

Warwick District Local Plan Examination

Warwick District Council

Response to Inspector's Initial Matters and Issues

Matter 3

The Supply and Delivery of Housing Land

April 2015



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Matter 3: The Supply and Delivery of Housing Land

Issue

Whether the approach towards the supply and delivery of housing land is justified, effective and consistent with national policy.

Questions

1) *What is the up to date situation regarding completions to date in the plan period and what is the residual amount of housing that needs to be delivered?*

1.1 Table 3.1 shows completions that have been delivered since April 2011

Table 3.1

Year	Net Completions
2011/12	144
2012/13	262
2013/14	283
Total at 1/4/14	689
2014/15 (to 28/2/15)	491
Total at 28/2/15	1180

1.2 In addition, care home bedspaces have not previously been included in the completions. However, the National Planning Practice Guidance clarifies that these should be included. Warwick District Council includes these at two thirds of the total number of bedspaces. The appendix to Doc HO05 provides the rationale for this approach in conjunction with Policy H5 of the Draft Local Plan. Table 3.2 below shows completions of care home bedspaces.

Table 3.2

	Completions: Gross Care Home Bedspaces	Completions: Net Care Home Bedspaces	Completions: Net Care Home Bedspaces at 66% of Net Total
1/4/11 to 31/3/14	93	93	62
1/4/14 to 28/2/15	65	35	23
	158	128	85

1.3 Total completions 1/4/11 to 1/4/14 = 751

Total completions 1/4/11 to 28/2/15 = 1265

Residual amount of housing to be provided as at 1/4/14 = 12,109

Residual amount of housing to be provided as at 28/2/15 = 11,595

2) What is the potential total supply of new housing? What is the basis for this figure and is it justified? How much of this would be consistent with policies in the Local Plan? How much would be developable within the plan period? How does total potential supply compare with the planned level of provision?

2.1 Potential total supply of housing is made up from the following sources:

- a) Planning Permissions – Table 3.3
- b) Small Urban SHLAA sites –Table 3.4
- c) An allowance for windfalls –Table 3.5
- d) Consolidated employment land and canalside regeneration - Paras 2.2 to 2.6 and Tables 3.6)
- e) Allocated sites - Table 3.7

Table 3.3

a) Planning permissions (updated 1/4/15)	
Planning Permissions @1/4/13 (see Appendix 3.1 - Commitments at April 13)	1,906
Planning Permissions granted 13/14 (see Appendix 3.1 – Perms Granted 13-14)	1,547
Less Completions 13/14	-283
Deductions to avoid double counting (see Appendix 3.1)	-315
Sub Total = Planning Permissions @ 1/4/14	2,855
Planning Permissions 14/15 (see Appendix 3.1 – Perms Granted 14-15)	3,139
Less completions 14/15	-514
Less expiries (13/14 and 14/15)	-67
Total = Planning Permissions @ 1/4/15	5,413

Table 3.4

b) Small Urban SHLAA sites (updated to take account of recent planning permissions and latest intelligence regarding availability)				
Ref	Site Location	No. of dwellings	Update	Updated no. of dwellings
L01	Lime Avenue	10	Pre application submitted for 9 units	9
L02	Llewelyn Road	5	None	5
L04	Former factory, Clarendon Street	5	Permission granted W/13/0816	0
L30	Telephone Exchange	10	None	10
L31	Garage Site, Russell Street	10	W14/1145 (refused) app for 75 bed care home	10

L32	Jewsons	40	None	40
L34	Wise Street	30	17 units provided since date of first SHLAA	13
L41	Castel Froma	40	Actively looking for a site to which to relocate	40
W25	Nelson Club Car Park	5	None	5
W29	Heathcote House	6	None	6
K15	Talisman Theatre	5	Relocation of theatre still being actively pursued	5
W40	Lock Lane	20	Actively looking for site to which to relocate	20
Sub Total		186		163
	Confidential sites		One site (11 dwellings) has been sold for continued care. Tachbrook Road (40 dwellings) has planning permission and is under construction (included in permissions above)	
		207		156
Total		393		319

Table 3.5 (see Doc HO05)

c) Allowance for Windfalls		
Year	Allowance from Dec 2013 to March 2029	Allowance Updated April 2015 to March 2029
Dec 2013 to Mar 14	30	0
2014/15	122	0
2015/16	122	122
2016/17	122	122
2017/18	122	122
2018/19	122	122
2019/20	217	217
2020/21	217	217
2021/22	217	217
2022/23	217	217
2023/24	217	217
2024/25	217	217
2025/26	217	217
2026/27	180	180
2027/28	108	108
2028/29	36	36
Total	2483	2331

d) Consolidated employment land and canalside regeneration

- 2.2 The Publication Draft Local Plan (April 2014) indicated that 269 dwellings would be delivered over the Plan Period through consolidation of traditional employment areas and through the regeneration of the District's canalside. This was based on the findings of the Employment Land Review Update (May 2013) (Doc EC03) which explored changing demands and needs of employers and considered how this matched the District's existing employment offer. Figure 16 of this report summarises the current wellbeing of each of the existing employment land locations and figure 17 looks at existing employment land supply. From this analysis, the report is able to draw some conclusion about locations where there may be potential for rationalisation or redevelopment, taking account of existing vacancy rates and future employment demands.
- 2.3 It concludes that the following areas of employment land have potential for consolidation and partial redevelopment:
- Sydenham Industrial Estate (potential to deliver 102 dwellings)
 - Cape Road/Millers Road (potential to deliver 70 dwellings)
 - Montague Road/ Nelson Lane (potential to deliver 60 dwellings)
 - Common Lane Industrial Estate (potential to deliver 37 dwellings)
- 2.4 To identify the capacity of these areas the Council undertook an assessment to estimate how much land could potentially come forward for housing in each of these locations by looking at current vacancy rates and patterns and considering how some of the existing businesses could be rationalised to provide suitable areas for housing. In total this identified a gross capacity for around 750 dwellings. However, taking account of allocations, planning permissions and a reduction to allow for uncertainty, this source of supply was limited to 269 within the Publication Draft Local Plan.
- 2.5 Since the Publication Draft Local Plan was published in April 2014, 2 further planning permissions have been granted for an 86 bedspace care home at Common Lane and 30 dwellings at Cape Road (superseding the existing permission for 15 dwellings). In addition, there has been some evidence of reduced vacancy rates in some of the locations, particularly Sydenham and Cape Road/Millers Road. This reflects the improving economic conditions in the District. However, the Council remain of the view that further sites within the areas identified in the Employment Land Study (Doc EC03) will come forward within the Plan period as the evidence clearly shows that these locations are unlikely to meet the long term needs of businesses. Further, within its employment land allocations, the Council has included an allowance to replace the land lost from these areas. This provides the potential for the Council to take a proactive approach (through the Canalside DPD) in relocating businesses

from these areas later in the Plan period as well as supporting natural migration towards higher quality employment land.

2.6 Based on this, the updated position regarding consolidated employment land is shown in Table 3.6.

Table 3.6

Location	Net additional potential (Publication Draft)	Planning permissions granted since April 2014	Reduction to reflect reduced vacancy rates	Net Additional Potential (January 2015)
Cape Road/ Millers Road	70	15 additional dwellings	15	40
Montague Road	60	0	0	60
Common Lane	37	57 (86 bedspaces)	0	20
Sydenham	102	0	20	80
	269			200

Table 3.7

e) Local Plan Allocated Sites				
Ref	Site	No. of Dwellings Jan 2015	Updated position (31/3/15)	No. of Dwellings (Updated)
Urban Brownfield Sites				
H01 (pt)	Land at Myton School	125	School redevelopment proposals being actively pursued.	125
H02 (pt)	Former Sewage Works, south of Harbury Lane	215	Application expected 2015	215
H09	Kenilworth School Site	250	Work on relocation of school to Southcrest Farm in progress	250
H10	Station Approach, Leamington	220	Application expected 2015 – small reduction in number of dwellings	206
H11	Land at Montague Road	140	In the process of being marketed	140
H12	Kenilworth VI Form College	130	Work on relocation of school to Southcrest Farm in progress	130
H13	Soans Site, Sydenham Drive	100	Revised application expected Spring 2015	100

H14	Riverside House	100	This is being considered as an option for WDC Offices. If this option is pursued the site capacity will be reduced to around 30 dwellings.	30
H15	Leamington Fire Station	60	No longer available.	0
H16	Court Street	75	Applications expected 2015	75
H17	Garage Site, Theatre Street	20	Planning permission granted for 20 net additional dwellings. Included in pps above	0
H39	Opus 40	100	Pre application discussions indicate a small reduction in site capacity	85
Greenfield Sites – Edge of Warwick, Whitnash and Leamington				
H01 (pt)	Land West of Europa Way	1,112	Planning permission granted for 1160 dwellings – included in pps above. Site has further capacity on the triangle adjacent to Europa Way (50 dwellings). This is being actively pursued. However it should be noted that approx. 60 of the dwellings which have been granted permission will not be built out in the event that the Community Stadium is delivered.	-10
H02	Land south of Harbury Lane (excluding former sewage works)	1,505	Planning permission granted for 985 dwellings - included above. Further capacity for 520 dwellings	520
H03	East of Whitnash/South of Sydenham	300	Application expected late 2015.	300
H04	Red House Farm	250	Included within Lillington Regeneration Project proposals, showing net additional capacity for 250 dwellings	250
Greenfield Sites – Edge of Kenilworth				
H06	East of Kenilworth (Thickthorn)	760	Development proposals expected to come forward after plan adoption	760
H07	Crackley Triangle	93	Planning permission granted for 93 dwellings. Included above	0
Greenfield Site – Edge of Coventry				

