Nationally Described Space Standards - SWLP Background Paper

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1. Introduction

1.1 This background paper sets out analysis of how many properties granted planning permission within South Warwickshire in the last 7 years comply with the Nationally Described Space Standard (NDSS).

1.2 This research forms part of the evidence base for the South Warwickshire Local Plan (SWLP) and informs the Space Standards and Accessibility Policy.

1.3 The NDSS was introduced by the government and sets out the minimum Gross Internal (floor) Area (GIA) for new homes based on the number of bedrooms, the number of bedspaces and the number of stories. The NDSS requirements are applicable to all tenures of new homes.

1.4 The NDSS also include minimum dimensions for bedrooms, storage and floor to ceiling heights. Full details of the NDSS can be found on the government website: https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard. A copy of the space standards is included in Appendix 1 of this paper.

1.5 The Planning Practice Guidance (PPG) explains that if a local planning authority wishes to require an internal space standard, they can only do so by reference to the NDSS within their Local Plan and must provide justification. The PPG requires local planning authorities to take into account the following areas:

- **Need** – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.
- **Viability** – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.
- **Timing** – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.

1.6 The paper is primarily focused on the first requirement to establish whether there is a need for a policy requiring mandatory compliance with the NDSS. The viability

impact of requiring NDSS compliance in the SWLP has been considered separately through the whole plan viability testing. The third requirement is considered in the conclusion.

2. Methodology

2.1 A random selection of developments from both Stratford-on-Avon District and Warwick District granted planning permission in the last 7 years were reviewed to establish whether they meet the NDSS. This includes permissions granted by the Councils and those granted on appeal. Planning applications that were refused (and not appealed) or were withdrawn, have not been included. In total this researched considered 1953 dwellings.

2.2 To capture the full spectrum of development types a range of different planning permissions were reviewed, from single new dwellings to major residential schemes. Developments included both flats and houses, new builds and conversions, and market and affordable tenures. A list of the permissions reviewed for this paper is included in Appendix 2.

2.3 For each permission the following information was recorded:

- Planning reference
- Date of permission
- Site address
- Developer
- Total number of dwellings in permission - for phased developments this references the total number of homes in the permission reviewed rather than the total number of homes on the wider development.
- Type of home - new build or conversion
- Tenure of home - market or affordable (including all rented and affordable home ownership tenures)
- House type name/reference – as shown on the plans.
- Property Type - house, maisonette, flat, bungalow
- Number of the house type in the permission
- NDSS code - explained below.
- Gross Internal Floor Area (GIA)

2.4 The information listed above was taken from the approved drawings in each planning permission. Where non-material amendments have been made to the approved plans and are shown on the public register, these were used in the assessment.

2.5 Each dwelling reviewed was given a code to reference a specific NDSS requirement based on the number of bedrooms, the number of bedspaces (people) and the number of stories. For example, the code 3b5p2s refers to a 3-bedroom, 5-person, 2-storey home which has a minimum GIA requirement of 93sqm. This property would have two double bedrooms and a single bedroom.

2.6 Distinguishing between single and double bedrooms allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area (GIA). For example, a 3-bedroom 4-person dwelling has a lower GIA requirement than a 3-bedroom 6-person dwelling. This allows for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.

2.7 Similarly, a two or three storey home will have a greater GIA requirement than a single storey home with the same number of bedrooms and bedspaces to allow for additional circulation space needed for stairs to upper floors.

2.8 To determine whether a bedroom was a single or double, the details on the drawings were referred to. If a property was specifically identified as having a certain number of bedspaces, this took precedent. If the number of bedspaces wasn't specifically listed but the drawings showed a single or double bed this was assumed to represent the intended number of bedspaces. If no indication was present on the drawings, Officer judgement was used to establish if a bedroom was intended to be a double or single.

2.9 Where rooms were noted as a bedroom or study these were assumed to be bedrooms. Where rooms were marked as studies these were not included as bedrooms unless there was another study within the home.

