacity
Barford	Glebe Hotel, Church Street	500	0.55ha	11-20dph	30dph	100%	17
Barford	Land south of Westham Lane	575	1.24ha	11-20dph	30dph	90%	33
Kenilworth	Common Lane Industrial Area	519	2.30ha	21-40dph	42.5dph	90%	88
Leamington Spa	Fire and Rescue Service Headquarters, Warwick Street	551	0.52ha	41-60dph	75dph	100%	39
Leamington Spa	Edmondscote Manor, Warwick New Road	906	2.63ha	21-40dph	42.5dph	90%	101
Southam	Factory Shop, Oxford Street	512	0.42ha	21-40dph	42.5dph	100%	18
Stratford-upon-Avon	Elta House and Porton House, Birmingham Road	545	0.35ha	100+ dph	100dph	100%	35
Stratford-upon-Avon	The Greens, south of Alcester Road	592	1.95ha	21-40dph	42.5dph	90%	83
Studley	Castle Works, Brickyard Lane	529	2.36ha	21-40dph	42.5dph	90%	90
Warwick	Aluminium Service Co, Millers Road	504	0.65ha	21-40dph	42.5dph	100%	28
Warwick	Priory Park Car Park	548	0.98ha	61-100dph	87.5dph	100%	86
Warwick	The Emscote Centre, Nelson Lane	558	0.53ha	21-40dph	42.5dph	100%	23
Warwick	Myton Park Centre, Myton Road	559	0.85ha	11-20dph	30dph	100%	26
Warwick	Land at Goggbidge Lane	584	2.22ha	11-20dph	30dph	90%	60
Wellesbourne	Divisional Highways Depot, Loxley Road	560	1.26ha	21-40dph	42.5dph	90%	48
Whitnash	Land off Golf Lane	534	0.48ha	21-40dph	42.5dph	100%	20

Table 6: Indicative urban housing capacity from promoted sites considered to be potentially suitable

If found to be suitable, available and achievable in the forthcoming HELAA and developed at optimised densities, promoted and other known sites have the potential to add **795** dwellings to urban capacity.

4.3 Identification and assessment of potential new sites

4.3.1 Site Categories 7 and 8 – Sites identified through engagement and site search

Through a combination of our site search and expert engagement, we initially identified a longlist of around 50 new sites throughout South Warwickshire. Through subsequent refinement of this longlist to remove identified sites which were already known within the planning system (e.g. sites which appeared from satellite imagery to be vacant, but on which planning permission is already in place) and an assessment of potential suitability, we have established a shortlist of five potential new sites.

It is recognised that this is a relatively small number of potential additional urban housing sites. This is considered to reflect a number of factors:

- The two Councils both have relatively new, up-to-date local plans which include significant numbers of site allocations which are actively coming forwards – as evidenced in Sections 4.1.1 and 4.1.2.
- The 2021 SWLP Scoping and Call for Sites consultation has recently allowed developers to proactively put forward a number of sites – as evidenced in Section 4.2.
- The generally suburban and semi-rural nature of South Warwickshire means that there are relatively few brownfield sites. Where brownfield sites do exist (for example, in town centres), there often remains market interest in retaining these in other non-residential uses – as evidenced in Section 4.3.2 below.
- It is evident that the two Councils are also prepared to grant planning permission for changes of use of employment land to residential on a pragmatic basis where appropriate – we have therefore not identified any significant areas of long-term derelict land.

It is however recommended that all of the longlist of identified potential sites are considered as part of the forthcoming HELAA, providing a further opportunity to establish whether residential redevelopment might be suitable, available and achievable. For example, we have formed initial high-level views on the potential to provide access to sites – but following consultation with the local highway authority whilst preparing the HELAA, it might be established that a means of access to a difficult site could actually be achieved.

The full details of these sites, including site location plans, are set out in Appendices C and D. As with other parts of this Urban Capacity Study, these conclusions should be treated as provisional until the forthcoming HELAA has assessed the sites fully and formally. Because these sites have been identified rather than being promoted by their owners, assessment in the HELAA will also need to consider the sites' availability.

Settlement	Site name	Site ref	Site size	Baseline DCA	Optimised density	Developable area	Potential capacity
Leamington Spa	Jephson's Farm, north of railway and Griffin Road	043	7.13ha	11-20dph	30dph	80%	171
Leamington Spa	Covent Garden Car Park	089	0.66ha	41-60dph	75dph	100%	50
Stratford-upon-Avon	Land north of railway station car park, Western Road	012	0.81ha	100+dph	100dph	100%	81
Stratford-upon-Avon	Land north of Saffron Meadow	011	0.32ha	21-40dph	42.5dph	100%	14
Warwick	Linen Street Car Park	092	0.14ha	61-100dph	87.5dph	100%	12

Table 7: Indicative urban housing capacity from new sites identified through the Urban Capacity Study process, and considered to be potentially suitable

If found to be suitable, available and achievable in the forthcoming HELAA and developed at optimised densities, additional newly-identified sites have the potential to add **328** dwellings to urban capacity.

4.3.2 Site Category 9 – Housing potential in town centres and employment areas

Changes in retail demand and preferences around employment premises are key underlying factors shaping current development trends within urban areas across the country. This has been amplified and accelerated by the Covid-19 pandemic. A key component of the Urban Capacity Study has therefore been to understand whether this might result in the potential to redevelop parts of the town centres and employment areas across South Warwickshire.

The two Councils do not currently have up-to-date evidence on retail and employment needs within South Warwickshire, and levels of demand and the quality of provision of retail and employment floorspace. We have therefore undertaken site visits to all of the main employment areas and industrial estates spread across the 23 settlements within the scope of the study, as well as to the town centres of the 9 main towns and market towns. Through these site visits we have sought to understand general levels of vitality and demand within each town centre and employment area, and note any significant vacancies. These are set out within Tables 8 and 9 below.

Town Centre	Vitality and demand observations	Housing potential
Alcester Town Centre	Small town centre with compact retail core that already has some interspersed residential and retail. Noted a small number of vacant plots behind High Street, but difficult to access and may be too small for viable residential redevelopment.	Limited potential.
Henley-in-Arden Town Centre	Small linear town centre spread along High Street, with significant interspersed residential and retail. No notable vacancies observed.	Limited potential.
Kenilworth Town Centre	Generally vibrant and well-occupied, with only isolated vacancies.	Some visual amenity issues noted at Talisman Square, where a lapsed planning permission exists (see 4.1.4). Site has been assessed. Otherwise, limited potential.
Leamington Spa Town Centre	Generally vibrant and well-occupied, with limited numbers of vacancies.	No specific opportunities identified beyond those considered elsewhere in the study. Limited potential.
Shipston-on-Stour Town Centre	Small town centre with compact retail core that already has some interspersed residential and retail. No notable vacancies observed.	Limited potential.
Southam Town Centre	Small town centre with compact retail core that already has some interspersed residential and retail. No notable vacancies observed.	Limited potential.
Stratford-upon-Avon Town Centre	Very vibrant including high tourist footfall. Some notable major vacancies observed, including former Debenhams and BHS department store buildings. However, noted that the market appears to be dealing with these vacancies – e.g. a planning application has been submitted to redevelop the Debenhams site for a hotel ²⁵ . Also observed that recent refurbishment of Bell Court appears to be in high demand from retailers.	In light of evident market demand for non-residential uses on town centre opportunity sites, limited potential.
Warwick Town Centre	Generally vibrant and well-occupied, with limited numbers of vacancies.	Former food store and vacant upper floor offices at Westgate House on

²⁵ Planning application reference 21/02321/FUL

Town Centre	Vitality and demand observations	Housing potential
		Market Street noted as an opportunity – site has been assessed. Otherwise, limited potential.

Table 8: Observed vitality and demand and potential for housing in South Warwickshire town centres

Employment area	Settlement	Vitality and demand observations	Housing potential
Arden Forest Industrial Estate	Alcester	Generally small tightly clustered units, with limited numbers of vacancies. Area of speculative new-build currently being marketed and constructed along Arden Forest Way – whilst demand is unknown, this suggests that the market has confidence in ongoing demand for employment premises in this location.	Limited potential.
Waterloo Industrial Estate / Bidavon Industrial Estate	Bidford-on-Avon	Generally small tightly clustered units, with limited numbers of vacancies. Noted that a small part of the area is currently being redeveloped for housing adjacent to Waterloo Road, suggesting that the market is effectively managing demand.	Given the high levels of occupation in the remainder of these industrial estates away from the small area being redeveloped for housing, limited potential.
Princes Drive Industrial Estate	Kenilworth	Generally small tightly clustered units, with limited numbers of vacancies.	Limited potential.
Brookhampton Lane Area	Kineton	Generally small tightly clustered units, with limited numbers of vacancies.	Limited potential.
Court Street / Althorp Road Area	Leamington Spa	Very small tightly clustered units, with particular concentration of car repair workshops. No notable vacancies observed.	Limited current potential. However, given edge-of-town centre location close to Leamington Spa Railway Station, there may be merits in the SWLP process exploring the relocation of these businesses to facilitate high-density housing development.
Sydenham Industrial Estate	Leamington Spa	Generally small tightly clustered units. Limited numbers of vacancies in area south of St Mary's Road. However, premises north of St Mary's Road have increasingly been surrounded by residential redevelopment of other employment premises in recent years.	Remaining employment premises north of St Mary's Road noted as an opportunity – site has been assessed. Otherwise, limited potential.
Tachbrook Park / Heathcote Industrial Estate	Leamington Spa	Generally vibrant and well-occupied, with limited numbers of vacancies. Evidence of new speculative construction taking place in various locations, varying in scale from large warehouses down to a small-unit business centre. This suggests ongoing market demand for	Limited potential.

Employment area	Settlement	Vitality and demand observations	Housing potential
		employment premises in this location.	
Shipston Industrial Estate	Shipston-on-Stour	Well-occupied with a mix of unit sizes, many of which appear to be newly constructed to meet market demand. No notable vacancies observed.	Limited potential.
Kineton Road Industrial Estate	Southam	Generally vibrant and well-occupied with mix of unit sizes, and limited numbers of vacancies.	One empty site observed to the south of Tesco supermarket, but surrounded by other non-residential uses and not considered suitable for housing. Generally, limited potential.
Avenue Farm Industrial Estate	Stratford-upon-Avon	Generally small tightly clustered units, with limited numbers of vacancies.	Limited potential.
Maybrook Road Industrial Estate	Stratford-upon-Avon	Generally small tightly clustered units, with limited numbers of vacancies.	Limited potential.
Timothy's Bridge Road / Masons Road Industrial Estate	Stratford-upon-Avon	Within Masons Road area, generally small tightly clustered units with limited numbers of vacancies. Within Timothy's Bridge Road area, noted some major vacancies around former Unipart factory site. However, this is actively being redeveloped for housing and is included as a commitment in Appendix B.	Limited further potential.
Western Road Industrial Estate	Stratford-upon-Avon	Generally small tightly clustered units, with limited numbers of vacancies.	One empty site observed to the north of Stratford-upon-Avon Railway Station car park, which has already been identified as a potential site (see 4.3.1). Otherwise, limited potential.
Birmingham Road Area	Studley	Area consists of a small number of medium-sized premises. Whilst most appear well-occupied, various vacancies were observed at Studley Point, an office complex. There is also a small area of undeveloped land immediately north of Studley Point.	The Birmingham Road Area makes up a large part of Studley's employment offer, and it is therefore outside the scope of the Urban Capacity Study to recommend housing redevelopment of a large part of it (Studley Point and the vacant land to its north). However, this could be considered as part of the wider SWLP process if desired.
Budbrooke Industrial Estate	Warwick	Generally small tightly clustered units, with limited numbers of vacancies.	Limited potential.
Millers Road Industrial Estate	Warwick	Generally small tightly clustered units, with limited numbers of vacancies.	Limited general potential. However, Aluminium Service Co site has been promoted through the SWLP Scoping and Call for Sites consultation

Employment area	Settlement	Vitality and demand observations	Housing potential
			and is considered potentially developable – see Section 4.2.
Wedgnock Lane Industrial Estate	Warwick	Generally limited numbers of vacancies in areas with small units, but noted large vacant former IBM office campus. However, this is currently undergoing a major £4.5m refurbishment ²⁶ , suggesting ongoing market demand for these premises in this location.	Limited potential.

Table 9: Observed vitality and demand and potential for housing in South Warwickshire employment areas

In general terms, we have identified relatively limited potential for residential redevelopment from town centres and employment areas. These are generally well-occupied and vibrant, and appear to continue to serve their continued purpose. Any significant redevelopment of land in town centres and employment areas to create additional urban housing capacity would therefore need to be undertaken as part of a wider programme of intervention, and would be likely to require existing occupiers to be relocated to other locations locally. If those locations could themselves have yielded potential new housing capacity, this is likely to be a zero-sum exercise.

We have however identified a small number of specific sites which have been assessed and found to be potentially suitable. These are set out in detail in Appendices C and D, and summarised below.

Settlement	Site name	Site ref	Site size	Baseline DCA	Optimised density	Developable area	Potential capacity
Kenilworth	Talisman Square	086	0.17ha	60-100dph	87.5dph	100%	65 ²⁷
Warwick	Westgate House, Market Street	093	0.44ha	60-100dph	87.5dph	100%	39

Table 10: Identified sites in employment areas and town centres, and resultant potential urban housing capacity

It is important to that this part of the Urban Capacity Study has been observation-based rather than data-based, with our conclusions on housing potential in town centres and employment areas being necessarily anecdotal. We recommend that the potential to redevelop land in these areas is considered on a more empirical basis, through retail studies and employment studies prepared to inform the SWLP. This may enable further housing capacity to be unlocked.

If found to be suitable, available and achievable in the forthcoming HELAA and developed at optimised densities, additional sites identified in town centres and employment areas have the potential to add **104** dwellings to urban capacity.

4.4 Other sources of supply

4.4.1 Windfall

Each of the two Councils currently makes different assumptions about rates of windfall development that are forecast to arise and add to housing supply. These are shown in Table 11 below, with Table 12 showing windfall trends for each district in recent years.

Authority area	Windfall assumed in adopted local plan	Windfall assumed in latest trajectory
Stratford-on-Avon	37 dwellings per annum	No allowance made
Warwick	101 dwellings per annum	101 dwellings per annum

Table 11: Existing windfall assumptions by district

²⁶ Former IBM offices to undergo £4.5m refurbishment - Business Live ([business-live.co.uk](https://www.business-live.co.uk))

²⁷ Because of lapsed former planning permission for this site demonstrated that a significantly higher number of dwellings could be accommodated than the Urban Capacity Study methodology (which would yield 15 dwellings), the higher former capacity has been maintained.