H08	Oaklea Farm, Finham	20	Development proposals expected to come forward after plan adoption	20
Growth Villages				
H19	Baginton – Land north of Rosswood Farm	35	Development proposals expected to come forward after plan adoption	35
H20	Barford – Land south of Barford House	8	No update available	8
H21	Barford – Former Sherbourne Nursery	60	Planning permission granted for 60 dwellings. Included above.	0
H22	Barford – Land off Bemridge Close	12	Site being actively pursued.	12
H23	Bishops Tachbrook – Land south of the school	150	Planning permission granted for 150 dwellings. Included above.	0
H24	Burton Green – Burrow Hill Nursery	60	Site being actively pursued, with an aim to complete by 2019	60
H25	Cubbington – Allotment Land, Rugby Road	35	Site being actively pursued.	35
H26	Cubbington – Opposite Willow Sheet Meadow	65	Site being actively pursued.	65
H27	Hampton Magna – South of Arras Boulevard	100	Development proposals expected to come forward after plan adoption	100
H28	Hatton Park – North of Birmingham Road	80	Development proposals expected to come forward after plan adoption	80
H29	Kingswood – Meadow House	10	Development proposals expected to come forward after plan adoption	10
H30	Kingswood – Kingswood Farm	10	Development proposals expected to come forward after plan adoption	10
H31	Kingswood – South of The Stables	6	Development proposals expected to come forward after plan adoption	6
H32	Kingswood – R/O Brome Hall Lane	12	Development proposals expected to come forward after plan adoption	12
H33	Kingswood – West of Mill Lane	5	Planning permission granted for 8 dwellings. Included above	0

H34	Leek Wootton – The Paddock	11	Development proposals expected to come forward after plan adoption	11
H35	Leek Wootton – East of Broome Close	5	Development proposals expected to come forward after plan adoption	5
H36	Leek Wootton – Former Tennis Courts	5	Development proposals expected to come forward after plan adoption	5
H37	Leek Wootton – Car park East of The Hayes	5	Site being actively pursued.	5
H38	Radford Semele – North of Southam Road	50	Planning permission granted for 60 dwellings. Included above.	0
Other Rural Sites				
H18	Former Aylesbury House, Hockley Heath	20	Site currently being marketed for development.	20
Total				3675

2.7 The map in Appendix 3.2 shows the status of allocated Local Plan sites in the southern parts of Warwick, Leamington and Whitnash.

2.8 Table 3.8 below summarises the housing supply.

Table 3.8

Summary of housing supply	
Source of Supply	No. of Dwellings
Completions at 28/2/15	1,265
Planning Permissions at 31/3/2015	5,413
Small SHLAA Sites	319
Allowance for Windfalls	2,331
Consolidated employment land/canalside regeneration	200
Allocated sites	3,675
Total Supply	13,203

3) What is the estimated total supply in the plan period from

- a) existing planning permissions
- b) other commitments e.g. sites subject to S106
- c) allocated sites
- d) other sites specifically identified e.g. SHLAA
- e) windfalls

3.1 See response to question 2) above. Please note there are no “other commitments” such as sites subject to Section 106 agreements.

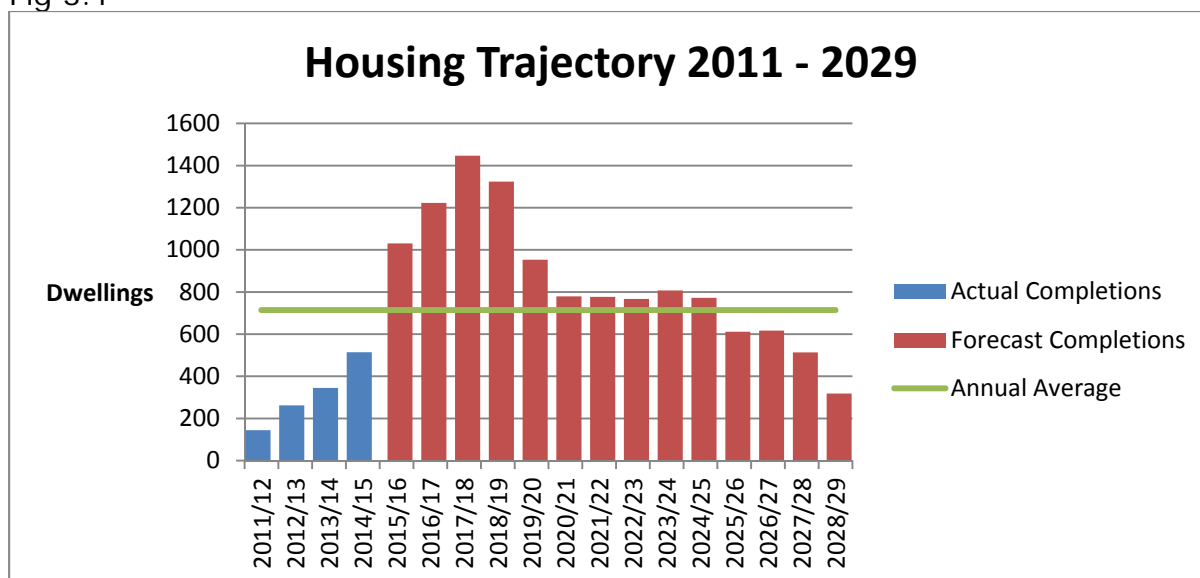
4) What are the assumptions about the scale and timing of supply and rates of delivery from these various sources? Are these realistic? Has there been any discounting of sites with planning permission for example?

4.1 Response to question 2) above provides a summary of updated information on site delivery expectations. The Council has been in communication with many site promoters to keep abreast of site delivery issues. In terms of the timing of supply and the rates of delivery, appendix 3.3 (Housing Trajectory updated April 2015) provides full details of the updated housing trajectory. Table 3.9 and Fig 3.1 summarise this.

Table 3.9

All Sites - 5 year bands				
Source of Supply	2011/12- 2014/15	2015/16 - 2019/20	2020/21 -2024/25	2025/26 - 2028/29
Total Completions	1265			
Commitments @ April 2013		740	40	74
Commitments 01/04/13 - 1/4/15		2024	0	0
Small Urban SHLAA Sites		95	161	60
Windfall Allowance		545	1061	725
Canalside & Employment Regeneration Areas		5	60	135
Allocated Brownfield Sites		621	445	310
Allocated Greenfield Sites		1403	1980	695
Villages		522	155	60
Total Completions	1265	5977	3902	2059
5 Year Requirement		5340	3570	2712

Fig 3.1



- 4.2 The Council considers that the assumptions about the scale and timing of supply and rates of delivery are realistic. Although no discount has been applied to sites with planning permission, the Council's assumptions take account of the following:
- The windfall allowance is based on past completions rather than permissions
 - The sites allocated in the Plan have all been offered as available and if found sound, the Council will be (indeed already is being) proactive in supporting the delivery of these sites.
 - Other sites of over 10 dwellings with planning permission have been individually assessed and the Council has been in communication with the applicants to keep abreast of delivery intentions. With a few minor exceptions, the Council therefore has confidence that these can and will come forward within the Plan period.
 - Historically, expired permissions average less than 5% of the number of permissions granted. Further, many of the permissions that do expire later come forward as part of new or different proposals that are not included in allocations.
 - The housing market in Warwick District is strong and buoyant. In this context sites with planning permission tend to be delivered relatively quickly in comparison with other parts of the West Midlands.
 - To apply a discount could be seen as double discounting, since the Draft Plan provides for a surplus of 343 dwellings to allow for some flexibility.
- 4.3 Nevertheless, the Council will monitor Plan implementation and will address emerging trends as appropriate, including, if necessary, through an early review of the Plan.

5) Specifically, is the figure for windfalls realistic and justified?

- 5.1 The Windfalls Paper - April 2014 (Doc HO05) sets out the Council's approach for Windfall sites.
- 5.2 This paper draws on paragraph 48 of the NPPF. This is clear that an allowance for windfalls can be included in the 5 year supply if there is compelling evidence that they have consistently become available and will continue to provide a reliable source of supply.
- 5.3 The Council's approach and conclusions regarding the contribution that windfalls can reasonably make towards the Local Plan housing requirements is based on:
- An analysis past trends
 - An explanation of how double counting with SHLAA sites has been avoided
 - An allowance for changing market conditions
 - An allowance for changing trends
 - A discount for windfall sites coming forward within the plan period but which will be completed beyond the plan period.