2.10 Several methods were used to establish the GIA. Where the GIA was stated on the approved drawings this figure was used. Figures in square feet were converted to square metres. Where the GIA was not shown on the plans, if possible, the GIA was taken from the Community Infrastructure Forms submitted with the application with a check to ensure outbuildings (such as garages) were not included in the GIA measurement. If this was not practical, for example for schemes with multiple house types or where outbuildings had been included in the GIA, measurements were taken from the approved drawings using the measuring tool in Adobe Acrobat.

2.11 The recorded GIA was then compared with the requirement in the NDSS based on the number of bedrooms, number of bedspaces and number of stories for that property. Results were recorded in 3 categories; dwellings that meet or exceed the NDSS, dwelling below the NDSS but within 5% of the requirement and dwellings more than 5% below the NDSS requirement.

2.12 The inclusion of a category for dwellings below but within 5% of the NDSS allows a distinction between homes that are only just below the standard and those are further from it. This allows an understanding of the degree of any recorded non-compliance and makes allowance for variations in measuring accuracy particularly where a dwelling may be very close to the required standard.

2.13 The number of times each house type is used on a development was recorded and reflected in the results shown below. For example, if a house type appears 20 times on a development, it is included 20 times in the figures below. This allows an accurate assessment of the level of compliance with the NDSS relative to the number of homes being built.

2.14 Applications were recorded separately depending on whether they were minor (1-9 dwellings) or major (10+ dwellings) residential schemes.

2.15 The NDSS also include minimum bedroom size and storage requirements however due to resource limitations, the floor areas of individual bedrooms and storage spaces have not been measured.

3. Findings

3.1 The tables below summarise the findings of the assessment. Given the purpose of this paper is to determine whether there is a need for a policy requiring mandatory compliance with the NDSS, the analysis is focused on homes that fall under the standard and in particular the proportion of homes that fall more than 5% below the standard. Whilst dwellings that are under but within 5% of the NDSS are still non-compliant, the impact on the living conditions of households will be less significant than where homes are more than 5% under the NDSS. This approach also accommodates variations in measuring accuracy as noted in paragraph 2.12. the figures shown are the total number of dwellings.

Overall Compliance with NDSS

3.2 The tables below show overall levels of compliance with the NDSS for all homes.

Stratford-on-Avon District

Application Type	More than 5% under NDSS	Less than 5% under NDSS	Meets or Exceeds NDSS	Total
Major	397	59	496	952
Minor	4	0	68	72
Total	401	59	564	1024

Warwick District

Application Type	More than 5% under NDSS	Less than 5% under NDSS	Meets or Exceeds NDSS	Total
Major	269	116	472	857
Minor	13	11	48	72
Total	282	127	520	929

3.3 Within Stratford-on-Avon District, 39.2% of the dwellings assessed were more than 5% below the NDSS whilst in Warwick District the proportion was 30.4%. Combined, across South Warwickshire 35.0% of the 1953 dwellings assessed were more than 5% below the NDSS and a further 9.5% were less than 5% under the NDSS.

3.4 Proportionally, in both districts non-compliance with the NDSS was much more likely for dwellings proposed as part of major applications than minor applications. However, there were more non-compliant homes proposed in minor applications in Warwick District than Stratford-on-Avon District.

Tenure and Compliance with the NDSS

3.5 The tables below show how compliance with the NDSS is affected by whether a property is an affordable home or an open market home. The figures are split between major and minor planning permissions.

Stratford-on-Avon District

Development Type	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
Major - Market	276	46.6%	21	3.5%	295	49.8%	592
Minor – Market	4	5.6%	0	0.0%	68	94.4%	72
Major - Affordable	121	33.6%	38	10.6%	201	55.8%	360
Minor - Affordable	0	0.0%	0	0.0%	0	0.0%	0
Total	401	39.2%	59	5.8%	564	55.1%	1024

Warwick District

Development Type	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
Major - Market	74	13.9%	81	15.3%	376	70.8%	531
Minor – Market	13	18.1%	11	15.3%	48	66.7%	72
Major - Affordable	195	59.8%	35	10.7%	96	29.4%	326
Minor - Affordable	0	0.0%	0	0.0%	0	0.0%	0
Total	282	30.4%	127	13.7%	520	56.0%	929

3.6 Compliance with the NDSS varies depending on whether homes are for open market sale or are affordable. Within Stratford-on-Avon District 33.6% of affordable homes fell more than 5% below the NDSS compared to 42.2% of all market homes (major and minor).