Authority area	Completions	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Average
Stratford-on-Avon	Total	134	293	345	631	1,048	1,114	1,293	1,386	1,458	748	845
	Windfall	19	171	229	401	832	860	895	984	926	475	579
	% Windfall	14%	58%	66%	64%	79%	77%	69%	71%	64%	64%	69%
Warwick	Total	144	262	294	732	619	1,094	1,031	1,050	1,168	841	724
	Windfall	135	262	241	704	253	510	276	334	324	181	322
	% Windfall	94%	100%	82%	96%	41%	47%	27%	32%	28%	22%	44%

Table 12: Numbers of windfall completions within South Warwickshire over the past ten years

It can be seen that windfall has historically made up a significant proportion of completions within South Warwickshire – over the last ten years, only 31% of total housing completions in Stratford-on-Avon District have been on sites allocated in local plans and neighbourhood plans or first identified through a SHLAA, with 56% the corresponding percentage in Warwick District. It is also notable that actual observed windfall has been substantially higher than the windfall rates previously forecast – in Warwick, average annual windfall has exceeded the rate anticipated by a factor of 3x, whereas in Stratford average annual windfall is over 15x the rate that was assumed in the adopted Core Strategy.

It is evident that windfall housing land is not a diminishing resource. Within Stratford-on-Avon District, whilst there is a degree of annual variation, there does not appear to be a notable upward or downward trend in rates of windfall completions over time. The adoption of the Stratford-on-Avon Core Strategy in July 2016, which allocated large numbers of additional sites for development, does not appear to have had any obvious impacts on rates of windfall being completed.

In Warwick District the proportion of windfall in recent years has been significantly lower than the early part of the past decade, although that partly reflects the near-100% levels of windfall seen at that time. The Warwick Local Plan was adopted in 2017, so may have partly influenced the lower recent rates of windfall.

Accordingly, it is appropriate for the SWLP to make an allowance for windfall in the future. We typically recommend that a windfall allowance is not made until the fourth year of a housing trajectory, given the likelihood that dwellings being completed within the next three years will already be known about (as they are likely to need to have already received planning permission to be completed within that timeframe). The SWLP plan period will start in 2025, meaning that the windfall assumption would therefore cover a period from 2028 to 2050.

However, it is unlikely to be robust to simply adopt historic windfall trends as an indicator of likely future rates of windfall. There are three main reasons for this:

- We have now undertaken a site search (Section 4.3), that has proactively sought to identify potentially available sites that would ordinarily have arisen as windfall.
- Our site search has itself identified relatively small numbers of potential new urban housing sites, with this likely reflecting the recent SWLP Scoping and Call for Sites consultation through which many sites have already been promoted. It is noted that the independent Inspector for the 2016 Warwick Local Plan specifically instructed that windfall assumptions should be set based on the assumption that most large sites (10+ dwellings) would have been identified through SHLAAs²⁸.
- Not all historic development trends can be assumed to continue into the future.

We therefore recommend that, for Stratford-upon-Avon district, the historical annual average of 170 windfall dwellings per annum on small sites (up to 9 dwellings) is taken as a baseline level of future windfall. Historic windfall on small sites has arisen from a wide range of former land uses; including agriculture, residential intensification, the reuse of garden land, retail and employment. Among these, the only category where we would anticipate a definite change is the conversion of offices to residential where permitted development rights for such a change no longer exist. Based on historic trends, this would reduce the historic annual

²⁸ [Warwick District Local Plan - Housing Supply Topic Paper June 2016 \(warwickdc.gov.uk\)](https://www.warwickdc.gov.uk)

average windfall rate to 165. In order to ensure a conservative approach, we recommend that this is rounded down to 150 dwellings per annum in Stratford as a future windfall rate. Of the historic annual average of 170 windfall dwellings per annum on small sites, 128 have been within Stratford's urban settlements. As such, it can be seen that the majority of historic windfall within Stratford has been urban.

As with Stratford-upon-Avon district we would also recommend that Warwick district also use the historical annual average of 101 windfall dwellings per annum on small sites (up to 9 dwellings) is taken as a baseline level of future windfall. As with Stratford the historic windfall on small sites has arisen from a wide range of former land uses; including agriculture, residential intensification, the reuse of garden land, retail and employment. Following the same approach as Stratford the historic annual average windfall excluding change of use from offices would be an average windfall rate of 77. Again, following a conservative approach, we recommend this rate is rounded down to 70 dwellings per annum in Warwick as a future windfall rate. Of the annual average of 101 windfall dwelling per annum on small sites, 76 have been within Warwick's urban settlements. As such, it can be seen that the majority of historic windfall within Warwick has been urban.

This would result in a total annual windfall rate across South Warwickshire of 220 dwellings per annum. As the average percentage of dwellings falling within is 75% it is estimated that of this total 165 dwellings per annum would be within the 23 urban settlements, with the remaining 55 located elsewhere within South Warwickshire.

These windfall forecasts should be refined and reviewed as part of the forthcoming HELAA process once 2021/22 windfall completions are known – this will be valuable data as it will show an additional year after the adoption of the Stratford-on-Avon Core Strategy and Warwick Local Plan, as well as showing the impacts of the Covid-19 pandemic on housebuilding. Given the relatively long length of the SWLP's plan period, consideration should also be given to how the windfall allowance is applied to the latter years of the plan period. Whilst greater uncertainty over such a long time period may need to be factored, there are also likely to be fewer identified sites being built-out by that time. This means that, inevitably, a larger number of sites being built out in 20+ years time will not currently be known about.

As part of our engagement with expert officers, we also discussed the housing potential that could result from Warwick District Council's programme to dispose of garage courts for redevelopment. Officers have shared details of five sites approved for disposal, together totalling 0.54ha. In addition, a further thirteen sites have been recommended for disposal, together totalling 1.24ha. None of these sites meet the 0.25ha threshold for inclusion in the Urban Capacity Study as specified sites.

The majority of these sites are located in Density Character Area 3 (baseline density of 21-40dph), where for the purposes of the Urban Capacity Study an optimised density of 42.5dph is assumed. Accordingly, approved and recommended disposed garage sites could yield a capacity of around 75 dwellings within Warwick District. This could be boosted by further garage site disposals – officers have shared a long-list of 77 further sites which are being considered. Whilst the redevelopment of garage courts will be modest as a proportion of overall housing supply, this nevertheless adds evidence to suggest a likelihood of a steady source of windfall throughout the plan period.

It is considered that evidence exists to justify a windfall allowance of 220 dwellings per annum across South Warwickshire, which can be applied from 2028-2050. This would equate to an overall total of **4,840 dwellings**. Of this total, it is estimated that 3,360 dwellings would be within the 23 urban settlements of South Warwickshire.

4.4.2 Empty homes

In our discussions with Council Tax and Housing officers from the two Councils, it was reported that both Stratford-on-Avon and Warwick are considered to have low levels of empty homes. Table 13 below sets out the number of long-term empty (unoccupied for more than six months) homes within each authority area over time. However, even a 'long term' vacancy of six months does not necessarily indicate a problematic vacancy – it is understood that many of these empty homes will have been newly-built and awaiting occupation. This has been a particularly prominent issue during the Covid-19 pandemic, which alongside higher rates of housebuilding partly explains the recent increase in the numbers of vacant homes.

Authority area	Empty homes by year										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Stratford-on-Avon	676	548	500	491	612	731	612	801	900	1,178	872
Warwick	445	501	571	512	497	522	538	645	756	885	753

Table 13: Numbers of empty homes within South Warwickshire over the past ten years²⁹

There are currently around 250 homes within each local authority area that have been vacant over a very long-term period of more than two years. Whilst a combined total of around 500 homes could make a useful addition to overall urban capacity if all of these could be reoccupied, Council Tax and Housing officers indicated that a cautious approach should be taken:

- Historically (prior to 2018), the numbers of empty homes in South Warwickshire have generally been static from year-to-year, and higher numbers of empty homes currently do not reflect the long-term trend.
- Both Councils already intervene where possible in problematic vacancies (such where overgrown gardens create a nuisance), contacting owners to encourage re-occupation.
- The use of more significant interventions such as Empty Dwelling Management Orders and compulsory purchase has historically been limited in South Warwickshire.

Given these factors, and the generally buoyant housing market within South Warwickshire which does not generally lead to significant rates of long-term vacancy, it is considered unlikely that the SWLP could make a justifiable addition to the housing supply to account for the reoccupation of empty homes.

There is not currently considered to be sufficient evidence around high levels of empty homes to make a robust addition to urban housing supply.

4.4.3 Non-implementation

In our discussions with officers, it was established that the two Councils do not currently have a fixed approach to deducting from the housing supply to account for the inevitability that some planning permissions will never be implemented before they expire.

Table 13 below sets out the levels of non-implementation across each authority area and South Warwickshire as a whole, between 2016 and 2021. It can be seen that very small numbers of dwellings lapsed during this period, equivalent to 5.2% of total potential completions (had the lapsed dwellings not lapsed). If the single large development site at Milverton Hill in Leamington Spa which is now subject to a development brief is excluded (given the high likelihood of development still coming forward on this site), the percentage of dwellings lapsed reduces to around 3.8%. **On this basis, a 5% lapse rate on new permissions is considered to be a robust and sufficiently conservative assumption at the present time.** It is however recommended that the forthcoming HELAA re-examines this once up-to-date evidence is available from the 2021/22 monitoring year.

Authority area	Actual completions 2016-2021	Dwellings lapsed 2016-2021	Potential completions 2016-2021	Percentage lapsed
Stratford-on-Avon	5,999	170	6,169	2.8%
Warwick	5,184	445	5,629	7.9%
South Warwickshire total	11,183	615	11,798	5.2%

Table 14: Numbers of non-implemented (lapsed) dwellings within South Warwickshire over the past five years

The lapse rate should only be applied to dwellings in the housing supply with planning permission. This reflects that the vast majority of historic lapsed permissions in South Warwickshire have been on small sites with fewer than ten dwellings (see Section 4.1.4), not allocated sites. On this basis, it is considered that potential housing supply set out within Section 4.1.1 should be reduced by 300 dwellings to ensure that the overall potential housing supply figure is robust and minimises the risk of double-counting.

²⁹ [Live tables on dwelling stock \(including vacants\) \(www.gov.uk\)](https://www.gov.uk/live-tables-on-dwelling-stock-including-vacants)

It is considered that the housing supply should be reduced by **300**, equivalent to 5% of dwellings with planning permission, to reflect the likelihood of non-implementation.

4.5 Development potential from car parks

We consider that there are three scenarios under which car parks within South Warwickshire could be consolidated, to free up potential additional urban housing capacity. We have identified three scenarios through which this could take place:

- **Scenario 1** – The existing car parking provision on a site would be retained, with development constructed above on piles. Depending on site conditions, it may alternatively be preferable to re-provide car parking in an undercroft, with development then constructed at the previous ground level, or a combination of the two.

This approach is anticipated to be high cost and may be difficult to deliver in some locations. It would however result in high development yields as development would theoretically be possible on all car park sites. Given the cost and nature of construction required, notwithstanding the approach to optimised densities within individual character areas set out elsewhere in this report, it is assumed that on all sites development would need to consist of apartments of at least 100dph.

- **Scenario 2** – The given site would be split in two. Half of the site would accommodate the existing car parking capacity by adding an additional deck to the car park, whilst the other half of the site would be released for residential redevelopment. Whilst in theory more than half of the site could be released whilst maintaining the same parking capacity if a taller multi-storey parking structure were to be provided, an increasing amount of space would then need to be reserved for ramps, stairwells etc. For the purposes of the theoretical exercise in this report, a 50% release of land has therefore been assumed. This means that some car parks fall below the 0.25ha site size threshold for inclusion (0.10ha in town centres) under Scenario 2, and are therefore not considered suitable for consolidation.

This approach is anticipated to be slightly less expensive than Scenario 1, as housing could be constructed at ground level in a more conventional manner – although the costs of ‘decking’ the remaining car parking on the site would still be significant. It would however yield a much lower potential dwelling capacity. Although a wider range of dwelling types (and hence densities) could be adopted with ground-level construction, a high density is still likely to be necessary for development to be viable. As such, it is again assumed that on all sites development would need to consist of apartments of at least 100dph – with this density applied to half the site area.

- **Scenario 3** – Clusters of car parks within a 5-minute walk (400 metres) would have their capacity ‘pooled’ onto one of the sites, where a multi-storey car park would be provided. This would allow the other existing car parks to be fully redeveloped.

This approach would only be applicable to some car parks, and hence would result in lower potential development yields. It is however anticipated to be lower in cost than Scenario 1 as development could be constructed at ground level in a more conventional manner. It would also result in relatively low levels of disruption to existing car parking provision, as the new multi-storey car park could be constructed before any of the other car parks in the vicinity were released for development. The costs associated with re-provision would nevertheless still be significant, meaning that development is assumed to need to consist of apartments of at least 100dph in common with the other scenarios.

Our site search process has identified 37 publicly-accessible car parks with the potential for consolidation to yield new dwellings. These are set out in Table 15 below and shown on maps in Appendix E, alongside the resultant theoretical dwelling yields that might be possible under each scenario.

Settlement	Site name	Site area	Nearest car park	Scenario 1		Scenario 2		Scenario 3	
				Suitable?	Capacity	Suitable?	Capacity	Suitable?	Capacity
Alcester	Bulls Head Yard Car Park	0.81ha	400m+	Yes	81	Yes	42	No	-
Hatton	Hatton Railway Station, Station Road	0.37ha	400m+	Yes	37	No	-	No	-
Kenilworth	Abbey End Car Park	0.78ha	92m	Yes	78	Yes	39	Host	-
Kenilworth	Abbey Fields Car Park, Bridge Street	0.30ha	400m+	Yes	30	No	-	No	-
Kenilworth	Kenilworth Railway Station	0.23ha	312m	Yes	23	No	-	Yes	23
Kenilworth	Square West Car Park, Barrowfield Lane	0.36ha	92m	Yes	36	Yes	18	Yes	36
Leamington Spa	Bath Place Car Park	0.17ha	59m	Yes	17	No	-	Yes	17
Leamington Spa	Bedford Place Car Park	0.13ha	38m	Yes	13	No	-	Yes	13
Leamington Spa	Chandos Street Car Park	0.38ha	64m	Yes	38	Yes	19	Host	-
Leamington Spa	Court Street Car Park	0.35ha	211m	Yes	35	Yes	18	Yes	35
Leamington Spa	Leamington Shopping Park, Tachbrook Park Drive	3.76ha	400m+	Yes	376	Yes	188	No	-
Leamington Spa	Leamington Spa Railway Station (west), Old Warwick Road	1.39ha	31m	Yes	139	Yes	70	Host	-
Leamington Spa	Leamington Spa Railway Station (east), Old Warwick Road	0.61ha	33m	Yes	61	Yes	31	Yes	61
Leamington Spa	Station Approach Car Park, De Normanville Avenue	0.25ha	31m	Yes	25	No	-	Yes	25
Shipston-on-Stour	Bridge Car Park, Mill Street	0.32ha	400m+	Yes	32	No	-	No	-
Southam	Wood Street Car Park	0.29ha	400m+	Yes	29	No	-	No	-
Stratford-upon-Avon	Arden Street Car Park	0.51ha	69m	Yes	51	Yes	26	No	-
Stratford-upon-Avon	Bridgeway Car Park (Surface only)	0.28ha	9m	Yes	28	Yes	14	Yes	28
Stratford-upon-Avon	Leisure Centre Car Park, Bridgeway	2.80ha	9m	Yes	280	Yes	140	Host	-
Stratford-upon-Avon	Maybird Centre Retail Park, Birmingham Road	2.72ha	400m+	Yes	272	Yes	136	No	-
Stratford-upon-Avon	Recreation Ground Car Park, Swans Nest Lane	1.66ha	400m+	Yes	166	Yes	83	No	-
Stratford-upon-Avon	Stratford-upon-Avon Parkway Railway Station, Bishopton Lane	3.88ha	400m+	Yes	388	Yes	194	No	-
Stratford-upon-Avon	Stratford-upon-Avon Railway Station, Brunel Way	0.56ha	215m	Yes	56	Yes	28	No	-