- 5.4 Doc HO05 shows that between 1996 and 2013 the average annual number of windfall completions was 340 including all windfalls.
- 5.5 It is important to understand that during the period 2005 to 2009 the Council implemented a moratorium on new permissions for housing on windfall sites which artificially suppressed supply in the years 2008/9, 2009/10, 2010/11 and 2011/12.
- 5.6 Another important feature of windfall development in Warwick District is that the delivery of homes on a previously-developed site usually takes place in a relatively short timescale between the vacancy of the site through to planning permission and development. This is because there is particularly high demand for housing land in the District and developers are quick to take up any opportunities that arise. In general, therefore, previously-developed sites which become vacant do not stay vacant for long periods of time and it is difficult, therefore, to identify such sites for housing with any certainty as few vacant brownfield sites exist at any one time. Most will come forward as windfalls as and when they become vacant.
- 5.7 Doc HO05 considers how market conditions might have influenced past trends and how these trends may therefore need to be adjusted in the future. Recognising that the period 2002 to 2013 includes a range of different market conditions from an extremely buoyant market in the period 2002 to 2007, to a downturn between 2007 and 2012 and that the Council had a moratorium on new housing permissions between 2005 and 2009, it is considered that these factors provide a reasonable balance and that no adjustments are necessary to allow for different market conditions.
- 5.8 However, looking ahead, there are a number of other factors that require adjustments. These are:
- Less restrictive rural policies for rural sites
 - The changing nature of urban sites
 - Impact of permitted development changes on conversions and Changes of Use through to 2016
 - Changing policy regarding the redevelopment employment land and sites for housing
 - Changing trends in densities
 - The impact of changing trends for student accommodation and accommodation for Older People in the District
- 5.9 Taking these adjustments in to account and considering how they apply over the whole period, Doc HO05 shows that it is reasonable to assume an annual average of 161 dwelling per year is realistic. It also shows that as the supply of existing SHLAA sites are developed out, it is reasonable to expect an additional supply of windfall sites from 2019/20 onwards.

5.10 Since preparing the Windfalls Paper, the Council has continued to monitor planning permissions for windfall sites to provide reassurance that this approach is realistic. The table 3.10 below shows the total number and breakdown of windfall sites during 2013/4 and 2014/15.

Table 3.10

	Total Windfalls	Sites Over 20 Dwellings	Sites 11-20	Sites 6-10	Sites less than 6
2013/14	469	217	65	87	100
2014/15	337	122	31	101	83
Total	806	339	96	188	183
Average per annum	403	170	48	94	92

5.11 As can be seen from this, windfalls have continued to come forward in to the supply at a significant rate despite the large number of residential permissions on strategic Local Plan allocations during these two years.

5.12 However it is important to recognise that as further Local Plan allocations come forward it is possible that windfalls on sites of over 20 dwellings (and over 10 dwellings in rural areas) may not come forward at the same rate. It is therefore important to consider the contribution that sites of 10 or less are likely to make. As can be seen from the table above these continue to contribute over 180 dwellings per annum. If a non-implementation discount of 5% is applied this would result in 177 completions per annum or 168 if 10% discount is applied. This is substantially higher than the Council's estimate of 122 dwellings per annum from windfalls during the these two years and even though this does not make any allowance for sites over 10 dwellings, this is still above the average number of windfalls estimated throughout the Plan period .

6) What are the potential sources of windfalls? Given that the Local Plan and SHLAA have provided the opportunity to identify specific sites, are windfalls likely to come forward on the scale envisaged? What would be the implications if they didn't?

6.1 Doc HO05 (the Windfalls paper) sets out the potential sources of windfalls both in term of location/type and size. It also shows that adjustments have been made to avoid double counting with small SHLAA sites.

6.2 Table 3.10 above (in answer to question 5) shows that windfall sites have continued to come forward on sites of under 11 dwellings over the last two years even excluding SHLAA sites and Local Plan allocations. Although early in the Plan period, this shows a similar pattern to that which occurred in the early part of the last decade, during which many of the major developments from earlier site allocations were being realised. Although there were policy differences during this period, windfalls

continued to come forward at over 250 dwellings per annum, even when allocations formed the majority of the supply. They dipped below 200 for three years between 2009/10 to 2011/12 due to a combination of the effects of the housing moratorium and the downturn in the housing market.

- 6.3 So looking at both the long term trends and recent trend, the forecasted windfalls for the Plan period are not unreasonable.
- 6.4 Clearly the ongoing delivery of windfall sites is important to the success of the Draft Local Plan. This will therefore be subject to careful annual monitoring and in line with the commitment described in the "Delivery and Monitoring Activities" section of the Draft Local Plan, the Plan will be reviewed if "the annual monitoring report demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and should therefore be significantly changed".
- 6.5 In addition the Council is open to consideration of the options set out in answer to question 7 in the event that there is insufficient flexibility or in the event that monitoring demonstrates that windfalls are not coming forward at the rate anticipated.

7) How has flexibility been provided in terms of the supply of housing? Are there other potential sources of supply?

- 7.1 Paragraph 47 of the NPPF does not require flexibility, it requires the OAN to be met in full. To do this, a margin of flexibility is important to allow for the potential of some sites not being delivered within the Plan period. The Council's response to question 4 above (paragraph 4.2) explains why the Council considers the level of supply proposed is sufficient and realistic. The Housing Requirement set out in Policy DS6 of the Local Plan is for 714 dwellings per annum (12,860 over 18 years). The supply of sites (as updated in response to questions 1, 2, 3 and 4) is 13,203 dwellings. This provides a surplus to allow for flexibility of 343 dwellings, which is considered to be sufficient to deliver the Housing Requirement in full.
- 7.2 It is recognised that this supply is reliant on 156 dwellings that are currently "confidential SHLAA sites". The Council is working with the promoters of these sites to enable as many of these as possible to be published before the second stage of the hearing commences. In this way, it is hoped to reduce uncertainty regarding these sites and to open them up to public scrutiny.
- 7.3 The Council has assessed a range of other potential sites through the SHLAA and the sustainability appraisal. Whilst there are a number of

other sites being promoted these have either been assessed as unsuitable (see Docs HO12 and SA07) or require further Green Belt releases. The Council takes the view that at present it is difficult to justify further Green Belt releases, because sufficient supply has been achieved through the Plan's current proposals and although it may be desirable to have a larger surplus and greater flexibility, this is not sufficient reason to justify the exceptional circumstances required by paragraph 83 of the NPPF.

8) Has there been persistent under delivery of housing? In terms of a buffer for a five year supply of housing sites, should this be 5% or 20% in relation to para 47 of the NPPF? How should the level of completions since 2011 be taken into account? What would the requirement be for a five year supply including a buffer?

8.4 The Tables 3.11 and 3.12 below set out the record of housing delivery in the District since 1996.

Table 3.11

Housing Delivery in Warwick District 1996-2012					
DELIVERY AGAINST WARWICKSHIRE STRUCTURE PLAN (1996-2011)					
Year	Annual Target	Cumulative Target	Annual Completions	Cumulative Completions	Over/ Under Delivery
1996/97	533	533	490	490	-43
1997/98	533	1066	510	1000	-66
1998/99	533	1599	575	1575	-24
1999/00	533	2132	962	2537	405
2000/01	533	2665	1000	3537	872
2001/02	533	3198	872	4409	1211
2002/03	533	3731	973	5382	1651
2003/04	533	4264	733	6115	1851
DELIVERY AGAINST REGIONAL STRATEGY 2008 (2001-2021)					
Year	Annual Target	Cumulative Target	Annual Completions	Cumulative Completions	Over/ Under Delivery
2001/02	526	594	872	872	278
2002/03	526	1,120	973	1,845	725
2003/04	526	1,646	733	2,578	932
2004/05	526	2,172	746	3,324	1,152
2005/06*	526	2,698	782	4,106	1,408
2006/07*	526	3,224	523	4,629	1,405
2007/08*	395	3,619	606	5,235	1,616
2008/09*	395	4,014	427	5,662	1,648
2009/10	395	4,409	188	5,850	1,441
2010/11	395	4,804	97	5,947	1,143
2011/12	355	5,159	144	6,091	932
*Years covered by a Housing Moratorium to address the oversupply of housing in relation to the RS requirement which was a maximum target					

8.5 The Regional Strategy was revoked in 2013. Since that time Housing Delivery in Warwick District has been as follows:

Table 3.12

Housing Delivery in Warwick District 2012/13 – 2014/15		
Year	Annual Target (based on Draft Local Plan requirement)	Annual Completions
2012/13	714	262
2013/14	714	283
2014/15	714	491*

* Completions until 28/2/15

8.6 To these completions we need to add 85 care home bedspaces (at two thirds) completed since 2011/12 which had not previously been included. This brings the total completions since 2011/12 to 1265 dwellings.

8.7 The tables above demonstrate that between 1996 and 2011 the Council has over-delivered on its housing requirements even in the context of the Housing Moratorium. Since 2012 there have been two years (2012/13 and 2013/14) where completions were significantly less than the annual target. This reflects two factors. Firstly the Housing Moratorium can be seen to have taken a number of years to take effect due to housing that was already within the pipeline at the time the moratorium commenced. Likewise, once the housing moratorium was ended, it inevitably took time for the supply to rebuild and the effect of this can be seen in the period between 2009/10 and 2012/13. The second factor was the economic downturn in the years following 2007/08 which impacted on the local housing market and has certainly been a factor in suppressing completions during the period 2011/12 to 2013/14. However, as set out in paragraph 3.8 above the NPPG encourages a longer term view to be taken in considering past delivery rates and in doing so the housing completions within the District before 2009 and during the first 11 months of 2014/15 demonstrate that housing delivery in the District has been and continues to be healthy.