3.7 However, in Warwick District 59.8% of affordable dwellings homes fell more than 5% below the NDSS compared to 14.4% of all market homes (major and minor).

3.8 Overall, across South Warwickshire 46.0% of affordable dwellings assessed fell more than 5% below the NDSS with a further 10.6% less than 5% below the NDSS. This compares to 29.0% and 8.9% respectively for open market homes.

3.9 As there is no requirement to provide affordable homes on minor residential schemes (below 10 units), no affordable homes were recorded in minor applications.

Number of Bedrooms and Compliance with NDSS

3.10 The tables below show how the number of bedrooms in a property affects compliance with the NDSS. For each district, market and affordable dwellings are shown separately.

Stratford-on-Avon District

Market Homes^	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
1 Bed	6	20.7%	0	0.0%	23	79.3%	29
2 Bed	93	52.5%	2	1.1%	82	46.3%	177
3 Bed	125	49.0%	15	5.9%	115	45.1%	255
4 Bed	56	34.1%	4	2.4%	104	63.4%	164
5+ Bed	0	0.0%	0	0.0%	39	100.0%	39
Total	280	42.2%	21	3.2%	363	54.7%	664

Affordable Homes^	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
1 Bed	8	13.6%	11	18.6%	40	67.8%	59
2 Bed	39	24.7%	13	8.2%	106	67.1%	158
3 Bed	72	56.3%	6	4.7%	50	39.1%	128
4 Bed	2	13.3%	8	53.3%	5	33.3%	15
5+ Bed	0	0.0%	0	0.0%	0	0.0%	0
Total	121	33.6%	38	10.6%	201	55.8%	360

^includes minor and major applications

Warwick District

Market Homes^	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
1 Bed	21	75.0%	2	7.1%	5	17.9%	28
2 Bed	27	18.1%	39	26.2%	83	55.7%	149
3 Bed	39	17.6%	41	18.6%	141	63.8%	221
4 Bed	0	0.0%	10	5.8%	161	94.2%	171
5+ Bed	0	0.0%	0	0.0%	34	100.0%	34
Total	87	14.4%	92	15.3%	424	70.3%	603

Affordable Homes^	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
1 Bed	12	17.4%	0	0.0%	57	82.6%	69
2 Bed	111	68.1%	33	20.2%	19	11.7%	163
3 Bed	64	80.0%	2	2.5%	14	17.5%	80
4 Bed	8	57.1%	0	0.0%	6	42.9%	14
5+ Bed	0	0.0%	0	0.0%	0	0.0%	0
Total	195	59.8%	35	10.7%	96	29.4%	326

^includes minor and major applications

3.11 Within Stratford-on-Avon District 2- & 3-bedroom market homes and 3 bed affordable homes were most likely to fall more than 5% below the NDSS. Conversely no 5-bedroom homes fell below the standard.

3.12 Within Warwick District 1 bedroom market homes and 2- & 3-bedroom affordable homes were most likely to fall more than 5% below the NDSS. Again, no 5-bedroom homes fell below the standard.

3.13 There are however differences in the patterns of compliance between the two districts. For market homes the degree of non-compliance for 1-bedroom homes is significantly greater in Warwick District that Stratford-on Avon District however for 2–5-bedroom homes, compliance is proportionally much higher in Warwick District.

3.14 For affordable homes, in both districts 1-bedroom dwellings show strong compliance. For 2-bedroom homes the relatively high proportion of compliance

in Stratford-on-Avon District is not reflected in Warwick District. For 3 beds the differences are less significant however Warwick District performs worse than Stratford-on-Avon. For 4 beds, the numbers reviewed are small however again Warwick District performs worse than Stratford.