Settlement	Site name	Site area	Nearest car park	Scenario 1		Scenario 2		Scenario 3	
				Suitable?	Capacity	Suitable?	Capacity	Suitable?	Capacity
Warwick	Bread and Meat Close Car Park	0.38ha	172m	Yes	38	No	-	Host	-
Warwick	Myton Fields Car Park, Myton Road	2.56ha	228m	Yes	256	Yes	128	Yes	256
Warwick	St Nicholas Park Car Park, Banbury Road	0.90ha	202m	Yes	90	Yes	45	Host	-
Warwick	Vittel Drive Car Park	0.24ha	115m	Yes	24	Yes	12	Yes	24
Warwick	Warwick Hospital 1, Millers Road	0.91ha	90m	Yes	91	Yes	46	Host	-
Warwick	Warwick Hospital 2, north of Green Lane	0.44ha	112m	Yes	44	No	-	Yes	44
Warwick	Warwick Hospital 3, east of Lakin Road	0.40ha	5m	Yes	40	No	-	Yes	40
Warwick	Warwick Hospital 4, west of Gaveston Close	0.31ha	5m	Yes	31	No	-	Yes	31
Warwick	Warwick Hospital 5, west of Guys Cross Park Road	0.48ha	10m	Yes	48	No	-	Yes	48
Warwick	Warwick Parkway Railway Station, Old Budbrooke Road	2.26ha	400m+	Yes	226	Yes	113	No	-
Warwick	Warwick Racecourse 1, opposite Shakespeare Avenue	0.84ha	168m	Yes	84	Yes	42	Yes	84
Warwick	Warwick Racecourse 2, opposite Goldsmith Avenue	1.04ha	168m	Yes	104	Yes	52	Host	-
Warwick	Warwick Railway Station, Station Road	0.37ha	400m+	Yes	37	No	-	No	-
Warwick	West Rock Car Park, Taylor Court	0.27ha	115m	Yes	27	Yes	14	Yes	27
South Warwickshire Totals		34.31ha	-	-	3,431	-	1,498	-	792

Table 15: Theoretical potential capacity from public car park consolidation in South Warwickshire, under three varying scenarios

For Scenario 3, it has been assumed that:

- Kenilworth – Parking at Kenilworth Railway Station and Square West Car Park would be consolidated at Abbey End Car Park.
- Leamington Spa:
 - Parking at Bath Place and Bedford Place would be consolidated at Chandos Street.
 - Parking at Court Street, Station Approach and Leamington Spa Station (east) would be consolidated at Leamington Spa Station (west).
- Stratford-upon-Avon:
 - Parking at Bridgeway would be consolidated at Stratford-upon-Avon Leisure Centre.
 - Whilst Arden Street Car Park and Stratford-upon-Avon Railway Station are close to one another, both locations are likely to continue to require on-site car parking and are therefore considered to be unsuitable for consolidation.
- Warwick:
 - Parking at Vittel Drive and West Rock would be relocated at Bread and Meat Close.
 - Parking at Myton Fields would be consolidated at St Nicholas Park.
 - Parking at Warwick Hospital 2-5 would be consolidated at Warwick Hospital 1 Car Park.
 - Parking at Warwick Racecourse 1 (Shakespeare Avenue) would be consolidated at Warwick Racecourse 2 (Goldsmith Avenue).

- As noted elsewhere in this report, such an approach to car park consolidation is unprecedented in South Warwickshire and we are unaware of such an approach being pursued on a large scale in any other similar development contexts nationally. Consolidation would require significant levels of intervention from the two Councils in order for it to be realised, and is also likely to require a significant level of policy attention in the SWLP. Nevertheless, if pursued it could result in a potentially significant addition to urban housing capacity – estimated to be between around 800 and 3,400 dwellings depending on the approach taken.
- Should the two Councils be minded to pursue such an approach, we strongly recommend that a bespoke study is prepared to consider the development prospects of each car park site in detail in order to establish actual achievable housing capacities. Such a study could also consider the levels of utilisation of each car park to understand whether each site's capacity actually needs to be re-provided in full.

• A theoretical exercise to consider the potential yields from car park consolidation has indicated that between **800 and 3,400 dwellings** could be created. This would however require significant levels of intervention and management to be realised.

4.6 Overall potential urban housing capacity in South Warwickshire

Factoring all of the sources of potential urban and existing committed housing capacity, within this chapter we have established a total potential baseline housing supply for the 2025-2050 plan period of **19,950** dwellings. Of this, 6,145 dwellings would be located within existing urban areas – the remaining dwellings would be located elsewhere, including new settlements. The total is made up of:

- **5,878** dwellings which already have planning permission (Site Category 1), of which 2,925 are within existing urban boundaries and 2,953 are elsewhere;
- **7,655** dwellings on sites which have been allocated in existing local plans but which do not yet have planning permission (Site Category 2), of which 2,135 are within existing urban boundaries and 5,520 are located elsewhere. It is considered that this could be increased by **323** dwellings by applying the optimised densities established in Chapter 3 on sites which do not yet have emerging planning applications.
- **795** dwellings on sites promoted to the Council which we consider to potentially be suitable (Site Category 6);
- **328** dwellings on sites which we have identified and consider to potentially be suitable (Site Categories 7 and 8);
- **108** dwellings from sites identified within town centres and employment areas where we consider residential redevelopment to potentially be suitable (Site Category 9);
- A windfall allowance of 4,840, based on an allowance of 220 per annum for each year from 2028 to 2050;
- A deduction for likely non-implementation of **300**, based on the likelihood of some dwellings with planning permission not actually being built out.

This capacity of around 19,950 compares to a housing need for South Warwickshire over the new plan period of 30,750. This housing need figure is subject to change, and is also likely to require the addition of a buffer to allow choice and competition in the market in accordance with Planning Practice Guidance. We have sought to ensure that the assumptions underlying these figures strike an appropriate balance between conservatism and optimism to ensure robustness – whilst there may be some scope to further optimise capacities, particularly if the SWLP were to include policies to require the higher end of our established optimised density ranges, this is likely to require a higher burden of evidence in order to ultimately demonstrate that the SWLP is a sound local plan.

The shortfall between urban and existing committed housing capacity could be reduced by undertaking development on public car parks around South Warwickshire, where we have identified potential yields of up to **3,400** dwellings. However, this would necessitate a significant programme of intervention and management in order to be realised. It may also be possible to apply the optimised densities established through the Urban Capacity Study to some sites which have been allocated in existing local plans but which do not yet have planning permission (Site Category 2).

However, whilst the measures considered through this study could allow the SWLP to get a reasonable way towards meeting housing needs through urban sites and existing commitments, we consider it impossible to meet development needs without significant greenfield development.

Appendix A – Baseline density typologies by settlement

A1.1 Density Character Areas

The density character mapping is based on areas drawn from South Warwickshire Settlement Analysis (June 2022). This document forms an initial piece of analysis to explore the development of a '20-minute neighbourhood' approach to spatial development in the Borough and identifies character areas that infer the density of the settlement.

The character areas have been categorised in this document according to the coding plan set out in the National Model Design Code (2021), based on the observed prevailing character of the area. For the purpose of the density character mapping these areas are taken to inform a logical small area geography based on the local dynamics and knowledge of the settlements in South Warwickshire.

These sketched geographies have been used as the basis of the Density Maps. There are instances where the boundaries have been amended slightly to ensure that there is consistent and logical coverage of residential areas. Where there has been no boundary provided by the Warwickshire Settlement Analysis, it has been assumed that this is an area of largely non-residential use such as open space, educational institutions, hospitals or other civic uses

The Density Maps are produced by joining the number of address points from Council Tax records to the character areas identified in the Warwickshire Settlement Analysis. The number of dwellings is then divided by the area of the character area to give a figure for dwellings per hectare.

The areas have then been classified into six categories which are designed to broadly align with the qualitative characteristics identified in the National Model Design Code Coding Plan. The density character areas mapped in the following density maps are:

- Density Character Area 1: 0-10 Dwellings Per Hectare
- Density Character Area 2: 11-20 Dwellings Per Hectare
- Density Character Area 3: 21-40 Dwellings Per Hectare
- Density Character Area 4: 41-60 Dwellings Per Hectare
- Density Character Area 5: 61-100 Dwellings Per Hectare
- Density Character Area 6: 100+ Dwellings Per Hectare

It is important to note that the coding process is a subjective one which takes into account the qualities of a place and how it functions. The purpose of the density maps is to provide a quantitative analysis of number of dwellings in an area. As such, the actual dwellings per hectare of an area may not align with the indicative range set out in the National Model Design Code.

A1.2 Density Character Area 1: 0-10 Dwellings Per Hectare

Key characteristics

- Where residential uses predominate buildings will have large setbacks from the road and be sited on large private plots. Dwellings can range in type, from large high-end houses to farmsteads or scattered hamlets.
- Very low residential densities can also occur within or on the periphery of settlements where there are large areas of employment land or significant institutions like hospital campuses.

A1.3 Density Character Area 2: 11-20 Dwellings Per Hectare

Key characteristics

- Low density areas will be typified by individual dwellings with private front and rear gardens which are generally large and will allow a high incidence of on-plot parking. There may be large areas of vegetation and green spaces which will add to the dispersion of dwellings.
- Buildings will tend to be 2 storeys or bungalows with very low incidences of subdivision.
- The front of dwellings will likely face the street but may lack a direct relationship with the public realm due to the distance between the building front and the curtilage of the plot.
- Parking will be mostly provided on plot.

A1.4 Density Character Area 3: 21-40 Dwellings Per Hectare

Key characteristics

- Medium-low density areas will be typified largely by dwellings with private front and rear gardens.
- Buildings will be predominantly 2 storeys. There will be a higher incidence of semi-detached dwellings and may be some short rows of terraced houses as well as bungalows.
- Dwellings will likely front onto the street and form a relationship with the curtilage of the plot and the public realm.
- A large proportion of parking will be contained on plot, with additional vehicles being stored on-street.

A1.5 Density Character Area 4: 41-60 Dwellings Per Hectare

Key characteristics

- Medium-high density areas are likely to be located near to the centre of established settlements.
- Semi-detached dwellings will give way to terraces and there will be well enclosed streets with buildings having a direct relationship with the public realm. Where there are detached dwellings, they will likely cover most of the width of the plot or there may be a greater incidence of sub-division of larger properties. Building heights will be 2-3 storeys and may in some incidences contain 4 or 5 storey buildings.
- Front gardens will be smaller in size and a greater proportion of parking provision will be contained on-street.
- Medium-high density areas are likely to be located near to the centre of established settlements.
- Semi-detached dwellings will give way to terraces and there will be well enclosed streets with buildings having a direct relationship with the public realm. Where there are detached dwellings, they will likely cover most of the width of the plot or there may be a greater incidence of sub-division of larger properties. Building heights will be 2-3 storeys and may in some incidences contain 4 or 5 storey buildings.
- Front gardens will be smaller in size and a greater proportion of parking provision will be contained on-street.

A1.6 Density Character Area 5: 60-100 Dwellings Per Hectare

Key characteristics

- High-density areas are likely to be located near to or within the centre of established settlements, or adjacent to areas of high public transport accessibility.
- Buildings tend to be 3-5 storeys high, which will mostly be terraced and with a high incidence of apartments and sub-divided larger properties.
- There are smaller areas of private open space for individual properties, buildings will tend to front directly onto the street, or sit with limited front yards
-

A1.7 Density Character Area 6: 100+ Dwellings Per Hectare

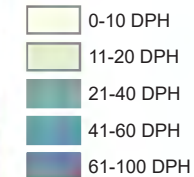
Key characteristics

- This typology is rare in South Warwickshire and will be a small area of apartment buildings.



Maxar, Microsoft

Dwellings Per Hectare



 SettlementBoundary_MergeUpdate
MapSeriesFrames

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Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

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Drawing Name

Alcester

Rev

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A4

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Dwellings Per Hectare

11-20 DPH

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Role

Metres

0 25 50 100

Suitability

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Project Number

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Drawing Name

Baginton

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Maxar, Microsoft



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

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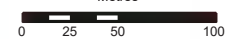
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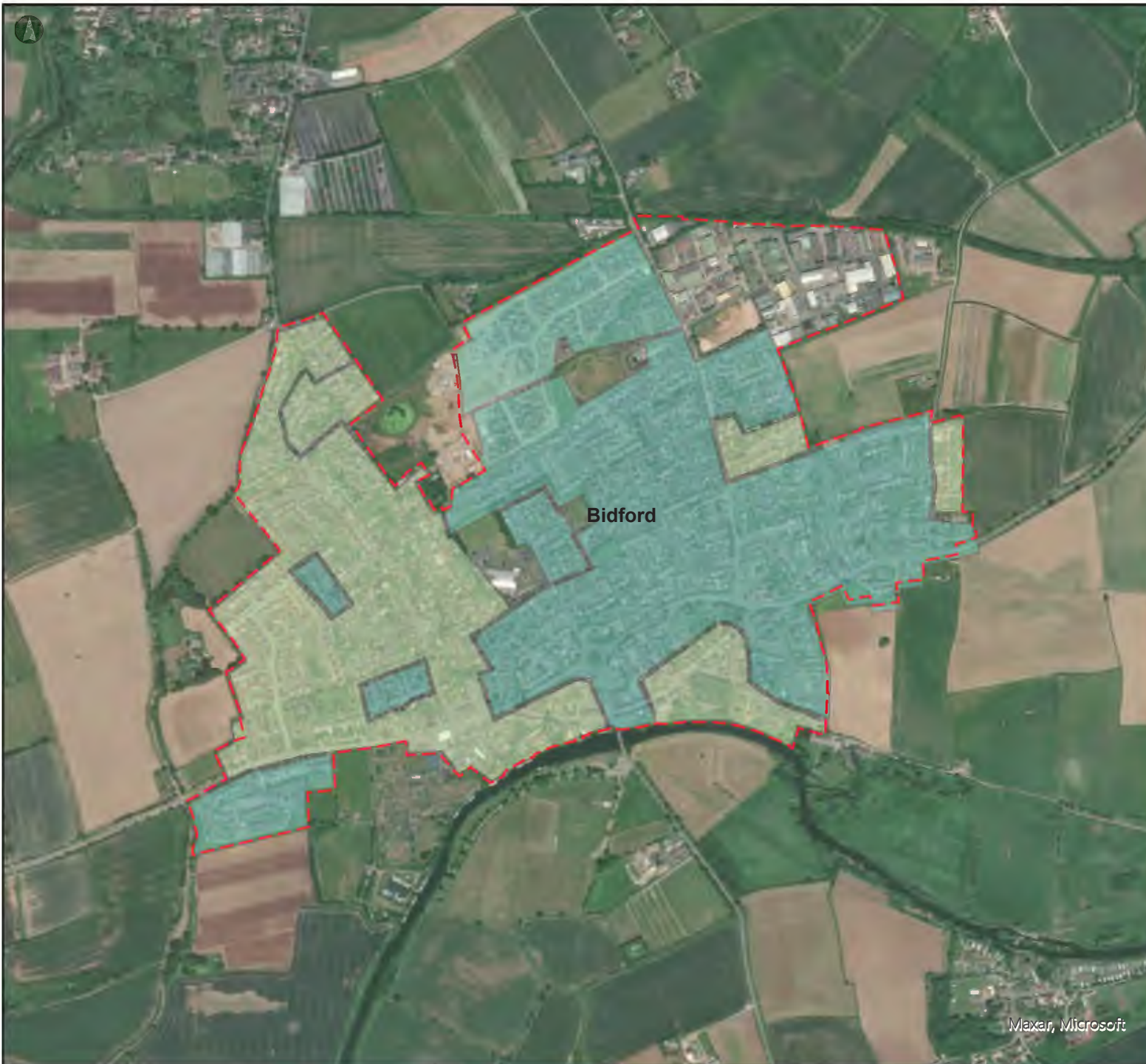
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Barford