8.8 Given the justification for the Housing Moratorium was to seek to encourage delivery within major urban areas such as Coventry, it is also important to consider the impact of the Housing Moratorium, not just in Warwick District, but in Coventry understanding that Warwick District is part of a wider housing market area, including particularly strong links with Coventry. Coventry City Council's Annual Monitoring Report, 2012 indicates that in the 5 years between 2001/2 to 2005/6 average net completions in Coventry were 522pa. This was a significant part of the reason for the Housing Moratorium. In the years following Warwick District Council's moratorium in 2005/6, Coventry's Regional Strategy

requirement was exceeded in 6 out of 7 years and during this period (which included recessionary years) average net completions were 853pa. This provides evidence that the Moratorium had the intended effect and underlines the importance of not looking at Warwick District's housing delivery in isolation. To illustrate this point further, table 3.13 below shows the combined Annual Requirement and Annual Delivery of Coventry and Warwick between 2001/2 and 2011/12 (the latest date for which Coventry has published its data) demonstrating that when considered in combination with Coventry, there has been a strong delivery record, significantly exceeding housing requirements.

Table 3.13

Housing Supply, Coventry City and Warwick District: 2001/02 to 2011/12						
	Coventry Requirement (gross)	Warwick Requirement (gross)	Combined Requirement	Coventry Delivery (gross)	Warwick Delivery (gross)	Total Delivery
2001/2	650	526	1176	643	872	1515
2002/3	650	526	1176	913	973	1886
2003/4	650	526	1176	618	733	1351
2004/5	650	526	1176	847	746	1593
2005/6	650	526	1176	917	782	1699
2006/7	650	526	1176	1358	523	1881
2007/8	650	395	1045	1348	606	1954
2008/9	650	395	1045	700	427	1127
2009/10	650	395	1045	611	188	799
2010/11	650	395	1045	717	97	814
2011/12	830	355	1185	958	144	1102
Total	7330	5091	12421	9630	6091	15721

8.9 The Council is therefore of the view that a 5% buffer is appropriate in considering the 5 year housing requirement.

9) Would the Local Plan realistically provide for a five year supply on adoption? Will a five year supply be maintained?

9.1 The responses to Questions 3 and 4 above (supported by Appendix 3.3 - Housing Trajectory) show the anticipated housing supply through to 2020 and for the whole of the Plan period. To demonstrate that supply is sufficient to provide a 5 year supply it is necessary to compare this with the 5 year housing requirement on adoption. This is set out in table 3.14 below.

Table 3.14

THE FIVE YEAR REQUIREMENT at 1st April 2015	
	Dwellings
Annual Requirement	714
Requirement April 2015 to March 2020 (5yrs x 660)	3570
Plus Buffer of 5%	179
Sub Total	3749
Requirement April 2011 to March 2015 (4yrs x 714)	2856
Less completions 5 Year Requirement April 2011 to March 2015	1265
Sub Total: Backlog April 2011 to March 2015	1591
Five Year Requirement 2015-2020	5,340

- 9.2 The response to question 4 (supported by the detail in appendix 3.3) shows that there will be a 5 year supply of 5970 dwellings on adoption. It also shows that a sufficient supply will be maintained for the following 5 years through to 2024/25. Only in the final 4 years of the Plan period does supply reduce. This reflects the trajectory of supply whereby supply has been moved forward from later in the Plan period in line with paragraph 47 of the NPPF and to address the backlog that has occurred during the first four years of the Plan period, thereby boosting significantly the supply of housing.

10) In overall terms would the Local Plan realistically deliver the number of dwellings required over the plan period?

- 10.1 The Council has demonstrated that there are sufficient sites allocated in the Plan to deliver the housing requirement. However, a key question associated with this is whether all these sites can realistically be delivered within the Plan period. When looking forward to 2029, it is inevitable that there will be some uncertainty about the delivery of all the proposed sites and sources of housing supply. The Council has sought to minimise this risk through the following measures:
- Providing a surplus in the proposed supply of housing, thereby reducing the impact if unforeseen difficulties are experienced in delivering any sources of supply
 - Reducing uncertainty by approving a large number of planning permissions for allocations
 - Setting out proposals to review the Plan if “the Annual Monitoring Report demonstrates that the overall development strategy or the policies are not delivering the Local Plan’s objectives and should therefore be significantly changed” (see Delivery and Monitoring Activities)
 - Working closely with developers to bring forward sites and where necessary playing a proactive role in helping to deliver sites and the

associated infrastructure (for example by employing a Major Sites Officer involved with coordinating the delivery of associated sites, working with infrastructure providers to identify infrastructure requirements and to address barriers to the delivery of infrastructure and ensuring the Council, as a housing provider itself, is active in bringing forward proposals).

- 10.2 The evidence therefore indicates that not only does the Draft Local Plan provide for a sufficient supply of housing to meet the requirements during the whole Plan period, but also there is a likelihood that these sites can and will be delivered.

WDC Response to Matter 3: Appendix 3.1

Commitments @ April 2013

Site	Dwellings	Comments/Discounts
Pottertons	162	
Land off Queensway	178	
Benfords	15	
University of Warwick	167	
R/O Aylesford School	222	Discount - Superseded by app W/13/1325
Binswood Hall	83	
Trinity Street Storage	72	
SWW Phase 9	72	
Wilton House	51	
Academy Drive	76	
Kenilworth House, Kenilworth road	2	
N Leamington School	18	
York Road Centre	28	
45 - 50 Waverley Road	22	
Edmonscote Manor	35	
2-24 Kenilworth Street	30	
14 - 20 The Parade	16	
56 Russell Terrace	16	
Warwick Printers	16	Discount - Superseded by app W/13/1325
Haseley Manor	15	
1-3 Wharf Street	13	Discount - Superseded by app W/14/0746
Adj 135 Warwick Road	12	
Warwickshire Police HQ, Woodcote I	114	
1 School Lane, Radford Semele	9	
The Lawns	44	
Common Lane, Kenilworth	48	Discount - Superseded by app W/14/0845
Quarry Farm	54	
Sites <10	316	
Total	1906	

Permission Granted 2013/2014

Street	Parish	Town	Gross Dwells	Net Dwells	Dwel. Lost (H)	ThruDem	ThruCon	Wind2	SmallSHLAA	DraftLocalPlan11-29	Comments/Discounts
				1547							
Harbury Lane	Bishops Tachbrook		168	168	0	0	0	FALSE	FALSE	TRUE	
Earls River Avenue		Warwick	162	162	0	0	0	TRUE	FALSE	FALSE	
Harbury Lane		Warwick	132	132	0	0	0	FALSE	FALSE	TRUE	
St Fremund Way		Leamington Spa	125	125	0	0	0	FALSE	FALSE	TRUE	
Harbury Lane	Bishops Tachbrook		112	112	0	0	0	FALSE	FALSE	TRUE	
off Verden Avenue		Warwick	103	103	0	0	0	FALSE	FALSE	FALSE	
Harbury Lane		Warwick	88	88	0	0	0	FALSE	FALSE	TRUE	
St Fremund Way		Leamington Spa	84	84	0	0	0	FALSE	FALSE	TRUE	
off Verden Avenue		Warwick	68	68	0	0	0	FALSE	FALSE	FALSE	
Fieldgate Lane		Whitnash	56	56	0	0	0	FALSE	FALSE	TRUE	
Clardon Avenue		Leamington Spa	40	40	0	0	0	TRUE	FALSE	FALSE	
Fieldgate Lane		Whitnash	38	38	0	0	0	FALSE	FALSE	TRUE	
Earls River Avenue		Warwick	24	24	0	0	0	TRUE	FALSE	FALSE	
Red Lane	Burton Green	Kenilworth	20	20	0	0	0	TRUE	FALSE	FALSE	
Warwick Street		Leamington Spa	18	18	0	0	0	TRUE	FALSE	FALSE	
Northgate Street		Warwick	18	18	0	0	0	TRUE	FALSE	FALSE	
Priory Road		Warwick	41	18	0	0	0	TRUE	FALSE	FALSE	
Warwick Street		Leamington Spa	17	17	0	0	0	TRUE	FALSE	FALSE	
Valley Road	Lillington	Leamington Spa	25	17	0	0	0	TRUE	FALSE	FALSE	
Cape Road		Warwick	16	16	0	0	0	TRUE	FALSE	FALSE	
Wharf Street		Warwick	15	13	0	1	0	TRUE	FALSE	FALSE	Discount Superseded by app W/14/0435
Albert Street		Warwick	12	12	0	0	0	TRUE	FALSE	FALSE	
Arlington Avenue		Leamington Spa	52	11	0	0	0	TRUE	FALSE	FALSE	
Cherry Street		Warwick	9	9	0	0	0	TRUE	FALSE	FALSE	
Spinney Hill		Warwick	9	9	0	0	0	TRUE	FALSE	FALSE	