3.15 To understand the situation across South Warwickshire, the figures in the table above have been combined to cover the whole of South Warwickshire. This shows that for market homes non-compliance is greatest in 1-bedroom dwellings and improves as dwellings get larger.

3.16 For affordable homes, 1-bedroom dwellings have the lowest proportion of non-compliance with 3-bedroom homes having the greatest level of non-compliance.

South Warks Market Homes	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
1 Bed	27	47.4%	2	3.5%	28	49.1%	57
2 Bed	120	36.8%	41	12.6%	165	50.6%	326
3 Bed	164	34.5%	56	11.8%	256	53.8%	476
4 Bed	56	16.7%	14	4.2%	265	79.1%	335
5+ Bed	0	0.0%	0	0.0%	73	100.0%	73
TOTAL	367	29.0%	113	8.9%	787	62.1%	1267

South Warks Affordable Homes	More than 5% under NDSS	%	Less than 5% under NDSS	%	Meets or Exceeds NDSS	%	Total
1 Bed	20	15.6%	11	8.6%	97	75.8%	128
2 Bed	150	46.7%	46	14.3%	125	38.9%	321
3 Bed	136	65.4%	8	3.8%	64	30.8%	208
4 Bed	10	34.5%	8	27.6%	11	37.9%	29
5+ Bed	0	N/A	0	N/A	0	N/A	0
TOTAL	316	46.1%	73	10.6%	297	43.3%	686

4. Conclusion

4.1 This paper has identified that over a third of new homes reviewed were more than 5% below the NDSS requirements. This figure increases to 45.4% when those homes below but within 5% of the NDSS are included, or 859 of the 1953 dwellings reviewed. This is a significant proportion of the new homes delivered in South Warwickshire and gives a clear justification for mandating the NDSS across South Warwickshire.

4.2 With regard to the correlation between tenure and NDSS compliance, there are notable differences between the two districts, particularly that market homes have a greater prevalence of non-compliance than affordable homes in Stratford-on-Avon District. However, both districts have significant proportions of market and affordable homes that fall below the standard and therefore it is considered that a policy covering all tenures of new homes rather than targeting specific tenures is appropriate.

4.3 In respect of the size of homes, again there are differences between the two districts however there is non-compliance evident to varying degrees for 1, 2, 3 and 4 bed homes. It is not therefore considered appropriate to have a policy targeting only certain sizes of homes. Whilst 5-bedroom homes have been shown to comply with the NDSS, excluding them from a policy would introduce additional complexity.

4.4 Turning to the timing of implementation of a policy requiring NDSS compliance, a draft policy requiring compliance was included in the Preferred Options consultation of the South Warwickshire Local Plan in January 2025 and on the current anticipated timeline, the SWLP would not be adopted until March 2028. Developers will therefore have had a least 3 years to anticipate introduction of a policy on NDSS and factor this into land acquisitions and as such it is not considered necessary to apply a transition period.

Appendix 1 – Nationally Described Space Standards

Table 1. Minimum gross internal floor areas and storage (m^2)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

Notes:

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m2 for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

2. GIAs for 1 storey dwellings include enough space for 1 bathroom and 1 additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for 2 and 3 storey dwellings include enough space for 1 bathroom and 1 additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m2 to 37m2, as shown bracketed.

4. Furnished layouts are not required to demonstrate compliance.

Appendix 2 – List of Planning Permissions Reviewed

Stratford on Avon District – Major Applications

App Ref	Date of Permission	Site	Scheme Size
18/03307/REM	21/03/2019	Upper Lighthorne Phase 1	140
21/01292/REM	01/08/2022	Land At Welsh Road East Southam	43
23/01917/REM	14/12/2023	Upper Lighthorne Phase 2b	100
23/00006/REM	01/12/2023	Upper Lighthorne Phase 2d A4b	57
23/03231/REM	08/11/2024	Upper Lighthorne Phase 2e A3	140
22/03664/REM	16/02/2024	Airfield House	60
22/02108/REM	25/10/2023	Upper Lighthorne Phase HE 1	259
22/03139/FUL	15/11/2024	Land off Breach Lane, Claverdon	10
22/00005/FUL	30/03/2023	Deerhurst Gardens, Barton Road, Welford-on-Avon	24
21/02405/REM	20/12/2023	Phase 4C Meon Vale	109
23/01387/FUL	30/10/2024	Land Rear of The Warwickshire Lad Wood End Lane Tamworth-In-Arden Warwickshire B94 5DP	10