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Maxar, Microsoft



Maxar, Microsoft

Dwellings Per Hectare

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

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Role

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286979-00

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Bidford

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Leamington Urban
Area (South West)

Bishops
Tachbrook

Maxar, Microsoft

Dwellings Per Hectare

11-20 DPH

21-40 DPH

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Drawing Name

Bishops Tachbrook

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Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

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Density Character Mapping

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Suitability

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Burton Green

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Dwellings Per Hectare

11-20 DPH

21-40 DPH

41-60 DPH

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Drawing Title

Density Character Mapping

Scale at A4

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Role

Metres

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Suitability

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Project Number

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Drawing Name

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Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

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Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

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Drawing Name

Hampton Magna

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Dwellings Per Hectare

11-20 DPH

21-40 DPH

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Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

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Project Number

286979-00

Drawing Name

Hatton

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Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

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Study**

Drawing Title

Density Character Mapping

Scale at A4

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Role

Metres



Suitability

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Project Number

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Drawing Name

Henley

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Maxar, Microsoft



Dwellings Per Hectare

- 0-10 DPH
- 11-20 DPH
- 21-40 DPH
- 41-60 DPH
- 61-100 DPH

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Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Kenilworth (North East)

Rev

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Maxar, Microsoft



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

61-100 DPH

SettlementBoundary_MergeUpdate

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Client

Warwick District Council

Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Kenilworth (North West)

Rev

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Maxar, Microsoft

**Kenilworth
(South)**

**Kenilworth
(North East)**

**Kenilworth
(North West)**



Dwellings Per Hectare

- 0-10 DPH
- 11-20 DPH
- 21-40 DPH
- 41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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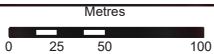
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Client
Warwick District Council

Project Name
South Warwickshire Urban Capacity Study

Drawing Title
Density Character Mapping

Scale at A4
1:12,000
Role



Suitability
DRAFT
Project Number
286979-00
Drawing Name
Kenilworth (South)

Rev
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Dwellings Per Hectare

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

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Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Kineton

Rev

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Maxar, Microsoft



Dwellings Per Hectare

11-20 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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South Warwickshire Urban Capacity
Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Kingswood

Rev

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Maxar, Microsoft



Dwellings Per Hectare

- 0-10 DPH
- 11-20 DPH
- 21-40 DPH
- 41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd

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Client
Warwick District Council

Project Name
South Warwickshire Urban Capacity Study

Drawing Title
Density Character Mapping

Scale at A4
1:12,000
Role

Metres
0 25 50 100

Suitability
DRAFT

Project Number
286979-00

Drawing Name
Leamington Urban Area (East)

Rev
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Maxar, Microsoft



Dwellings Per Hectare

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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Study

Drawing Title

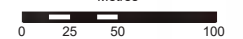
Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

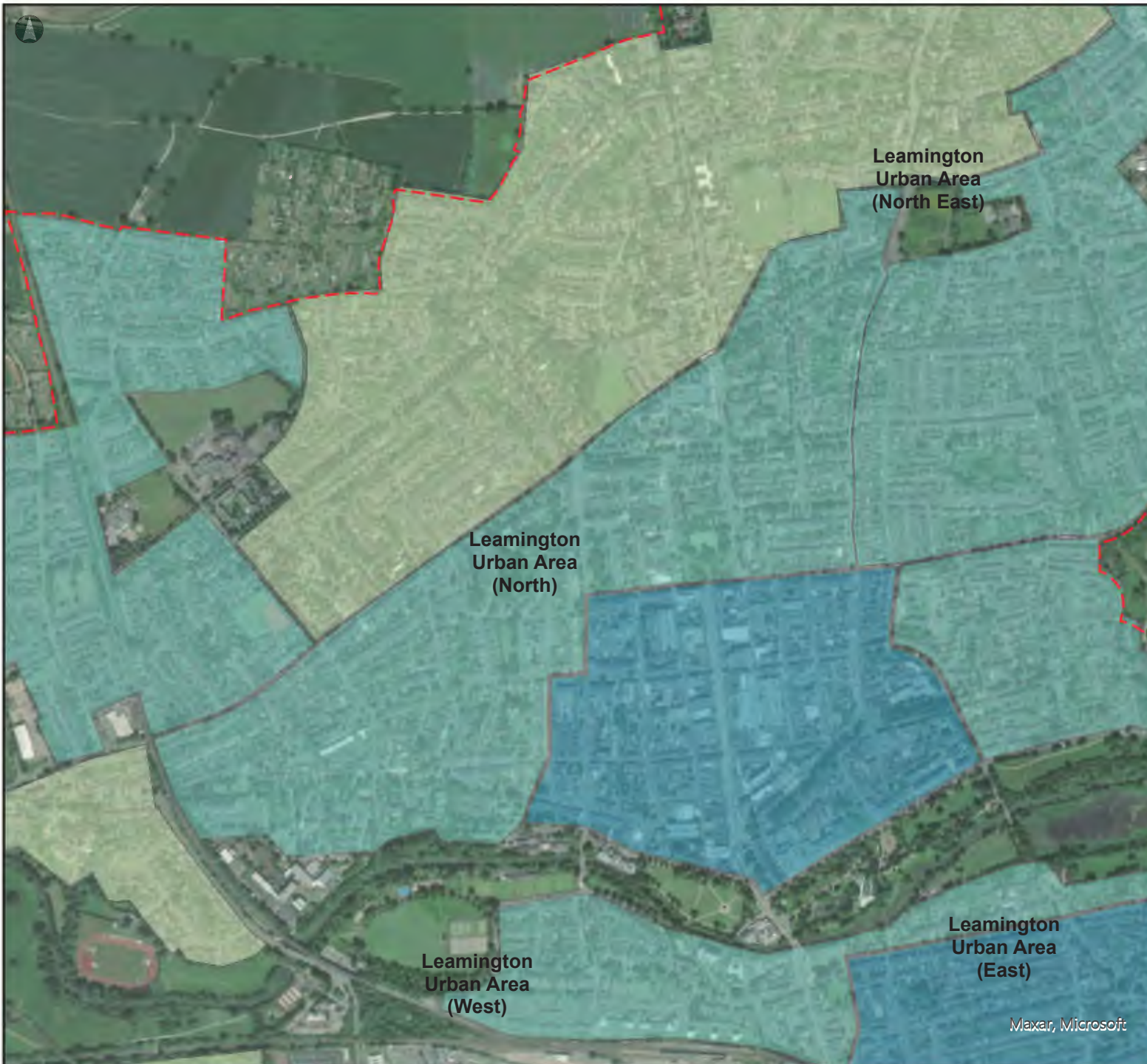
Drawing Name

Leamington Urban Area (North)

Rev

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Maxar, Microsoft



Dwellings Per Hectare

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Leamington Urban Area (North)

Rev

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Maxar, Microsoft



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

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Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Leamington Urban Area (South)

A4

22/08/2022 10:54

Maxar, Microsoft



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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South Warwickshire Urban Capacity
Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Leamington Urban Area (South

Rev

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Maxar, Microsoft



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Leamington Urban Area (West)

Rev

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Dwellings Per Hectare

0-10 DPH

11-20 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

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Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Leek Wootton

Rev

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Maxar, Microsoft



Dwellings Per Hectare

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

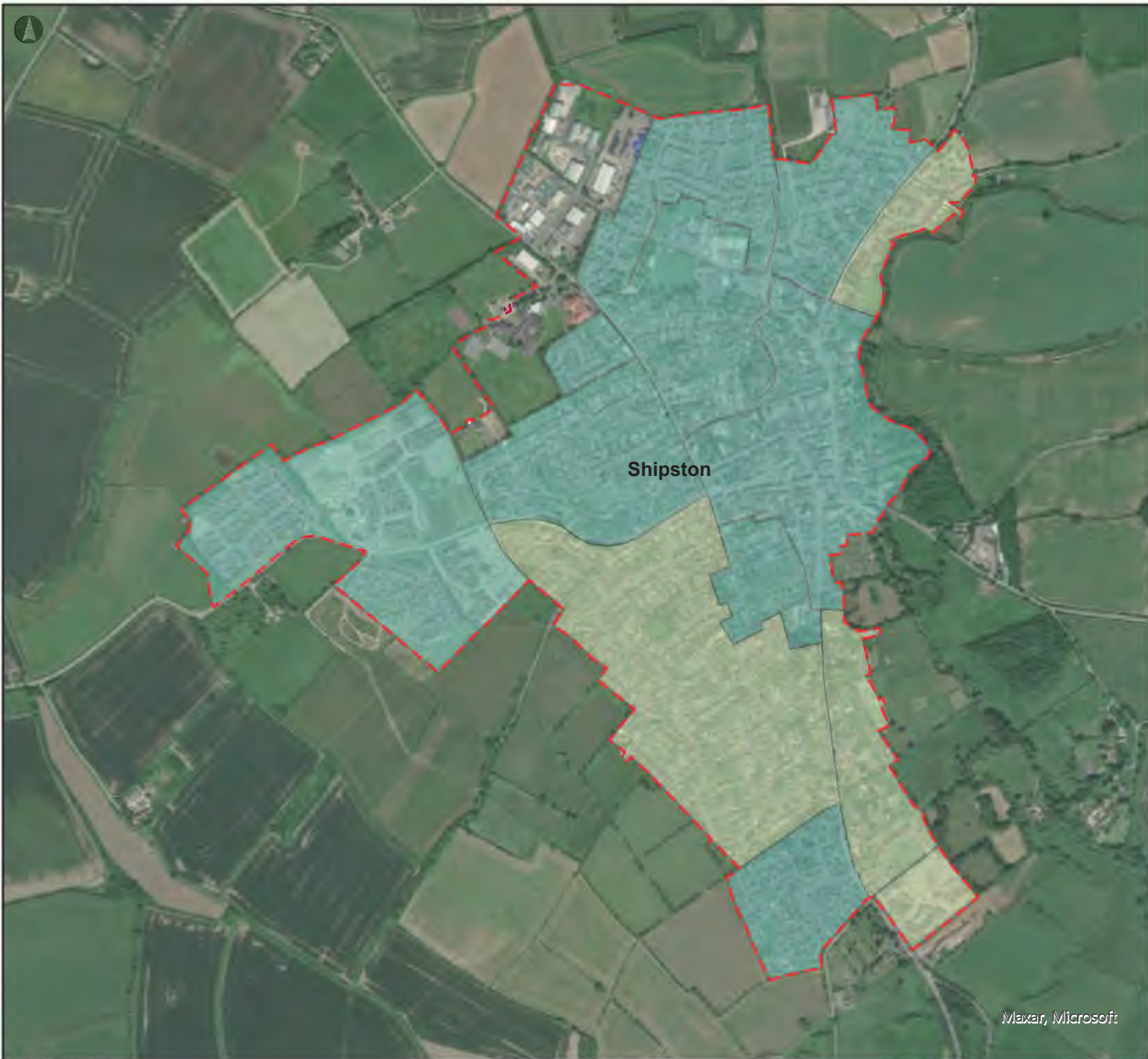
Drawing Name

Radford Semele

Rev

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Maxar, Microsoft



Maxar, Microsoft

Dwellings Per Hectare

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

South Warwickshire Urban Capacity
Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Shipston

Rev

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A4

22/08/2022 10:55



Dwellings Per Hectare

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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Client

Warwick District Council

Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Southam

Rev

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Maxar, Microsoft



Maxar, Microsoft

Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

South Warwickshire Urban Capacity
Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

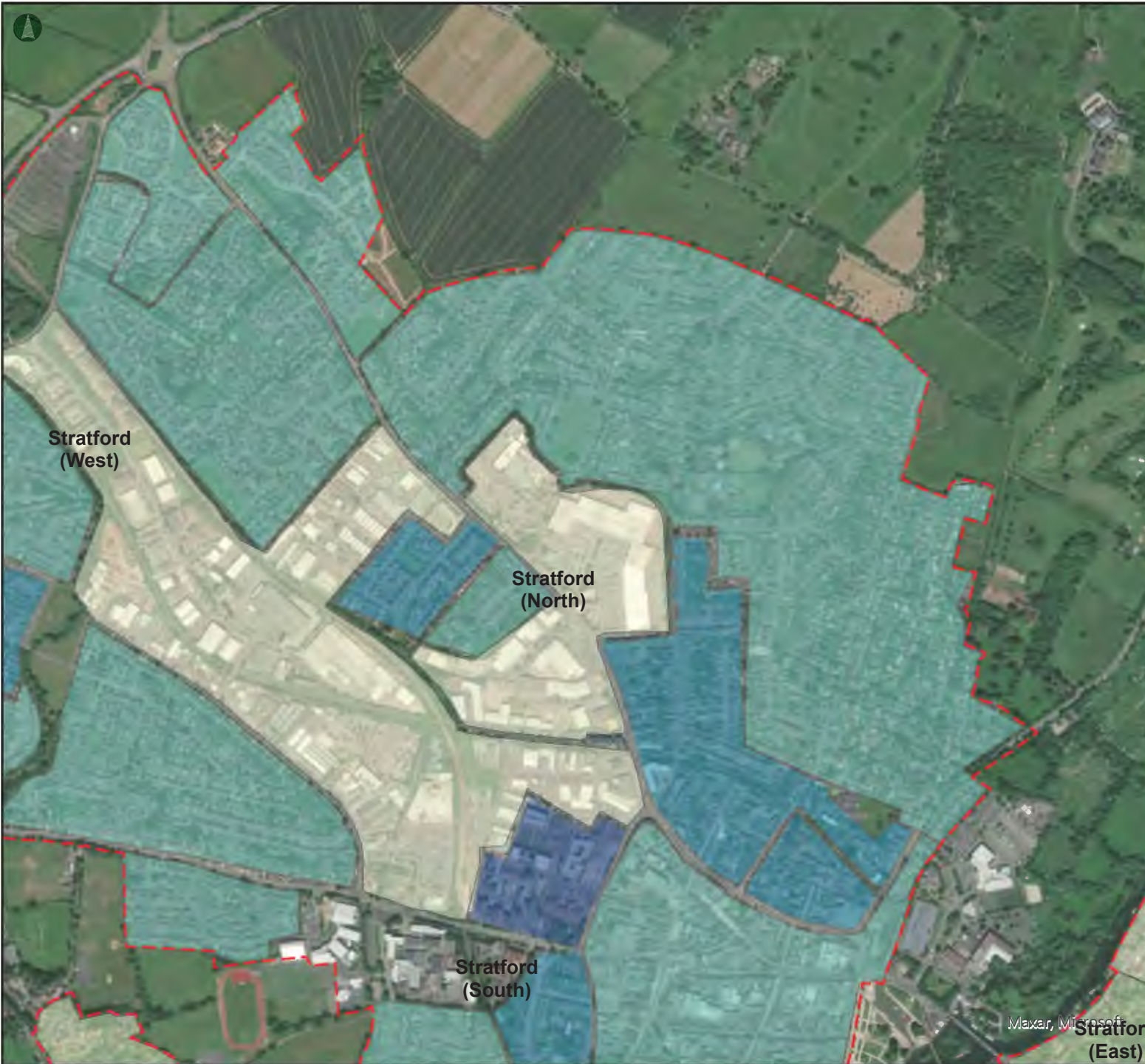
286979-00

Drawing Name

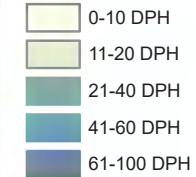
Stratford (East)