Lower Cape		Warwick	9	9	0	0	0	TRUE	FALSE	FALSE
Franklin Road		Whitnash	9	9	0	0	0	TRUE	FALSE	FALSE
Warwick Street		Leamington Spa	9	8	0	0	1	TRUE	FALSE	FALSE
Clarendon Street		Leamington Spa	8	8	0	0	0	TRUE	FALSE	FALSE
Wharf Street		Warwick	8	8	0	0	0	TRUE	FALSE	FALSE
Coventry Road	Cubbington		7	7	0	0	0	TRUE	FALSE	FALSE
Heley Road		Leamington Spa	7	7	0	0	0	TRUE	FALSE	FALSE
New Street		Leamington Spa	7	7	0	0	0	TRUE	FALSE	FALSE
Westham Lane	Barford		6	6	0	0	0	TRUE	FALSE	FALSE
Bourton Drive		Warwick	5	5	0	0	0	TRUE	FALSE	FALSE
Augusta Place	Royal Leamington Spa	Leamington Spa	4	4	0	0	0	TRUE	FALSE	FALSE
Clemens Street		Leamington Spa	4	3	0	0	1	TRUE	FALSE	FALSE
Kites Nest Lane	Beausale		3	3	0	0	0	TRUE	FALSE	FALSE
George Street		Leamington Spa	3	3	0	0	0	TRUE	FALSE	FALSE
Tapster Lane	Lapworth		3	3	0	0	0	TRUE	FALSE	FALSE
Hill Street		Leamington Spa	3	3	0	0	0	TRUE	FALSE	FALSE
Hill Street		Leamington Spa	3	3	0	0	0	TRUE	FALSE	FALSE
Market Place		Warwick	3	3	0	0	0	TRUE	FALSE	FALSE
Cape Road		Warwick	3	3	0	0	0	TRUE	FALSE	FALSE
High Street	Cubbington		3	3	0	0	0	TRUE	FALSE	FALSE
Warwick Road	Kenilworth	Kenilworth	3	3	0	0	0	TRUE	FALSE	FALSE
Roseland Road		Kenilworth	3	2	0	0	1	TRUE	FALSE	FALSE
The Parade		Leamington Spa	2	2	0	0	0	TRUE	FALSE	FALSE
Russell Street		Leamington Spa	2	2	0	0	0	TRUE	FALSE	FALSE
Saltisford		Warwick	2	2	0	0	0	TRUE	FALSE	FALSE
Augusta Place		Leamington Spa	2	2	0	0	0	TRUE	FALSE	FALSE
Bushwood Lane	Lapworth		2	2	0	0	0	TRUE	FALSE	FALSE

	Cubbington		2	2	0	0	0	TRUE	FALSE	FALSE
Park Street		Leamington Spa	2	2	0	0	0	TRUE	FALSE	FALSE
Hareway Lane	Barford		2	2	0	0	0	TRUE	FALSE	FALSE
Market Place		Warwick	2	2	0	0	0	TRUE	FALSE	FALSE
Charnwood Way	Royal Leamington Spa	Leamington Spa	2	2	0	0	0	TRUE	FALSE	FALSE
Queen Street	Cubbington		2	1	0	0	1	TRUE	FALSE	FALSE
Emscote Road		Warwick	2	1	0	0	1	TRUE	FALSE	FALSE
Northumberland Road		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Church Hill	Bishops Tachbrook		1	1	0	0	0	TRUE	FALSE	FALSE
Avenue Road		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Alexander Road		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Catesby Lane	Lapworth		1	1	0	0	0	TRUE	FALSE	FALSE
Sandy Lane	Old Milverton		1	1	0	0	0	TRUE	FALSE	FALSE
The Parade		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Chase Lane	Kenilworth		1	1	0	0	0	TRUE	FALSE	FALSE
Church Street		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Common Lane		Kenilworth	1	1	0	0	0	TRUE	FALSE	FALSE
Goldsmith Avenue		Warwick	1	1	0	0	0	TRUE	FALSE	FALSE
Eagle Street		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
The Parade		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Spinney Hill		Warwick	1	1	0	0	0	TRUE	FALSE	FALSE
High Cross Lane	Rowington		1	1	0	0	0	TRUE	FALSE	FALSE
Watersfield Gardens		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Park Street		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Pagets Lane	Bubbenhall		1	1	0	0	0	TRUE	FALSE	FALSE
Banbury Road	Bishops Tachbrook		1	1	0	0	0	TRUE	FALSE	FALSE
Wathen Road		Warwick	1	1	0	0	0	TRUE	FALSE	FALSE
Tachbrook Road		Whitnash	1	1	0	0	0	TRUE	FALSE	FALSE

Rugby Road	Cubbington		1	1	0	0	0	TRUE	FALSE	FALSE
Kites Nest Lane	Beausale		1	1	0	0	0	TRUE	FALSE	FALSE
Heathcote Road		Warwick	1	1	0	0	0	TRUE	FALSE	FALSE
Westham Lane	Barford		1	1	0	0	0	TRUE	FALSE	FALSE
Emscote Road		Warwick	1	1	0	0	0	TRUE	FALSE	FALSE
Princes Street		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Priory Road		Warwick	1	1	0	0	0	TRUE	FALSE	FALSE
Norton Curlieu	Norton Lindsey		1	1	0	0	0	TRUE	FALSE	FALSE
Church Road	Sherbourne		1	1	0	0	0	TRUE	FALSE	FALSE
Kenilworth Road		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Brownley Green Road	Hatton		1	1	0	0	0	TRUE	FALSE	FALSE
Trinity Street		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Case Lane	Shrewley		1	1	0	0	0	TRUE	FALSE	FALSE
Warwick Terrace		Leamington Spa	1	1	0	0	0	TRUE	FALSE	FALSE
Stoneleigh Road	Bubbenhall		1	1	0	0	0	TRUE	FALSE	FALSE
Church Street	Barford		1	1	0	0	0	TRUE	FALSE	FALSE
Church Road	Honiley		1	0	0	1	0	TRUE	FALSE	FALSE
Masefield Avenue		Warwick	1	0	0	0	0	TRUE	FALSE	FALSE
Rouncil Lane		Kenilworth	1	0	0	0	0	TRUE	FALSE	FALSE
Packwood Lane	Lapworth		1	0	0	1	0	TRUE	FALSE	FALSE
Mill Lane	Rowington		1	0	0	1	0	TRUE	FALSE	FALSE