Stratford on Avon District – Minor Applications

App Ref	Date of Permission	Site	Scheme Size
23/00123/FUL	28/06/2023	Hillcrest, Binton Road	1
23/00218/FUL	31/03/2023	67 Banbury Road	1
23/00285/FUL	27/04/2023	The Coach House	1
21/03619/FUL	18/03/2022	73 Loxley Road, Stratford	1
22/00314/FUL	29/04/2022	1 Grange Road, Bearley	1
22/01133/FUL	22/07/2022	Garage Block, Archer Close	2
23/00065/FUL	25/08/2023	Wyhpitts	1
23/00540/FUL	10/07/2023	North Farm Cherington	2
22/01693/FUL	03/02/2023	Toll House Farm, Mappleborough Green	2
22/02873/FUL	11/08/2023	Rear of no.7 Shakespeare Street, SuA	1
23/01752/FUL	17/06/2024	Ivy Cottage, Snitterfield	1
21/03590/FUL	02/09/2022	Gospel Oak House, Pathlow	1
21/00493/FUL	21/05/2021	63 Toms Town Lane, Studley	1
21/00574/FUL	04/05/2021	The Mother Huff Cap, Spernall Lane	2
22/00036/FUL	26/06/2023	Land Adjacent To The Hive, Barton Road	1
22/01146/FUL	06/06/2022	Ash Mount, Warwick Highway	1
23/00315/FUL	09/08/2023	Coppice Farm, Henley Road	1
22/00437/FUL	05/07/2022	Gilberts Green Farm, Vicarage Hill	1
22/01071/FUL	01/11/2022	Land North Of Marriage Hill	3
21/00727/FUL	25/07/2022	Crusoes, Wolverton Fields	1
22/03724/FUL	07/06/2023	Oak House, The Old Gated Road, Chesterton, CV33 9LD	1
22/03038/FUL	10/03/2023	Hill Farm New Road	2
23/01733/FUL	17/01/2024	Kingston Farm, Chesterton	1

23/02103/FUL	16/11/2023	Church Lane, Napton	1
23/01900/FUL	20/09/2023	Pinecroft, Newbold Pacey	1
23/02497/FUL	15/04/2024	Rotton Pot Farm, Wimpstone	2
23/00300/FUL	24/04/2023	Nolands Farm, Oxhill	2
20/03604/FUL	17/02/2021	Littleworth Farm, Honington	3
21/02688/FUL	19/10/2021	Manor Court, Gaydon	4
21/03633/FUL	29/04/2022	Manor Court, Gaydon	1
22/01533/FUL	09/06/2023	York House, 17 Rother Street, Stratford	8
23/03269/FUL	08/10/2024	Crooks Lane, Studley	8
24/02174/REM	23/04/2026	Field Farm Pennyford Lane Wootton Wawen Henley-in-Arden B95 6EZ	4
25/01686/FUL	03/12/2025	Meadow Bank Birmingham Road Mappleborough Green Studley B80 7DF	2
25/00319/FUL	29/07/2025	Cross Leys Farm Cross Leys Ilmington Shipston-on-Stour CV36 4RT	5
25/01557/FUL	24/10/2025	White Lodge 225 High Street Henley-in-Arden B95 5BG	1