Rev

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Dwellings Per Hectare



SettlementBoundary_MergeUpdate
MapSeriesFrames

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Warwick District Council

Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Stratford (North)

Rev

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A4

22/08/2022 10:56



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

61-100 DPH

100+ DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Stratford (South)

Rev

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Maxar, Microsoft

A4

22/08/2022 10:56



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

100+ DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Project Name

South Warwickshire Urban Capacity
Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Stratford (West)

Rev

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A4

22/08/2022 10:56



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Warwick District Council

Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

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Project Number

286979-00

Drawing Name

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Rev

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Maxar, Microsoft

A4

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Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Warwick (North East)

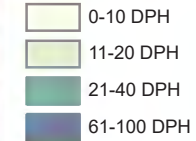
Rev

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Maxar, Microsoft



Dwellings Per Hectare



SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Warwick (North West)

Rev

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Maxar, Microsoft

A4

22/08/2022 10:57



Dwellings Per Hectare

- 0-10 DPH
- 11-20 DPH
- 21-40 DPH
- 41-60 DPH
- 61-100 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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Warwick District Council

Project Name

**South Warwickshire Urban Capacity
Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Warwick (South East)

A4

22/08/2022 10:58



Dwellings Per Hectare

11-20 DPH

21-40 DPH

SettlementBoundary_MergeUpdate

MapSeriesFrames

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Rev	Date	By	Chkd	Appd	Authd
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Warwick District Council

Project Name

South Warwickshire Urban Capacity
Study

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres

0 25 50 100

Suitability

DRAFT

Project Number

286979-00

Drawing Name

Warwick (South West)

A4

22/08/2022 10:58



Dwellings Per Hectare

0-10 DPH

11-20 DPH

21-40 DPH

41-60 DPH

SettlementBoundary_MergeUpdate
MapSeriesFrames

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Project Name

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Study**

Drawing Title

Density Character Mapping

Scale at A4

1:12,000

Role

Metres



Suitability

DRAFT

Project Number

286979-00

Drawing Name

Wellesbourne

Rev

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Maxar, Microsoft

Appendix B – Baseline housing supply details

The following sites with planning permission contribute to South Warwickshire's baseline housing capacity, as of 1 April 2024. Dwellings that have already been completed on the sites listed below are not included in the totals shown.

District	Site	Reference	Type	Dwellings
Stratford	Land at Gaydon / Lighthorne Heath Phase 4	15/04200/OUT	Elsewhere	1000
Warwick	Land at Asps Farm, Europa Way, Bishops Tachbrook, Leamington Spa	W/14/0300	Urban	900
Stratford	Land at Gaydon / Lighthorne Heath	19/01649/REM	Elsewhere	636
Warwick	Land On The East Side Of Glasshouse Lane, Kenilworth	W/18/1635	Urban	529
Stratford	Land at Gaydon / Lighthorne Heath (Phase 2D)	15/00976/OUT	Elsewhere	520
Stratford	Land to the north and west of Bishopton Lane, Stratford-upon-Avon	18/01061/REM	Urban	496
Warwick	Land South of Gallows Hil and West of Europa Way, Warwick	W/18/2313	Urban	450
Stratford	Land At Timothys Bridge Road, Stratford-upon-Avon	19/02585/OUT	Urban	444
Stratford	Land West of Shottery (Phase 2 - Northern Area)	19/02826/REM	Urban	391
Stratford	Land at Gaydon / Lighthorne Heath Phase 3	15/00976/OUT	Elsewhere	520
Warwick	Land to the South of Westwood Heath Road, Burton Green, Coventry	W/17/2357	Elsewhere	296
Stratford	Long Marston Airfield (Phase 1)	17/03258/REM	Elsewhere	246
Warwick	Land between Myton Road and Europa Way, (Parcel 4) Warwick	W/20/0232	Urban	235
Stratford	Land at Gaydon / Lighthorne Heath (Phase 2E)	15/00976/OUT	Elsewhere	520
Stratford	Land West of Shottery - North of Evesham Road (Phase 1b - Southern Area)	16/00737/REM	Urban	197
Stratford-on-Avon	Land between Daventry Road and Welsh Road East, Southam	17/01930/REM	Urban	195
Stratford	Land North of Allimore Lane, Alcester (Southern Site)	11/02895/OUT	Urban	190
Stratford	Land West of Shottery - South of Alcester Road (Phase 1a - Northern Area)	15/03764/REM	Urban	188
Warwick	Land South of Gallows Hill / Banbury Road, Warwick	W/18/1435	Urban	180
Stratford	Land North of Allimore Lane, Alcester (Northern Site)	20/01543/VARY	Urban	160
Stratford	Long Marston Airfield (Phase 1)	20/00608/REM	Elsewhere	154
Warwick	Oakley Grove Phase 3, Land off Harbury Lane and Oakley Wood Road, Leamington Spa	W/19/1030	Elsewhere	150
Warwick	Land On The North Side Of, Birmingham Road, Hatton	W/19/0933	Elsewhere	150
Warwick	Land to the South of Westwood Heath Road, Burton Green, Coventry	W/17/2357	Elsewhere	296
Stratford	Land East and West of Ettington Road, Wellesbourne	18/02320/REM	Urban	124
Warwick	Kings High School for Girls, Chapel Street, Warwick	W/19/1940	Urban	118
Warwick	University of Warwick, Land to the west of Gibbet Hill Road, Coventry	W/18/0731	Urban	113
Stratford	Harbury Cement Works, Station Road, Bishops Itchington	19/00602/VARY	Urban	109
Stratford	Meon Vale, Long Marston Storage Depot, Phase 4c	14/01186/OUT	Elsewhere	109
Stratford	Land at Gaydon / Lighthorne Heath (Phase 2B)	15/00976/OUT	Elsewhere	520

District	Site	Reference	Type	Dwellings
Warwick	Land at SouthCrest Farm, Crewe Lane, Kenilworth	W/19/1200	Urban	99
Stratford	Long Marston Storage Depot, Campden Road, Lower Quinton	19/02678/REM	Urban	97
Stratford	Arden Heath Farm, Loxley Road, Stratford-Upon-Avon	18/02582/REM	Urban	95
Stratford	Land West Of B4100, Banbury Road, Lighthorne Heath	18/03307/REM	Urban	93
Stratford	Land off Falkland Place	19/01576/REM	Urban	85
Stratford	Arden Heath Farm, Loxley Road, Stratford-Upon-Avon	18/03455/REM	Urban	83
Stratford	Compton Buildings, Station Works, Fenny Compton	13/02734/OUT	Elsewhere	80
Warwick	19-21 Wise Street, Leamington Spa	W/17/1614	Urban	80
Stratford	Land Off Warwick Road, Kineton	17/03010/REM	Elsewhere	78
Warwick	Land On The South East Side Of Offchurch Lane, Radford Semele, Leamington Spa	W/18/1952	Elsewhere	69
Stratford	Land North Of Campden Road, Shipston-on-Stour	20/00343/FUL	Urban	65
Stratford	Napton Brickworks, Brickyard Road, Napton-on-the-Hill	08/00410/OUT	Elsewhere	65
Stratford	Land At Timothys Bridge Road, Stratford-upon-Avon	19/02585/OUT	Urban	444
Stratford	Land At Waterloo Road, Bidford-on-Avon	20/00343/FUL	Urban	55
Warwick	Land North of Gallows Hill, Warwick	W/14/0967	Urban	50
Stratford	Meon Vale, Long Marston Storage Depot Phase 3b	20/00321/FUL	Urban	43
Stratford	Land At, Welsh Road East, Southam	18/01796/OUT	Urban	43
Warwick	Lower Heathcote, Local Centre, Vickers Way, Harbury Lane, Warwick	W/20/0878	Urban	42
Stratford	Land East of Knightcote Road, Bishops Itchington	18/01302/REM	Urban	40
Warwick	Talisman Square, Warwick Road, Kenilworth	W/17/2087	Urban	37
Warwick	Land between Myton Road and Europa Way Warwick,	W/15/0981	Urban	37
Stratford	Meon Vale, Long Marston Storage Depot, Phase 4b	18/01803/REM	Elsewhere	36
Stratford	Harbury Cement Works, Station Road, Bishops Itchington	19/01980/VARY	Elsewhere	36
Stratford	Land north of Campden Road, Shipston-on-Stour	17/03695/REM	Urban	35
Stratford	Land South of Campden Road and West of Oldbutt Road	15/00946/REM	Urban	31
Stratford	Land off School Road, Salford Priors	18/03276/REM	Elsewhere	30
Warwick	Talisman Square, Warwick Road, Kenilworth	W/17/2087	Urban	37
Stratford	Elizabeth Place, Conrad House And 45 Wellington Terrace, Birmingham Road	20/00554/COUO	Urban	27
Stratford	Land off London Road	20/01026/VARY	Elsewhere	26
Stratford	Land Off Damson Way, Accessed Via Waterloo Road, Bidford-on-Avon	19/03571/FUL	Urban	24
Stratford	Kehlstein , Barton Road, Welford-On-Avon	19/03113/FUL	Urban	23
Stratford	Apex Credit Management Apex House 27 Arden Street	20/00557/COUO	Urban	21
Stratford	Compton Buildings, Station Works, Fenny Compton	18/01097/OUT	Elsewhere	20
Stratford	Veterinary Investigation Centre, Luddington Road, Luddington	19/01750/REM	Elsewhere	20
Stratford	Land West of Shottery - North of Evesham Road (Phase 2C)	19/02831/REM	Urban	19

District	Site	Reference	Type	Dwellings
Stratford	Land Adjacent The Ridgeway, London Road, Shipston-on-Stour	17/02741/FUL	Urban	18
Stratford	Summers Poultry, Cank Farm, Well Lane, Tanworth-in-Arden	18/02392/REM	Elsewhere	18
Warwick	Sovereign House, Queensway, Leamington Spa	W/19/0424	Urban	43
Warwick	Peacock Hotel, 149 Warwick Road, Kenilworth	W/19/1165	Urban	15
Stratford	Land off Banbury Road, Ettington	19/00613/REM	Elsewhere	13
Stratford	Emperor Court, Arden Street, Stratford-Upon-Avon	20/02028/LDP	Urban	12
Stratford	Lilley Meadow, Solus Gardens, Southam	19/00182/FUL	Urban	10
Stratford	Territorial Army Centre, New Broad Street, Stratford-Upon-Avon	20/00414/FUL	Urban	10
Stratford	Namco Tooling Ltd, New Road, Studley	20/00960/REM	Urban	10
Warwick	Unit 3, Holly House, Queensway, Leamington Spa	W/20/1007	Urban	10
Warwick	Landlord Furniture, 104 Trinity Street, Leamington Spa	W/17/0913	Urban	10
Stratford	Small sites with 9 dwellings or fewer	Various	Urban/ Elsewhere	630
Warwick	Small sites with 9 dwellings or fewer	Various	Urban/ Elsewhere	381
Total Stratford-on-Avon				9,154
Of which urban				4,350
Of which elsewhere				4,804
Total Warwick				4,327
Of which urban				3,271
Of which elsewhere				1,056
Total combined				13,481
Of which urban				6,366
Of which elsewhere				7,115

The following sites allocated in existing local plans, but on which planning permission has not yet been granted, contribute to South Warwickshire's baseline housing capacity as of 1 April 2021. Any dwellings expected to be completed prior to the start of the SWLP plan period (1 April 2025) have been excluded. Sites within existing settlement boundaries are shown as 'urban', and sites located away from the 23 urban settlements in South Warwickshire are shown as 'elsewhere'.

District	Site	Reference	Type	Dwellings
Stratford	Long Marston Airfield (Phase 2)	N/A	Elsewhere	2,600
Warwick	Land at Kings Hill Lane - South of Coventry	H43	Elsewhere	2,400
Stratford	Long Marston Airfield (Phase 1b)	N/A	Elsewhere	500
Warwick	East of Kenilworth (Thickthorn) (southern part)	H06 (part)	Urban	450
Stratford	Stratford Canal Quarter	N/A	Urban	430
Warwick	East of Whitnash (southern part)	H03 (part)	Urban	330
Warwick	Former sewage Works, Harbury Lane, Leamington Spa	H02 (part)	Urban	215
Warwick	East of Kenilworth (Thickthorn) (northern part)	H06 (part)	Urban	215
Warwick	Kenilworth School, Kenilworth	H09	Urban	200
Warwick	East of Whitnash (northern part)	H03 (part)	Urban	120
Warwick	Kenilworth Sixth Form, Kenilworth	H12	Urban	90
Warwick	Former Police HQ, Leek Wootton	DS22	Urban	36
Warwick	Land at Hazelmere/Little Acre, Whitnash	H45	Urban	30
Warwick	Oak Lea, Finham - South of Coventry	H08	Elsewhere	20
Warwick	Land at Montague Road (Ambulance station), Warwick	H11 (part)	Urban	19
Total Stratford-on-Avon				3,530
Of which urban				430
Of which elsewhere				3,100
Total Warwick				4,125
Of which urban				1,705
Of which elsewhere				2,420
Total combined				7,655
Of which urban				2,135
Of which elsewhere				5,520

Appendix C – Assessed sites by settlement



Legend

- Settlement Boundary
- Sites Assessed as Unsuitable



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Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Alcester

Scale at A3

1:10,850

Role

Arup Job No

286979-00

Drawing Number

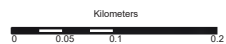
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Legend

 Settlement Boundary



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Project Title
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Drawing Title
Site Baginton

Scale at A3
1:5,260

Role

Arup Job No 286979-00	Rev Draft
Drawing Number	



Legend

- Settlement Boundary
- Sites Assessed as Suitable

Kilometers
0 0.05 0.1 0.2

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Project Title

**South Warwickshire Urban Capacity
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Drawing Title

Site Barford

Scale at A3

1:6,960

Role

Arup Job No
286979-00

Drawing Number

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Draft



Legend

- Settlement Boundary
- Sites Assessed as Unsuitable



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Project Title

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Drawing Title

Site Bidford

Scale at A3

1:7,170

Role

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Drawing Number

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Legend

Settlement Boundary



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Drawing Title

Site Bishops Tachbrook

Scale at A3

1:4,570

Role

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Legend
 Settlement Boundary



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Project Title
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Drawing Title
Site Burton Green (Revised)