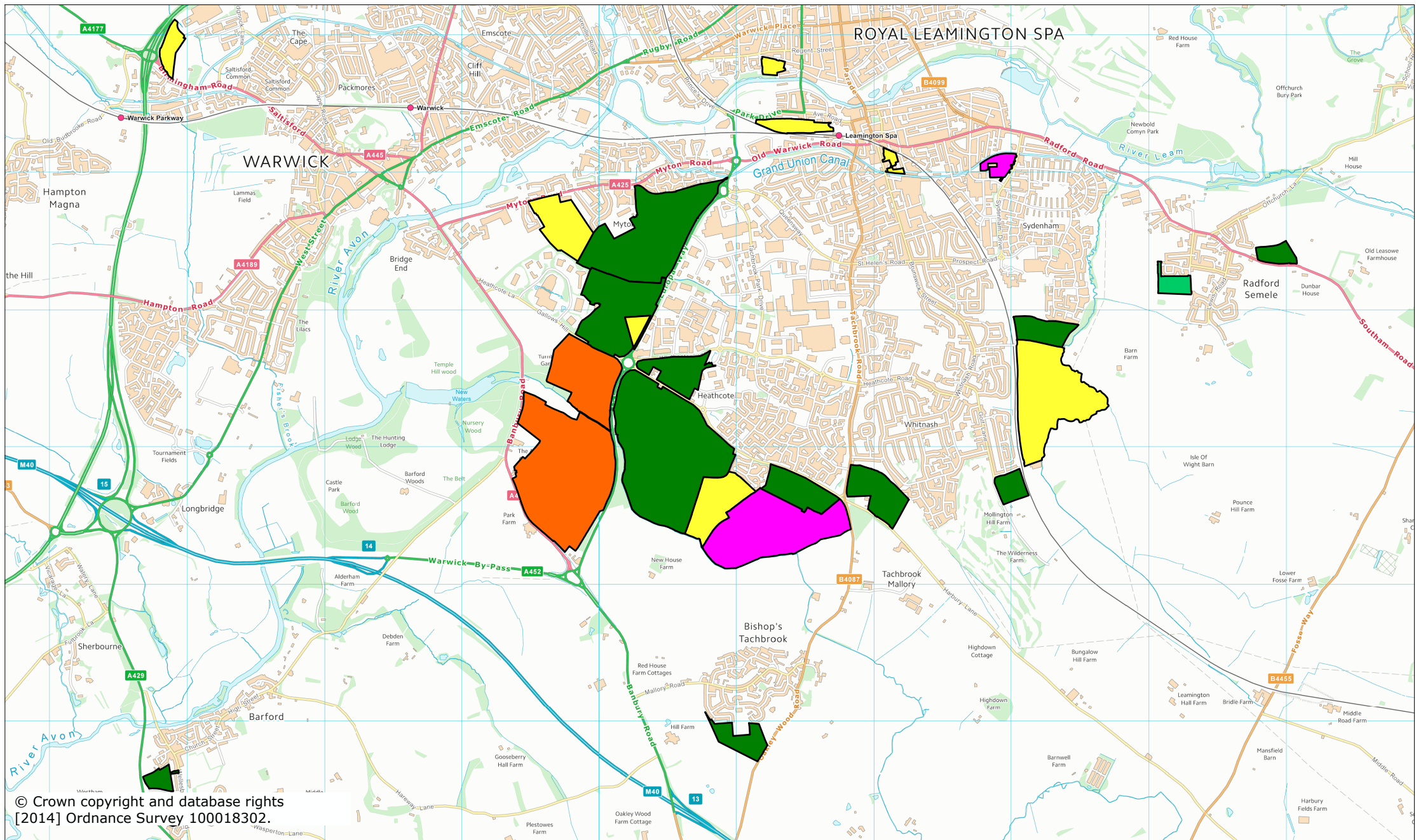
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Ref. No.	Primary Feature	Street	Parish	Town	App'n. No.	NoDwelling	Site Type	OriAppDate	CurAppDate	Date of Entry	Gross Dwells	Net Dwells	Wel. Lost (%)	ThruDem	ThruCon	Wind2	SmallSHLAA	DraftLocalPlan11-29
						0												
02787	Land at Lower Heathcote Farm	Harbury Lane		Warwick	20140661	785		19/09/2014	19/09/2014	2015	785	785	0	0	0	FALSE	FALSE	TRUE
02789	Land bewtween Myton Road and Europa Way			Warwick	20141076	735		05/12/2014	05/12/2014	2015	735	735	0	0	0	FALSE	FALSE	TRUE
02852	North of	Gallows Hill		Warwick	20140967	425		31/03/2015	31/03/2015	2015	425	425	0	0	0	FALSE	FALSE	TRUE
02788	Harbury Gardens	Harbury Lane	Baddesley Clinton	Leamington Spa	20140023	200		29/05/2014	29/05/2014	2015	200	200	0	0	0	FALSE	FALSE	TRUE
02782	Land north of	Oakley Wood Road	Bishops Tachbrook		20140689	150		22/08/2014	22/08/2014	2015	150	150	0	0	0	FALSE	FALSE	TRUE
02832	Land North of	Common Lane	Kenilworth	Kenilworth	20141340	93		23/12/2014	23/12/2014	2015	93	93	0	0	0	FALSE	FALSE	TRUE
02669	Land at	Tatchbrook Road		Leamington Spa	20140905	81		09/09/2014	09/09/2014	2015	81	77	0	4	0	FALSE	TRUE	FALSE
02781	Land East of Radford Semele	North of Southam Road	Radford Semele	Leamington Spa	20140322	60		06/06/2014	06/06/2014	2015	60	60	0	0	0	FALSE	FALSE	TRUE
02793	Land lest of 22	Wellesbourne Road	Barford	Warwick	20140693	36		19/09/2014	19/09/2014	2015	60	59	0	1	0	FALSE	FALSE	TRUE
02793	Land lest of 22	Wellesbourne Road	Barford	Warwick	20140693	19		19/09/2014	19/09/2014	2015	60	59	0	1	0	FALSE	FALSE	TRUE
02793	Land lest of 22	Wellesbourne Road	Barford	Warwick	20140693	5		19/09/2014	19/09/2014	2015	60	59	0	1	0	FALSE	FALSE	TRUE
02806	Warwick Printing Co Ltd	Theatre Street		Warwick	20140746	37		19/09/2014	19/09/2014	2015	37	37	0	0	0	FALSE	FALSE	TRUE
02837	Newbold Centre	Leicester Street	Royal Leamington Spa	Leamington Spa	20141704	31		05/02/2015	05/02/2015	2015	31	31	0	0	0	FALSE	TRUE	FALSE
02786	Land at Cape Road			Warwick	20140435	30		06/06/2014	06/06/2014	2015	30	30	0	0	0	FALSE	FALSE	FALSE
02791	Folly Barn	Kites Nest Lane	Beausale	Warwick	20141263	1		18/11/2014	18/11/2014	2015	1	1	0	0	0	FALSE	FALSE	FALSE
02825	Fernwood Farm	Rouncil Lane	Beausale	Warwick	20140462	1		30/05/2014	30/05/2014	2015	1	1	0	0	0	FALSE	FALSE	FALSE
02661	Clinton Willow, 11	Borrowell Lane		Kenilworth	20140330			26/05/2014	26/05/2014	2015	1	0	0	1	0	FALSE	FALSE	FALSE
02834	51	Chapel Lane	Lapworth		20140800	1		28/07/2014	28/07/2014	2015	1	0	0	1	0	FALSE	FALSE	FALSE
02596	Land to the South of	Fieldgate Lane		Whitnash	20141513	5		10/12/2014	10/12/2014	2015	0	0	0	0	0	FALSE	FALSE	TRUE
02596	Land to the South of	Fieldgate Lane		Whitnash	20141513	2		10/12/2014	10/12/2014	2015	0	0	0	0	0	FALSE	FALSE	TRUE
02780	Frizmore House	Fosse Way	Radford Semele	Leamington Spa	20140720	1		11/09/2014	11/09/2014	2015	1	0	0	1	0	FALSE	FALSE	FALSE
02798	Shurbs Lodge	Pagets Lane	Bubbenhall		20141550	1		18/12/2014	18/12/2014	2015	1	0	0	1	0	FALSE	FALSE	FALSE
02821	134	Warwick Road	Kenilworth	Kenilworth	20141453	1		13/11/2014	13/11/2014	2015	1	0	0	0	1	FALSE	FALSE	FALSE
02854	Land at	Spring Lane	Radford Semele		20140433	65		10/03/2015	10/03/2015	2015	65	65	0	0	0	TRUE	FALSE	FALSE
02831	Multilines Unit 1	Common Lane	Kenilworth	Kenilworth	20140845	57		22/08/2014	22/08/2014	2015	57	57	0	0	0	TRUE	FALSE	FALSE
02794	Monaster of Poor Clares	Rising Lane	Baddesley Clinton		2013	18		29/09/2014	29/09/2014	2015	18	18	0	0	0	TRUE	FALSE	FALSE

02812	9	Clarendon Place		Leamington Spa	20140049	13		17/04/2014	17/04/2014	2015	13	13	0	0	0	TRUE	FALSE	FALSE
02804	Security House	Nelson Lane		Warwick	20141877	10		13/03/2015	13/03/2015	2015	10	10	0	0	0	TRUE	FALSE	FALSE
02809	Miles of tiles	Alveston Place		Leamington Spa	20141669	9		28/01/2015	28/01/2015	2015	9	9	0	0	0	TRUE	FALSE	FALSE
02828	Abbotsford School	Bridge Street	Kenilworth	Kenilworth	20140958	9		22/08/2014	22/08/2014	2015	9	9	0	0	0	TRUE	FALSE	FALSE
02672	1	Chapel Street		Leamington Spa	20140183	9			11/04/2014	2015	9	9	0	0	0	TRUE	FALSE	FALSE
02847	73	Emscote Road		Warwick	2015/0068	9		17/03/2015	17/03/2015	2015	9	9	0	0	0	TRUE	FALSE	FALSE
02848	Station Road and 82-90	Priory Road		Warwick	20141729	9		03/03/2015	03/03/2015	2015	9	9	0	0	0	TRUE	FALSE	FALSE
02822	34-40	Warwick Road	Kenilworth	Kenilworth	20140383	9		05/06/2014	05/06/2014	2015	9	9	0	0	0	TRUE	FALSE	FALSE
02790	Land west of junction between Mill Lane	& Old Warwick Road	Lapworth		20121018	8		19/09/2014	19/09/2014	2015	8	8	0	1	0	TRUE	FALSE	FALSE
02813	1	Morrell Street		Leamington Spa	20131595	2		23/09/2014	23/09/2014	2015	8	8	0	0	0	TRUE	FALSE	FALSE
02664	1	Trinity Mews		Warwick	20141305	8			09/01/2015	2015	8	8	0	0	0	TRUE	FALSE	FALSE
02792	Barford Garage	Wellsbourne Road	Barford	Warwick	20141534	7		15/12/2014	15/12/2014	2015	7	7	0	0	0	TRUE	FALSE	FALSE
02668	77-79	Warwick Street		Leamington Spa	20141250	6			26/11/2014	2015	6	6	0	0	0	TRUE	FALSE	FALSE
02835	16	Arlington Avenue	Royal Leamington Spa	Leamington Spa	20140533	6		30/09/2014	30/09/2014	2015	6	5	0	1	0	TRUE	FALSE	FALSE
02810	7	Parade		Leamington Spa	20140741	5		10/07/2014	10/07/2014	2015	5	5	0	0	0	TRUE	FALSE	FALSE
02830	Land between 12 & 14	Station Road	Kenilworth	Kenilworth	20140163	5		11/04/2014	11/04/2014	2015	5	5	0	0	0	TRUE	FALSE	FALSE
02666	16-18	Warwick Street		Leamington Spa	20141381	5			16/12/2014	2015	5	5	0	0	0	TRUE	FALSE	FALSE
02850	35	Lansdowne Crecent	Royal Leamington Spa	Leamington Spa	20150056	4		23/03/2015	23/03/2015	2015	4	4	0	0	0	TRUE	FALSE	FALSE
02845	81	Warwick Street	Royal Leamington Spa	Leamington Spa	20141766	4		12/03/2015	12/03/2015	2015	4	4	0	0	0	TRUE	FALSE	FALSE
02815	35	Oxford Street		Leamington Spa	20141671	3		15/01/2015	15/01/2015	2015	3	3	0	0	0	TRUE	FALSE	FALSE
02843	90	Warwick Road	Kenilworth	Kenilworth	20141750	3		06/02/2015	06/02/2015	2015	3	3	0	0	0	TRUE	FALSE	FALSE
02840	Glenshee, 93	Chesetts Wood Road	Lapworth			2		09/02/2015	09/02/2015	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02671	19B	High Street		Leamington Spa	20140997	2			08/09/2014	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02817	166	Parade		Leamington Spa	20141355	2		07/11/2014	07/11/2014	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02827	4 & 6	Priory Road	Kenilworth	Kenilworth	20140460	2		14/07/2014	14/07/2014	2015	2	2	0	0	0	TRUE	FALSE	FALSE