Warwick District – Major Applications

App Ref	Date of Permission	Site	Scheme Size*
W/20/0502	07/09/2021	Land off Rugby Road and Coventry Road, Cubbington, CV32 7JN	133
W/19/0229	11/10/2019	Land at The Asps, Bound by Europa Way (A452) to the east and Banbury Road (A425) to the west, Leamington Spa, CV34 6SS - Sub Phase 1a	65
W/19/1445	20/12/2019	Land between Myton Road and Europa Way, Warwick	129
W/20/0808	17/09/2021	Land north of Rosswood Farm, Coventry Road, Baginton, Coventry, CV8 3AD	56
W/22/1228	09/12/2024	Talisman Square, Station Road, Kenilworth, CV8 1JB	43
W/23/0824	21/11/2024	Land at, Goggbridge Lane, Hampton Road, Warwick	67
W/24/0270	07/04/2025	Woodside Conference Centre, Glasshouse Lane, Kenilworth, CV8 2AL	55
W/25/0149	17/09/2025	Land South of Gallows Hill / Banbury Hill Warwick, CV34 6RN	180
W/25/0569	10/09/2025	Land of Thickthorn, Kenilworth (Phase 2)	149

**The sum of this column is greater than the number of units shown in the body of the report. This is because house types where full plans were not available were omitted from the assessment for accuracy.*

Warwick District – Minor Applications

App Ref	Date of Permission	Site	Scheme Size
W/19/1343	13/01/2020	24 Wathen Road, Warwick, CV34 5BA	1
W/19/1379	04/04/2020	32 Russell Terrace, Leamington Spa, CV31 1EZ	2
W/20/1526	12/03/2021	Barn at Rear of Little Manor Farm, Manor Lane, Pinley Green, Warwick, CV35 8NH	1
W/20/1538	01/11/2021	Flat, 35-37 Parade, Leamington Spa, CV32 4BL	2

W/21/1313	31/03/2022	Baginton School Site, Church Road, Baginton, CV8 3AR	2
W/22/0169	23/09/2022	20 Station Road, Shrewley, Warwick, CV35 7LG	1
W/22/0830	30/03/2023	90 Nelson Lane, Warwick, CV34 5JB	8
W/22/1868	31/03/2023	130 Lillington Road, Leamington Spa, CV32 6LW	1
W/23/0523	18/08/2023	Cherry Apple Cottage, Warwick Road, Leek Wootton, Warwick, CV35 7RB	1
W/23/0801	28/11/2024	66 Montrose Avenue, Lillington, Leamington Spa, CV32 7DY	1
W/23/1056	13/03/2025	Land rear of 21 Sherbourne Place, Clarendon Street, Leamington Spa, CV32 5SW	1
W/23/1084	14/02/2024	17 Beverley Road, Leamington Spa, CV32 6PH	9
W/23/1207	16/02/2024	151 Warwick Road, Kenilworth, CV8 1HY	2
W/23/1769	30/08/2024	Shepherds Fold, Finwood Road, Rowington, Warwick, CV35 7DF	1
W/24/0314	13/03/2025	Land adjacent to Two Oaks, Red Lane, Burton Green, Kenilworth	2
W/24/0415	24/10/2024	69-71 Emscote Road, Warwick	6
W/24/0480	16/09/2024	Land fronting Red Lane, Burton Green, Kenilworth, CV8 1PB	1
W/24/0739	22/09/2024	Millenium Wok, 38 Emscote Road, Warwick, CV34 4QP	1
W/24/1021	04/03/2026	29 Chandos Street, Leamington Spa, CV32 4RN	7
W/24/1351	28/01/2026	44-46 Heathcote Road, Whitnash, Leamington Spa, CV31 2NF	9
W/24/0454	25/02/2026	Meadow View, 8 Hob Lane, Burton Green, Kenilworth, CV8 1QB	4
W/25/0279	20/08/2025	59 Kingsway, Leamington Spa, CV31 3LG	2
W/25/0483	19/02/2026	Land at, Church Lane, Whitnash, CV31 2HH	2
W/25/0708	21/07/2025	22a George Street, Leamington Spa, CV31 1ET	3
W/25/1114	24/11/2025	Land Between, 73-79 Montgomery Road, Whitnash	2