Scale at A3
1:8,620

Role

Arup Job No
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Drawing Number

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Legend

 Settlement Boundary



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Project Title
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Drawing Title
Site Cubbington

Scale at A3
1:7,630

Role

Arup Job No 286979-00	Rev Draft
Drawing Number	



Legend

- Settlement Boundary
- Sites Assessed as Unsuitable



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Project Title

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Drawing Title

Site Hampton Magna

Scale at A3

1:3,740

Role

Arup Job No
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Drawing Number

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Legend

- Settlement Boundary
- Sites Assessed as Unsuitable



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Project Title
**South Warwickshire Urban Capacity
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Drawing Title
Site Hatton

Scale at A3
1:5,190

Role

Arup Job No
286979-00

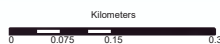
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Legend

 Settlement Boundary



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Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Henley

Scale at A3

1:7,860

Role

Arup Job No
286979-00

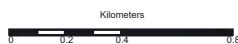
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Legend

- Settlement Boundary
- Sites Assessed as Suitable
- Sites Assessed as Unsuitable



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Project Title

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Drawing Title

Site Kenilworth

Scale at A3

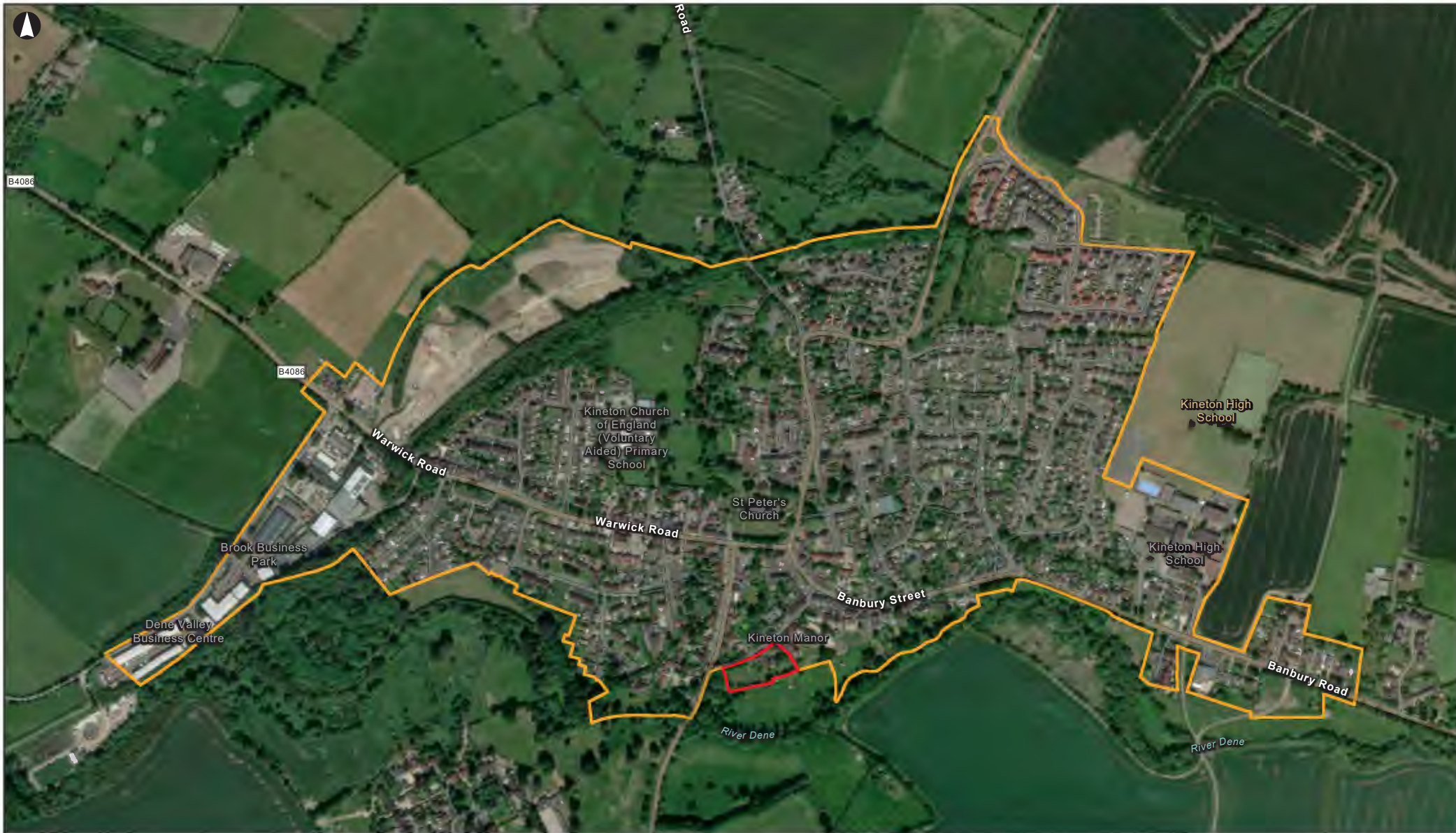
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Role

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Legend

- Settlement Boundary
- Sites Assessed as Unsuitable



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Project Title

**South Warwickshire Urban Capacity
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Drawing Title

Site Kineton

Scale at A3

1:5,130

Role

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Legend
 Settlement Boundary



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Project Title
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Drawing Title
Site Kingswood

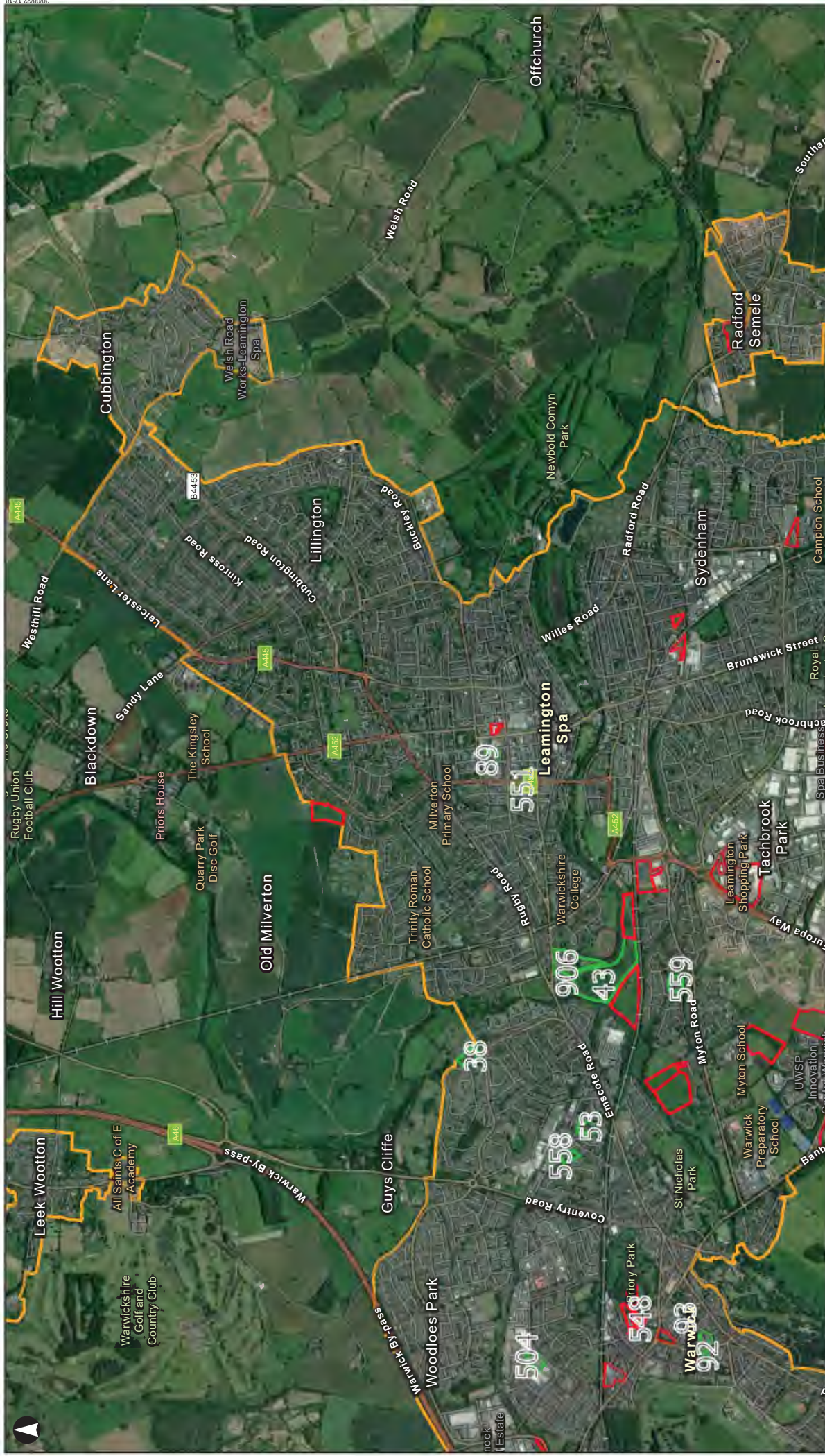
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Role

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Legend

-

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Project Title
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Drawing Title

1:23,040

Role

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Legend

Settlement Boundary

Warwickshire
Golf and
Country Club



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Client:
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Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Leek Wootton

Scale at A3

1:5,210

Role

Arup Job No

286979-00

Drawing Number

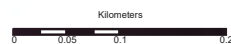
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Legend

- Settlement Boundary
- Sites Assessed as Unsuitable



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Client:
South Warwickshire



Project Title
**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title
Site Radford Semele

Scale at A3
1:5,040

Role

Arup Job No
286979-00

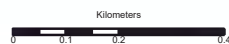
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Project Title

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Study - Sites**

Drawing Title

Site Shipston

Scale at A3

1:10,120

Role

Arup Job No
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Drawing Number

Rev

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Legend

-  Settlement Boundary
-  Sites Assessed as Suitable
-  Sites Assessed as Unsuitable



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Project Title

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Drawing Title

Site Southam

Scale at A3

1:11,540

Role

Arup Job No
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Drawing Number

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Legend

- Settlement Boundary
- Sites Assessed as Suitable
- Sites Assessed as Unsuitable



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Project Title

**South Warwickshire Urban Capacity
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Drawing Title

Site Stratford

Scale at A3

1:17,670

Role




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Legend

-  Settlement Boundary
-  Sites Assessed as Suitable
-  Sites Assessed as Unsuitable



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Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Studley

Scale at A3

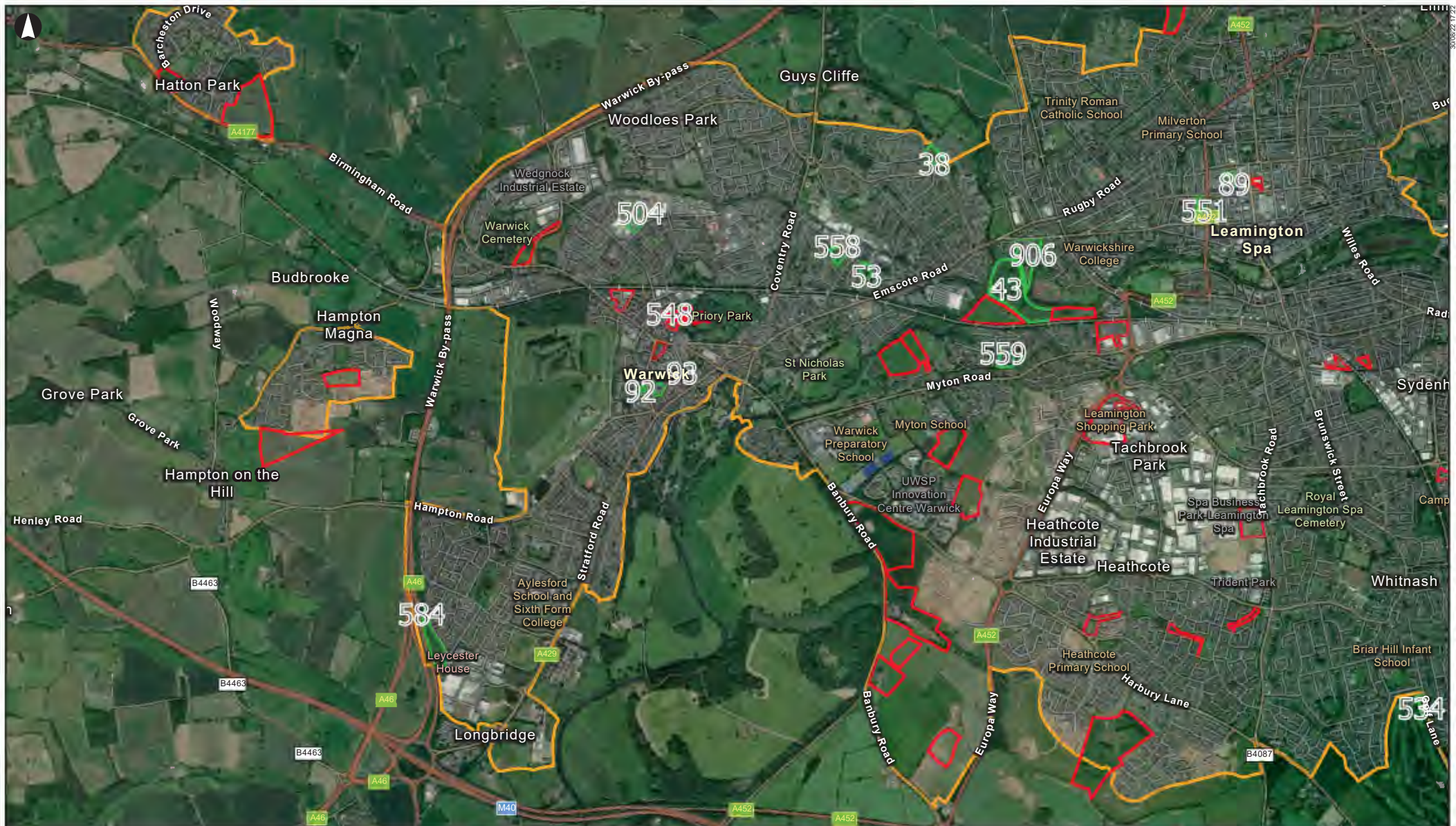
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Role

Arup Job No
286979-00

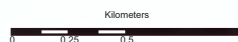
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Legend

- Settlement Boundary
- Sites Assessed as Suitable
- Sites Assessed as Unsuitable



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Client:
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Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Warwick North

Scale at A3

1:23,350

Role

Arup Job No
286979-00

Drawing Number

Rev
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- Legend**
- Settlement Boundary
 - Sites Assessed as Suitable
 - Sites Assessed as Unsuitable



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Client:
South Warwickshire



Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Warwick South

Scale at A3

1:16,870

Role

Arup Job No
286979-00

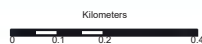
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Legend

- Settlement Boundary
- Sites Assessed as Suitable



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Project Title

**South Warwickshire Urban Capacity
Study - Sites**

Drawing Title

Site Wellesbourne

Scale at A3

1:11,540

Role

Arup Job No
286979-00

Drawing Number

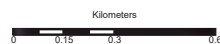
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Legend

- Settlement Boundary
- Sites Assessed as Suitable
- Sites Assessed as Unsuitable



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Project Title

**South Warwickshire Urban Capacity
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Drawing Title

Site Whitnash

Scale at A3

1:15,900

Role

Arup Job No
286979-00

Drawing Number

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Draft

Appendix D – Site assessment pro-formas



Working Together

<u>Development Type:</u>	Mixed
<u>LandType:</u>	Brownfield
<u>Conclusion:</u>	Not considered suitable
<u>Exclusion Reason if Applicable:</u>	
Not compatible with adjoining uses	

ARUP

Site Reference:

93

Name:

Westgate House, Market Street, Warwick

Address:

Westgate House, Market Street, Warwick

District:

WDC

Ward:

Warwick Saltisford

SiteArea:

0.44

Developable Area :

0.44

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working *Together*

Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable

Exclusion Reason if Applicable:

N/A

ARUP

Site Reference:

89

Name:

Covent Garden Car Park, Leamington

Address:

Covent Garden Car Park, Leamington

District:

WDC

Ward:

Leamington Clarendon

SiteArea:

6.36

Developable Area :

0.64

Indicative Yield

50

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
 N/A

Site Reference:

92

Name:

Linen Street Car Park, Warwick

Address:

Linen Street Car Park, Warwick

District:

WDC

Ward:

Warwick Saltisford

SiteArea:

0.14

Developable Area :

0.14

Indicative Yield

12

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Capacity

ARUP

Site Reference:

910

Name:

Windsor Street Car Park, Stratford

Address:

Windsor Street Car Park, Stratford

District:

SDC

Ward:

Clopton ward

SiteArea:

0.14

Developable Area :

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Site allocated in 2017 local plan for housing.