02819	3	St Margarets Road	Royal Leamington Spa	Leamington Spa	20140390	2		15/05/2014	15/05/2014	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02811	4	Upper Grove Street		Leamington Spa	20140366	2		20/01/2015	20/01/2015	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02803	Land at	Vine Lane		Warwick	20140887	2		05/08/2014	05/08/2014	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02824	93a	Warwick Road	Kenilworth	Kenilworth	20140941	2		25/09/2014	25/09/2014	2015	2	2	0	0	0	TRUE	FALSE	FALSE
02667	36	Warwick Street		Leamington Spa	20140648	3			26/06/2014	2015	3	2	0	0	1	TRUE	FALSE	FALSE
02829	Rear of the old vicarage	36 High Street	Kenilworth	Kenilworth	20140811	1		16/10/2014	16/10/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02805	66	All Saints Road		Warwick	20140868	1		25/09/2014	25/09/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02796	The Paddock	Ashow Road	Ashow	Kenilworth	20140923	1		02/09/2014	02/09/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02855	Mallards Reach	Barford Road	Barford		20141569	1		04/03/2015	04/03/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02674	35	Binswood Avenue		Leamington Spa	20140639	1			27/06/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02673	175	Brunswick Street		Leamington Spa	20141419	1			24/11/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02675	20	Burbury Close		Leamington Spa	20140666	1			30/06/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02838	2a	Church Terrace	Royal Leamington Spa	Leamington Spa	20141725	1		04/03/2015	04/03/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02844	1	Clarendon	Royal Leamington Spa	Leamington Spa	20150014	1		12/02/2015	12/02/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02851	29	Clemens Street	Royal Leamington Spa	Leamington Spa	20150091	2		24/03/2015	24/03/2015	2015	2	1	0	0	1	TRUE	FALSE	FALSE
02842	Nexus House, 10	Coten End		Warwick	20150117	1		04/03/2015	04/03/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02797	Lansdowne	Crakley Lane		Kenilworth	20141578	2		11/12/2014	11/12/2014	2015	2	1	0	0	1	TRUE	FALSE	FALSE
02663	13	Goldsmith Ave		Warwick	20140516	2			30/05/2014	2015	2	1	0	0	1	TRUE	FALSE	FALSE
02839	1	Goldsmith Avenue		Warwick	20141753	1		04/03/2015	04/03/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02801	16	Greville Smith Avenue	Royal Leamington Spa	Whitnash	20140969	1		21/08/2014	21/08/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02662	11	Hawkesworth Drive		Kenilworth	20140567	1			17/12/2014	2015	1	1	0		0	TRUE	FALSE	FALSE
02836	Land Off	Hill Wootton Road	Leek Wootton		20141678	1		04/02/2015	04/02/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02678	Catesby Farm House	Lapworth Street	Lapworth		20141618	1			23/12/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02818	2a	Leam Terrace		Leamington Spa	20140625	1		25/09/2014	25/09/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02820	25	Llewellyn Road	Royal Leamington Spa	Leamington Spa	20140357	2		09/05/2014	09/05/2014	2015	2	1	0	0	1	TRUE	FALSE	FALSE

02807	Brickyard Barn	Mallory Road	Bishops Tachbrook	Leamington Spa	20140617	1		12/06/2014	12/06/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02814	1	Morrell Street		Leamington Spa	20140729	1		11/07/2014	11/07/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02808	33	Oxford Street		Leamington Spa	20141667	1		13/11/2014	13/11/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02802	Old Drill Hall	Priory Road		Warwick	20141473	1		28/11/2014	28/11/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02826	72	Priory Road	Kenilworth	Kenilworth	20141297	1		27/10/2014	27/10/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02816	19	Regent Street		Leamington Spa	20141176	1		20/11/2014	20/11/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02795	The Old School, St Francis Presbytery	Rising Lane	Baddesley Clinton		20141067	1		09/07/2014	09/07/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02784	44	Stratford Road		Warwick	20141411	1			03/11/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02799	481	Tachbrook Road		Leamington Spa	20140834	1		24/07/2014	24/07/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02856	The Lodge	Trinity Street	Royal Leamington Spa	Leamington Spa	20141149	1		15/12/2014	15/12/2014	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02849	The Old Rectory	Vicarage Lane	Sherbourne		20150041	1		26/03/2015	26/03/2015	2015	1	1	0	0	0	TRUE	FALSE	FALSE
02607	Land adjacent to Pinehurst		Cubbington		20141442	2			21/11/2014	2015	0	0	0	0	0	TRUE	FALSE	FALSE
02455	Buckland Lodge Hotel, 35	Avenue Road		Leamington Spa	20141749	5		12/02/2015	12/02/2015	2015	0	0	0	0	0	TRUE	FALSE	FALSE
02490	Oaklands Farm	Birmingham Road	Budbrooke		20140474	1			20/05/2014	2015	0	0	0	0	0	TRUE	FALSE	FALSE
02833	Mop Meadow Farm	Lapworth Street	Rowington		20140713	1		24/07/2014	24/07/2014	2015	1	0	0	1	0	TRUE	FALSE	FALSE
02677	5-6	Milverton Crescent West		Leamington Spa	20140404				29/05/2014	2015	0	0	0	0	0	TRUE	FALSE	FALSE
02665	48	Warwick Street		Leamington Spa	20141015	1			30/09/2014	2015	1	0	0	0	1	TRUE	FALSE	FALSE



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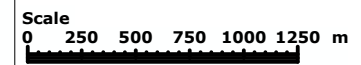
Key

- Local Plan - Site Progress**
- Local Plan site with PP
 - Local Plan site decision pending
 - Non Local Plan site or appeal
 - Local Plan site no appn.
 - Local Plan Site - Refused
 - Non Local Plan Site - Approved



Appendix 3.2: Local Plan Site Progress

SP3063 1:35000 @ A4 17/04/2015 DSR
 Grid Reference: 430804 E, 263173 N



Policy, Projects & Conservation, Development Services
 ldf@warwickdc.gov.uk (01926) 456504