Site Reference:

90

Name:

Riverside House, Milverton Hill, Leamington (Site to include surrounding car parking)

Address:

Riverside House, Milverton Hill, Leamington (Site to include surrounding car parking)

District:

WDC

Ward:

Leamington Clarendon

SiteArea:

2.10

Developable Area :

2.10

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Site is below the .25ha capacity. The land to the rear is an Area of Restraint.

Site Reference:

3

Name:

Manor Court

Address:

Manor Court, Manor Lane, Kineton, Warwick (CV35 0JT)

District:

WDC

Ward:

Kineton

SiteArea:

0.37

Developable Area :

0.37

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria

ARUP



Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
 Identified in SHLAA - assessed as amber

Site Refrence:

22

Name:

Transport Depot

Address:

Transport Depot, Waterloo Road, Bidford on Avon

District:

SDC

Ward:

Bidford and Salford

SiteArea:

1.12

Developable Area :

1.12

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

11

Name:

land lying to the west of Avonfield

Address:

land lying to the west of Avonfield, Mill Lane, Stratford-Upon-Avon (CV37 6BJ)

District:

SDC

Ward:

Stratford Guild and Hathaw

SiteArea:

0.41

Developable Area :

0.41

Indicative Yield

14

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Already has permission for homes. See application 09/02196/OUT was permitted on appeal.

Site Reference:

20

Name:

land lying to the north of Bordon Hill

Address:

land lying to the north of Bordon Hill, Stratford-Upon-Avon

District:

SDC

Ward:

Stratford Guild and Hathaw

SiteArea:

7.30

Developable Area :

4.80

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

560

Name:

Wellesbourne Divisional Highways Depot

Address:

Wellesbourne Divisional Highways Depot, Loxely Road, Wellesbourne, CV35 9JL

District:

SDC

Ward:

Wellesbourne

SiteArea:

1.26

Developable Area :

1.26

Indicative Yield

48

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
 N/A

ARUP

Site Reference:

592

Name:

Land at The Greens, South of Alcester Road, Stratford upon Avon, CV37 9DF

Address:

Land at The Greens, South of Alcester Road, Stratford upon Avon, CV37 9DF

District:

SDC

Ward:

Stratford Guild and Hathaw

SiteArea:

1.95

Developable Area :

1.95

Indicative Yield

83

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





<u>Development Type:</u>	Mixed
<u>LandType:</u>	Brownfield
<u>Conclusion:</u>	Potentially suitable
<u>Exclusion Reason if Applicable:</u>	
N/A	

ARUP

545

Site at Junction of Western Road and Birmingham Road, Stratford upon Avon

Elta House and Porton House, Birmingham Road, Stratford upon Avon, CV37 0AZ

Ward:

Stratford Avenue and New

SiteArea: 0.35

Developable Area : 0.35

Indicative Yield 35

SWLP call for sites

There is adequate acces to the site

Development would be compatible with existing and proposed adjoining uses

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working *Together*

Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Refrence:

12

Name:

Land on the north side of Western Road

Address:

Land on the north side of Western Road, Stratford-Upon-Avon

District:

SDC

Ward:

Stratford Avenue and New

SiteArea:

0.81

Developable Area :

0.81

Indicative Yield

81

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working *Together*

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Included as park of the carpark analysis

ARUP

Site Reference:

88

Name:

Car parks west of Willows Drive/south of Alcester Road, Stratford

Address:

Car parks west of Willows Drive/south of Alcester Road, Stratford

District:

SDC

Ward:

Stratford Mount Pleasant

SiteArea:

1.32

Developable Area :

0.61

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Site is not compatible with adjoining uses

ARUP

Site Reference:

438

Name:

Land South of Wharf Road, Avon Industrial Estate, Stratford upon Avon

Address:

Land South of Wharf Road, Avon Industrial Estate, Stratford upon Avon, CV37 0AD

District:

SDC

Ward:

Stratford Avenue and New

SiteArea:

0.71

Developable Area :

0.71

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be incompatible with existing and proposed adjoining uses with no scope for mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Site is too narrow to support development.

Site Refrence:

457

Name:

Land South of A46, The Ridgeway

Address:

Land enclosed by A46, The Ridgeway and Alcester Road, Stratford upon Avon

District:

SDC

Ward:

Bardon

SiteArea:

0.80

Developable Area :

0.80

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

553

Name:

Land at Stratford Parkway Rail Station

Address:

Land at Stratford Parkway Rail Station, Bishopton Lane, Stratford upon Avon

District:

SDC

Ward:

Bardon

SiteArea:

4.53

Developable Area :

4.53

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

550

Name:

Alcester Former St. Nicholas C.E. Primary School Annexe

Address:

Former St. Nicholas C.E. Primary School Annexe, Moorfield Road, Alcester, B49 5DA

District:

SDC

Ward:

Alcester

SiteArea:

0.68

Developable Area :

0.68

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

575

Name:

Land South of Westham Lane, Barford

Address:

Land South of Westham Lane, Barford

District:

WDC

Ward:

Budbrooke

SiteArea:

1.24

Developable Area :

1.24

Indicative Yield

33

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Land to the rear of this is allocated in the SAP.

Site Reference:

9

Name:

land on the west side of Banbury Road 2

Address:

land on the west side of Banbury Road, Southam

District:

WDC

Ward:

Southam

SiteArea:

2.98

Developable Area :

0.75

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

500

Name:

Former Glebe Hotel, Barford

Address:

Former Glebe Hotel, Church Street, Barford, Warwick, CV35 8BS

District:

WDC

Ward:

Budbrooke

SiteArea:

0.55

Developable Area :

0.55

Indicative Yield

17

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m



Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Reserved matters approval is pending - awaiting comments from Highways Authority.

Site Refrence:
7

Name:
Land on the north east side of Welsh Road East
Address:
Land on the north east side of Welsh Road East, Southam

District: WDC
Ward: Southam

SiteArea:	1.64
Developable Area :	1.64
Indicative Yield	

Site Source: Arup Identified

Site Access Criteria
There is adequate acces to the site

Compatibility Criteria
Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria
The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

512

Name:

Land at Oxford Street, Southam

Address:

The Original Factory Shop, Oxford Street, Southam, Warwickshire, CV47 1NS

District:

SDC

Ward:

Southam

SiteArea:

0.42

Developable Area :

0.42

Indicative Yield

18

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Part of a wider housing allocation in 2017 local plan. WDC in discussions with land owners about bringing this forward - remediation work needed on former sewage works

Site Refrence:

63

Name:

Land lying to the south west of Harbury Lane

Address:

Land lying to the south west of Harbury Lane, Heathcote, Warwick

District:

WDC

Ward:

Warwick South

SiteArea:

13.10

Developable Area :

13.10

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Allocated in 2017 local plan. Initial landscaping works underway

ARUP

Site Reference:

64

Name:

Land At The Asps 1

Address:

Land At The Asps, Banbury Road, Warwick

District:

WDC

Ward:

Bishop's Tachbrook

SiteArea:

2.65

Developable Area :

90.00

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria



Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
 N/A

Site Refrence:

534

Name:

Land off Golf Lane, Whitnash, Leamington Spa, CV31 2QA

Address:

Golf Lane, Whitnash, Leamington Spa, CV31 2QA

District:

WDC

Ward:

Whitnash

SiteArea:

0.48

Developable Area :

0.48

Indicative Yield

20

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working *Together*

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Difficult to see from the Plan that you have provided if it is the same land, however it has potentially been submitted as part of the SWLP call for sites.

Site Refrence:

25

Name:

144 Alcester Road

Address:

144 Alcester Road, Studley (B80 7NT)

District:

WDC

Ward:

Studley

SiteArea:

0.36

Developable Area :

0.36

Indicative Yield

Site Source:

Arup Identified

Site Plan Location "C:\Users\Gio.Lop

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
 Part of a wider development.

Site Refrence:
 113

Name:
 Asps Farmyard

Address:
 The Asps, Banbury Road, Bishops Tachbrook, Leamington Spa, CV33 9GQ

District: WDC
Ward: Bishop's Tachbrook

SiteArea: 3.11

Developable Area : 3.11

Indicative Yield

Site Source: SWLP call for sites

Site Access Criteria
 There is adequate acces to the site

Compatibility Criteria
 Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria
 The site is located further than a 10 minute walk to local services and / or 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Site does not have direct access to the highway but there is scope to access the site through The Grove.

Site Reference:

24

Name:

17 Hamilton Drive

Address:

17 Hamilton Drive, Studley (B80 7RP)

District:

WDC

Ward:

Studley

SiteArea:

0.40

Developable Area :

0.40

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Access to the site maybe constrained however is likely to be overcome

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Allocated in 2017 local plan. Initial landscaping works underway

Site Reference:

74

Name:

Asps Farm

Address:

Asps Farm, Banbury Road, Warwick (CV34 6SS)

District:

WDC

Ward:

Bishop's Tachbrook

SiteArea:

1.72

Developable Area :

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located further than a 10 minute walk to local services and / or 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

584

Name:

Land fronting Goggbridge Lane, Tournament Fields, Warwick

Address:

Goggbridge Lane, Tournament Fields, Warwick

District:

WDC

Ward:

Warwick West

SiteArea:

2.22

Developable Area :

2.22

Indicative Yield

60

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
 Public open space land

Site Reference:

61

Name:

various pieces of land being public open space on the south side of Heathcote Lane 2

Address:

various pieces of land being public open space on the south side of Heathcote Lane, Wa

District:

WDC

Ward:

Warwick South

SiteArea:

0.59

Developable Area :

0.59

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Part of the site has permission W/18/2450 for office building. If not started yet, permission will lapse this year.

Site Reference:

62

Name:

Land on the North side of Harbury Lane

Address:

Land on the North side of Harbury Lane, Heathcote, Warwick

District:

WDC

Ward:

Warwick South

SiteArea:

1.12

Developable Area :

1.12

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

<u>Development Type:</u>	Housing
<u>LandType:</u>	Greenfield
<u>Conclusion:</u>	Not considered suitable
<u>Exclusion Reason if Applicable:</u>	
Public open space land	

ARUP

Site Reference:

60

Name:

various pieces of land being public open space on the south side of Heathcote Lane 1

Address:

various pieces of land being public open space on the south side of Heathcote Lane, Wa

District:

Ward:

WDC

Warwick South

SiteArea:

0.57

Developable Area :

0.57

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

212

Name:

Land at Brookside Willows (formerly known as Turnbolls Garden), Banbury Road, Warwi

Address:

Land off Banbury Road, Warwick, CV34 6YW

District:

WDC

Ward:

Bishop's Tachbrook

SiteArea:

7.96

Developable Area :

7.96

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located further than a 10 minute walk to local services and / or 400m of a bus stop



Development Type: Mixed

LandType: Brownfield

Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Not compatible with adjoining uses

Site Refrence:

77

Name:

Castle Works, Brickyard Lane, Studley, B80 7EE

Address:

Castle Works, Brickyard Lane, Studley, B80 7EE

District:

SDC

Ward:

Studley

SiteArea:

0.58

Developable Area :

0.58

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

529

Name:

Brickyard Lane Redevelopment

Address:

Brickyard Lane, Studley, Warwickshire, B80 7EE

District:

SDC

Ward:

Studley

SiteArea:

3.22

Developable Area :

3.22

Indicative Yield

90

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





<u>Development Type:</u>	Housing
<u>LandType:</u>	Brownfield
<u>Conclusion:</u>	Not considered suitable
<u>Exclusion Reason if Applicable:</u>	
Public open space land	

ARUP

337

Land at Brickyard Lane, Studley

Land at Brickyard Lane, Studley

Ward:

SDC

Sambourne

SiteArea:

1.78

Developable Area :

1.78

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working Together

Development Type: Mixed
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

ARUP

Site allocated in 2017 local plan for housing. Already has outline permission W/18/1435 with reserved matters W/21/0577 under consideration.

Site Reference:

54

Name:

Land on the North East side of Banbury Road

Address:

Land on the North East side of Banbury Road, Warwick

District:

WDC

Ward:

Warwick South

SiteArea:

9.41

Developable Area :

9.41

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Active permission W/19/2091 for 2 industrial units after demolition of building to south east

Site Refrence:

49

Name:

Land lying on the west side of Tachbrook Road

Address:

Land lying on the west side of Tachbrook Road, Leamington Spa

District:

WDC

Ward:

Brunswick

SiteArea:

2.64

Developable Area :

0.81

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be incompatible with existing and proposed adjoining uses with no scope for mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Covered by outline W/14/0967, which is the app also covering the neighbouring housing site to the east. I believe this area may have been intended for some of the community facilities associated

Site Reference:

55

Name:

Land on the north side of Gallows Hill

Address:

Land on the north side of Gallows Hill, Warwick (CV34 6SJ)

District:

WDC

Ward:

Warwick South

SiteArea:

3.44

Developable Area :

3.44

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located further than a 10 minute walk to local services and / or 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Car park area removed from site boundary, which then results in site falling below 0.25ha capacity.

Site Refrence:

47

Name:

land lying to the south east side of Sydenham Drive

Address:

land lying to the south east side of Sydenham Drive

District:

WDC

Ward:

Willes

SiteArea:

0.68

Developable Area :

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

There is a site west of Birmingham Road in SAP, however the plans aren't overly clear as to the exact location. May need checking against the GIS data to see whether it is the same site.

Site Reference:

26

Name:

Land on the west side of Birmingham Road

Address:

Land on the west side of Birmingham Road, Studley

District:

WDC

Ward:

Studley

SiteArea:

0.34

Developable Area :

0.34

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

Site allocated in 2017 local plan for housing.

Site Reference:

85

Name:

Studley Point, Birmingham Road, Studley

Address:

Studley Point, Birmingham Road, Studley

District:

WDC

Ward:

Studley

SiteArea:

0.54

Developable Area :

0.54

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

ARUP

Believe this area of land may have been intended for the expansion of Myton School. It was included in an education allocation in the 2017 local plan, but plans for a new school elsewhere have

Site Reference:

56

Name:

Land on the south side of Myton School

Address:

Land on the south side of Myton School, Warwick

District:

WDC

Ward:

Warwick South

SiteArea:

3.34

Developable Area :

3.34

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Access to the site maybe constrained however is likely to be overcome

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Outside the Urban Boundary - 0.001ha
inside the Urban Boundary

Site Reference:

55

Name:

Land South of Chichester Lane, Hampton Magna

Address:

Land South of Chichester Lane, Hampton Magna, Warwickshire, CV35 8SE

District:

WDC

Ward:

Budbrooke

SiteArea:

5.65

Developable Area :

5.65

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

Access to the site maybe constrained however is likely to be overcome

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m

ARUP





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Not compatible with adjoining uses

ARUP

Site Reference:

52

Name:

Leamington Shopping Park

Address:

Leamington Shopping Park, Tachbrook Park Drive, Leamington Spa, CV34 6RH

District:

WDC

Ward:

Warwick South

SiteArea:

5.55

Developable Area :

5.55

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Designated local green space in Radford Semele Neighbourhood Plan.
W/21/0544 (5 houses) withdrawn

Site Reference:

57

Name:

Land on the north-east side of Southam Road

Address:

Land on the north-east side of Southam Road, Radford Semele, Leamington Spa (CV31

District:

WDC

Ward:

Radford Semele

SiteArea:

1.44

Developable Area :

1.44

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Playing pitches

ARUP

Site Reference:

80

Name:

land to the South of Curlieu Close

Address:

land to the South of Curlieu Close, Hampton Magna, Budbrooke

District:

WDC

Ward:

Budbrooke

SiteArea:

1.93

Developable Area :

1.93

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

<u>Development Type:</u>	Mixed
<u>LandType:</u>	Brownfield
<u>Conclusion:</u>	Not considered suitable

Exclusion Reason if Applicable:

Included as park of the carpark analysis

Site Reference:

56

Name:

Land at 101-127 Althorpe Street

Address:

Land at 101-127 Althorpe Street, Leamington Spa, CV31 2UA

District:

WDC

Ward:

Brunswick

SiteArea:

0.54

Developable Area :

0.54

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be incompatible with existing and proposed adjoining uses with no scope for mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

ARUP





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Public open space land

ARUP

Site Reference:

46

Name:

Land lying to the south of Davidson Avenue

Address:

Land lying to the south of Davidson Avenue, Leamington Spa (CV31 1LT)

District:

WDC

Ward:

Willes

SiteArea:

0.29

Developable Area :

0.29

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
 N/A

Site Reference:

559

Name:

Warwick - Myton Park Centre

Address:

Myton Park Centre, Myton Lans, Myton Road, Warwick, CV34 6PX

District:

WDC

Ward:

Warwick South

SiteArea:

0.85

Developable Area :

0.85

Indicative Yield

26

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

52

Name:

land lying to the north of Myton Road

Address:

land lying to the north of Myton Road

District:

WDC

Ward:

Warwick South

SiteArea:

3.66

Developable Area :

3.66

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Sustainability Criteria





Working Together

Development Type: Mixed
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Included as park of the carpark analysis

ARUP

Site Reference:

249

Name:

Barrack Street, Warwick

Address:

Barrack Street, Warwick, CV34 4TH

District:

WDC

Ward:

Warwick West

SiteArea:

0.62

Developable Area :

0.62

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

ARUP

No Access can be made to this site from the Highway

Site Reference:

51

Name:

12 Ashley Crescent

Address:

12 Ashley Crescent, Warwick (CV34 6QH)

District:

WDC

Ward:

Warwick South

SiteArea:

1.65

Developable Area :

1.65

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

On the basis of comments, recognised strong desire for employment on site (despite delivery difficulties) so excluded as a possible housing site.

Site Reference:

45

Name:

Car Park And Training Building

Address:

Car Park And Training Building, Princes Drive, Leamington Spa

District:

WDC

Ward:

Brunswick

SiteArea:

2.07

Developable Area :

2.07

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Access to the site maybe constrained however is likely to be overcome

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Public open space land

ARUP

Site Reference:

50

Name:

Land lying to the east of Mercia Way

Address:

Land lying to the east of Mercia Way, Warwick (CV34 4QB)

District:

WDC

Ward:

Warwick South

SiteArea:

1.42

Developable Area :

1.42

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Local Green Space

ARUP

Site Refrence:

557

Name:

County Records Office, Priory Park, Cape Road, Warwick, CV34 4JS

Address:

County Records Office, Priory Park, Cape Road, Warwick, CV34 4JS

District:

WDC

Ward:

Warwick West

SiteArea:

0.55

Developable Area :

0.55

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

548

Name:

Cape Road Car Park, Cape Road, Warwick 1

Address:

Cape Road, Warwick

District:

WDC

Ward:

Warwick West

SiteArea:

0.98

Developable Area :

0.98

Indicative Yield

86

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
 Included as park of the carpark analysis

Site Refrence:

556

Name:

Cape Road Car Park, Cape Road, Warwick 2

Address:

Cape Road Car Park, Cape Road, Warwick

District:

WDC

Ward:

Warwick West

SiteArea:

0.98

Developable Area :

0.98

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

42

Name:

Jephson's Farm 1

Address:

Jephson's Farm, Griffin Road, Warwick (CV34 6QX)

District:

WDC

Ward:

Warwick South

SiteArea:

3.74

Developable Area :

3.74

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

44

Name:

Land lying to the South of Edmondscote Road and on the south side of the River Leam

Address:

Land lying to the South of Edmondscote Road and on the south side of the River Leam,

District:

WDC

Ward:

Warwick South

SiteArea:

1.77

Developable Area :

0.00

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m



Development Type: Mixed

LandType: Brownfield

Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Flooding

Site Reference:

554

Name:

Saltisford Office Park, Ansell Way, Warwick, CV34 4UL

Address:

Saltisford Office Park, Ansell Way, Warwick, CV34 4UL

District:

WDC

Ward:

Warwick West

SiteArea:

1.22

Developable Area :

1.22

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

43

Name:

Jephson's Farm 2

Address:

Jephson's Farm, Griffin Road, Warwick (CV34 6QX)

District:

WDC

Ward:

Warwick South

SiteArea:

7.13

Developable Area :

7.13

Indicative Yield

171

Site Source:

Arup Identified

Site Access Criteria

There is no possibility of creating adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Access issues

ARUP

Site Reference:

53

Name:

Montague House

Address:

Montague House, 33 Marne Close, Warwick (CV34 4NG)

District:

WDC

Ward:

Warwick South

SiteArea:

0.90

Developable Area :

0.56

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop



Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
 N/A

Site Refrence:

906

Name:

Edmonscote Manor

Address:

Edmonscote Manor

District:

WDC

Ward:

Milverton

SiteArea:

2.63

Developable Area :

2.85

Indicative Yield

101

Site Source:

Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

558

Name:

Warwick - The Emscote Centre

Address:

The Emscote Centre, Nelson Lane, Warwick, CV34 5JB

District:

WDC

Ward:

Warwick South

SiteArea:

0.53

Developable Area :

0.53

Indicative Yield

23

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Flooding

ARUP

Site Reference:

79

Name:

Land at Antelope Gardens

Address:

Land at Antelope Gardens, Warwick

District:

WDC

Ward:

Warwick West

SiteArea:

1.46

Developable Area :

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
N/A

ARUP

Site Reference:

504

Name:

Aluminium Service Co. (Warwick) Ltd

Address:

Millers Road, Warwick, CV34 5AE

District:

WDC

Ward:

Warwick West

SiteArea:

0.65

Developable Area :

0.65

Indicative Yield

28

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Mixed
LandType: Brownfield
Conclusion: Potentially suitable
Exclusion Reason if Applicable:
 N/A

ARUP

Site Reference:

551

Name:

Fire and Rescue Headquarters, Leamington Spa 2

Address:

Fire and Rescue Headquarters, Warwick Street, Leamington Spa, CV32 5LH

District:

WDC

Ward:

Milverton

SiteArea:

0.52

Developable Area :

0.52

Indicative Yield

39

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working *Together*

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Capacity

ARUP

Site Reference:

96

Name:

Land at Guy Street/ Warwick Street, and Parade

Address:

22 Guy Street, 69-71 Warwick Street and 19-21 Parade, Leamington Spa, CV32 4RV

District:

WDC

Ward:

Clarendon

SiteArea:

0.32

Developable Area :

0.32

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





<u>Development Type:</u>	Housing
<u>LandType:</u>	Brownfield
<u>Conclusion:</u>	Not considered suitable
<u>Exclusion Reason if Applicable:</u>	
Public open space land	

ARUP

38

1, 7 to 15 (odd) Millbank, 10 to 44 (even) Millbank, 50, 56 and 62 Millbank, and 3, 7, 9 a

1, 7 to 15 (odd) Millbank, 10 to 44 (even) Millbank, 50, 56 and 62 Millbank, and 3, 7, 9 a

Ward:

wDC

Warwick North

SiteArea:

0.90

Developable Area :

0.90

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:

ARUP

Work recently started on this allocated site, under W/19/0933

Site Reference:

82

Name:

Land lying to the East of Brownley Green Lane and to the North of Birmingham Road

Address:

Land lying to the East of Brownley Green Lane and to the North of Birmingham Road

District:

WDC

Ward:

Budbrooke

SiteArea:

7.56

Developable Area :

7.56

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
 Public open space land

ARUP

Site Refrence:

83

Name:

Land on the north side of Birmingham Road

Address:

Land on the north side of Birmingham Road, Hatton Park, Warwick

District:

WDC

Ward:

Budbrooke

SiteArea:

1.28

Developable Area :

1.28

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate acces to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Outside the Urban Boundary - 0.01ha
inside the Urban Boundary

Site Reference:

165

Name:

Land off Bamburgh Grove, Leamington Spa

Address:

Land off Bamburgh Grove, Leamington Spa

District:

WDC

Ward:

Milverton

SiteArea:

1.84

Developable Area :

1.84

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

Access to the site maybe constrained however is likely to be overcome

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m

ARUP





Working *Together*

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable

ARUP

Exclusion Reason if Applicable:

Outside the Urban Boundary - 0.01ha
inside the Urban Boundary

Site Reference:

87

Name:

Land East of Clover House

Address:

Land East of Clover House, Kingswood

District:

WDC

Ward:

Lapworth

SiteArea:

0.56

Developable Area :

0.56

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m





Working *Together*

Development Type: Mixed
LandType: Brownfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Capacity

ARUP

Site Reference:

86

Name:

Talisman Square, Kenilworth

Address:

Talisman Square, Kenilworth

District:

WDC

Ward:

Abbey

SiteArea:

0.18

Developable Area :

0.18

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

Compatibility Criteria

Sustainability Criteria





Working *Together*

Development Type: Housing
LandType: Greenfield
Conclusion: Not considered suitable
Exclusion Reason if Applicable:
Capacity

ARUP

Site Reference:

29

Name:

land on the West side of Glasshouse Lane

Address:

land on the West side of Glasshouse Lane, Eastern Kenilworth

District:

WDC

Ward:

Park Hill

SiteArea:

1.98

Developable Area :

0.24

Indicative Yield

Site Source:

Arup Identified

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop





Working Together

Development Type: Housing
LandType: Brownfield
Conclusion: Not considered suitable

Exclusion Reason if Applicable:

Outside the Urban Boundary - 0.01ha
inside the Urban Boundary

Site Reference:

236

Name:

Land at Crew Lane, Kenilworth

Address:

Crew Lane, Kenilworth, CV8

District:

WDC

Ward:

Park Hill

SiteArea:

0.45

Developable Area :

0.45

Indicative Yield

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development is likely to be compatible with existing and proposed adjoining uses through mitigation

Sustainability Criteria

There is scope for the development to provide local services and / or a bus stop within 400m

ARUP





Working *Together*

Development Type: Housing
LandType: Brownfield
Conclusion: Potentially suitable

Exclusion Reason if Applicable:

N/A

ARUP

Site Reference:

519

Name:

Common Lane, Kenilworth

Address:

Common Lane, Kenilworth, CV8 2EL

District:

WDC

Ward:

Park Hill

SiteArea:

2.30

Developable Area :

2.30

Indicative Yield

88

Site Source:

SWLP call for sites

Site Access Criteria

There is adequate access to the site

Compatibility Criteria

Development would be compatible with existing and proposed adjoining uses

Sustainability Criteria

The site is located within a 10 minute walk of local services and / or within 400m of a bus stop

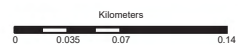


Appendix E – Public car parks considered for consolidation and redevelopment potential



28/09/22 22:25

 Identified Public Carparks



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www.arup.com

Client:
South Warwickshire



Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title
Alcester

Scale at A3
1:3,540

Role

Arup Job No
286979-00

Drawing Number

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Draft



26/09/22 22:25

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Kilometers
0 0.0125 0.025 0.05

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Project Title
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Study - Car Parks**

Drawing Title
Hatton

Scale at A3
1:1,270

Role

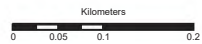
Arup Job No
286979-00

Drawing Number

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Project Title
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Drawing Title
Kenilworth

Scale at A3
1:5,940

Role

Arup Job No
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Drawing Number

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Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title

Leamington Spa Central North

Scale at A3

1:3,850

Role

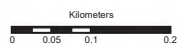
Issue Job No
236979-00

Drawing Number

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Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title
Leamington Spa Central South

Scale at A3
1:6,760

Role

Also Job No
06979-00

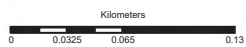
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Project Title
**South Warwickshire Urban Capacity
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Drawing Title
Shipston on Stour

Scale at A3
1:3,110

Role

Arup Job No
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Drawing Number

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Kilometers
0 0.03 0.06 0.12

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Project Title
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Study - Car Parks**

Drawing Title
Southam

Scale at A3
1:2,870

Role

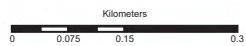
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Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title
Stratford Central

Scale at A3
1:7,120

Role

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Drawing Number

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Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title
Stratford North

Scale at A3
1:7,830

Role

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Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title
Warwick North

Scale at A3
1:10,360

Role

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South Warwickshire



Project Title
**South Warwickshire Urban Capacity
Study - Car Parks**

Drawing Title
Warwick South

Scale at A3
1:9,750

Role

Arup Job No
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