Matter 3 - Appendix 3.3: Housing Trajectory Updated April 2015

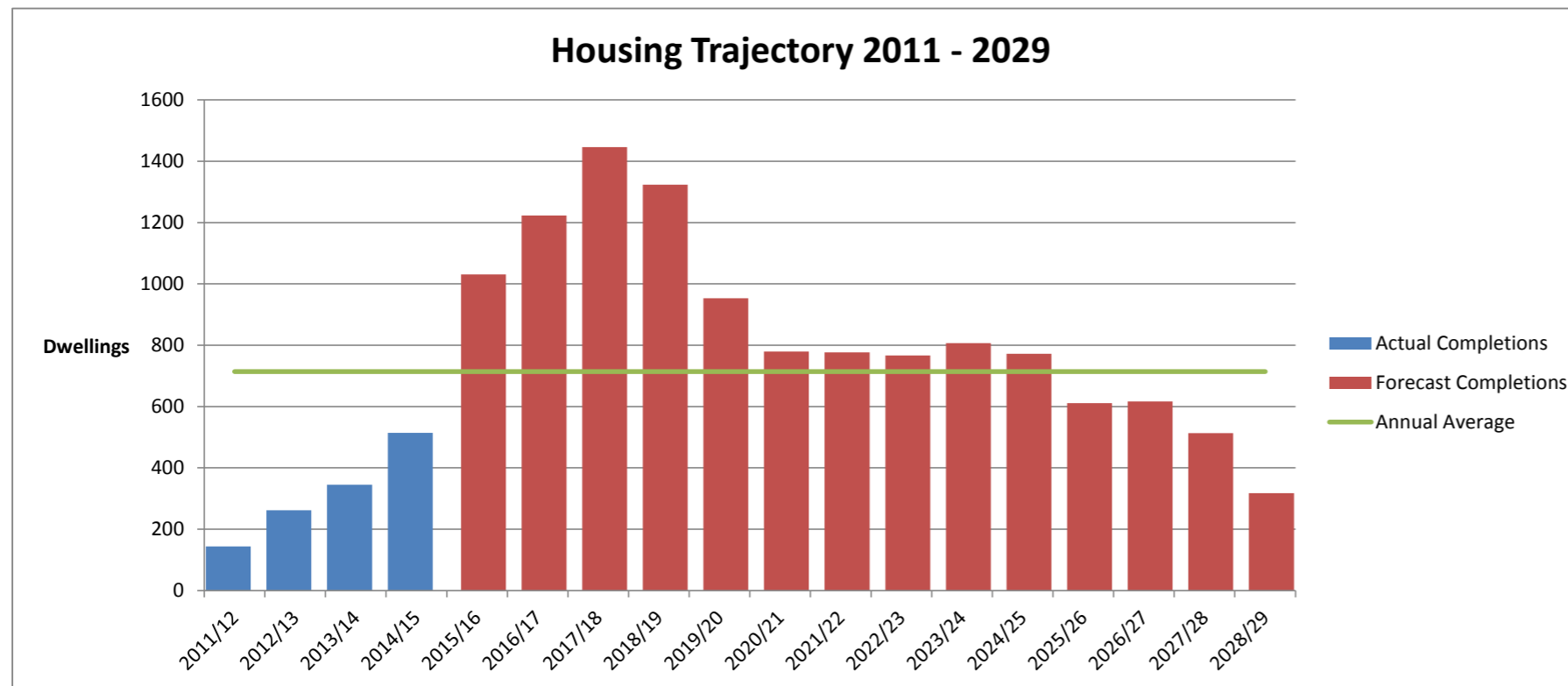
All Sites - 5 year bands

	2011/12-2014/15	2015/16 - 2019/20	2020/21 to 2024/25	2025/26 to 2028/29
Total Completions	1265			
Commitments @ April 2013		822	40	74
Commitments 01/04/13 - 1/4/15		1964	0	0
Small Urban SHLAA Sites		95	161	60
Windfall Allowance		545	1061	725
Canalside & Employment Regen Areas		5	60	135
Allocated Brownfield Sites		621	445	310
Allocated Greenfield Sites		1403	1980	695
Villages		522	155	60
Total Completions	1265	5977	3902	2059
5 Year Requirement		5340	3570	2712

All Sites - Actual and Forecast Completions

	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
Completions 2011-2013	1265	144	262	345	514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2530
Commitments @ April 2013	936	0	0	0	0	353	131	151	152	35	0	0	0	0	40	14	20	20	20	936
Commitments 01/04/13 - 1/4/15	1964	0	0	0	0	521	472	489	312	170	0	0	0	0	0	0	0	0	0	1964
Small Urban SHLAA Sites	316	0	0	0	0	0	26	21	25	23	36	25	10	55	35	15	15	15	15	316
Windfall Allowance	2331	0	0	0	0	49	92	123	122	160	193	217	217	217	217	217	202	173	133	2331
Canalside & Employment Regen Areas	200	0	0	0	0	0	0	0	0	5	0	15	15	10	20	35	55	40	5	200
Allocated Brownfield Sites	1376	0	0	0	0	35	175	180	166	65	50	75	100	100	120	125	90	70	25	1376
Allocated Greenfield Sites	4078	0	0	0	0	25	240	330	413	395	425	405	405	405	340	205	215	175	100	4078
Villages	737	0	0	0	0	48	87	153	134	100	75	40	20	20	0	0	20	20	20	737
Total	13203	144	262	345	514	1031	1223	1447	1324	953	779	777	767	807	772	611	617	513	318	

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Actual Completions	144	262	345	514														
Forecast Completions					1031	1223	1447	1324	953	779	777	767	807	772	611	617	513	318
Annual Average	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714	714



Permissions 1-4-13 to 31-3-15

	Total	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29			
Woodside Farm	280	0	0	50	55	60	60	55	0	0	0	0	0	0	0	0	0	0		
N Harbury Lane	220	0	0	50	50	50	50	20	0	0	0	0	0	0	0	0	0	0		
S Fremund Way	209	0	0	29	45	45	45	45	0	0	0	0	0	0	0	0	0	0		
Land at Gogbrook Frm (R/O Aylesford Sch)	171	0	0	50	50	25	21	0	0	0	0	0	0	0	0	0	0	0		
S Fieldgate Lane	94	0	0	25	25	25	19	0	0	0	0	0	0	0	0	0	0	0		
Parmiter House	52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2-22 Northgate Street	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Cape Road, Lower Cape	16	0	0	10	6	0	0	0	0	0	0	0	0	0	0	0	0	0		
Former Fire Station, Albert Street	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Earl Rivers Avenue*	200	0	0	0	0	50	100	50	0	0	0	0	0	0	0	0	0	0		
Valley Road, Lillington	17	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0		
1 Warwick St	17	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0		
73 Warwick St	18	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0		
Le Van	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1-3 Wharf St	13	0	0	10	11	10	0	0	0	0	0	0	0	0	0	0	0	0		
Villiers House, Clarendon Avenue	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Park View, Priory Road, Warwick	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Land at Lower Heathcote Farm	785	See allocated sites																		
Myton Road/Europa Way	735	See allocated sites																		
North of Gallows Hill	425	See allocated sites																		
Harbury Gardens	200	See allocated sites																		
Oakley Wood Road	150	See villages																		
N of Common Lane	93	See allocated sites																		
Land at Tachbrook Road	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
East of Radford Semele	60	See villages																		
West of Wellesbourne Road	60	See villages																		
Warwick Printing, Theatre St	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Newbold Centre, Leicester St	31	0	0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	0		
Spring Lane, Radford Semele	65	0	0	20	25	20	0	0	0	0	0	0	0	0	0	0	0	0		
Miltline Common Lane	57	0	0	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0		
Monastry of Poor Clare	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9 Clarendon Place	13	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sites <10	372	0	0	103	131	138	0	0	0	0	0	0	0	0	0	0	0	0		
Total		0	0	521	472	489	312	170	0	0	0	0	0	0	0	0	0	0	372	1964

* Includes 14 off-site affordable at Portobello Way

Small Urban SHLAA Sites

SHLAA Ref	Total	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
L01 Lime Avenue	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9
L02 Llewelyn Road	5	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	5
L30 Telephone Exchange	10	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	10
L31 Garage Site, Russell Street	10	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	10
L32 Jewsons	40	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	40
L34 Wise Street	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13
L41 Castel Froma	40	0	0	0	0	0	0	0	0	10	10	10	10	0	0	0	0	40
W25 Nelson Club, Car park	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
W29 Heathcote House	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
K15 Talisman Theatre	5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5
W40 Lock Lane	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	20
TOTAL	163	0	0	0	0	5	15	13	25	15	10	10	10	15	15	15	15	
Confidential Sites																		
W42	45	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0	45
W39	25	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0	0	25
K23	16	0	0	0	0	6	10	0	0	0	0	0	0	0	0	0	0	16
K24	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
L24	11	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	11
L25	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
W31	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
W15	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
L44	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
TOTAL	153	0	0	0	26	16	10	10	11	10	0	45	25	0	0	0	0	
TOTAL ALL SITES	316	0	0	0	26	21	25	23	36	25	10	55	35	15	15	15	15	

Allocated Brownfield Sites

	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Land at Myton School	125	0	0	0	0	0	0	0	0	0	20	50	50	5	0	0	0	0	0
Former sewage Works, Harbury Lane	215	0	0	0	0	0	0	0	0	0	0	25	45	45	45	45	10	0	0
Kenilworth school	250	0	0	0	0	0	0	0	0	0	0	0	0	25	50	50	50	50	25
Station Approach	206	0	0	0	0	20	70	70	46	0	0	0	0	0	0	0	0	0	0
Land at Montague Road	140	0	0	0	0	0	20	40	40	40	0	0	0	0	0	0	0	0	0
Kenilworth VI Form	130	0	0	0	0	0	0	0	0	0	0	0	0	25	25	30	30	20	0
Soans Site, Sydenham Drive	100	0	0	0	0	0	25	25	25	25	0	0	0	0	0	0	0	0	0
Riverside House	30	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0
Leamington Fire Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Court Street Area	75	0	0	0	0	15	20	15	20	0	0	0	5	0	0	0	0	0	0
Garage Site, Theatre Street	See pps 13-15																		
Opus 40	85	0	0	0	0	0	20	30	35	0	0	0	0	0	0	0	0	0	0
Aylesbury House, Hockley Heath	20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
Total	1376	0	0	0	0	35	175	180	166	65	50	75	100	100	120	125	90	70	25

Canalside & Employment Regeneration Areas

	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Cape Road/ Millers Road	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	5
Montague Road	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	10	0
Common Lane	35	0	0	0	0	0	0	0	0	5	0	15	15	0	0	0	0	0	0
Sydenham	80	0	0	0	0	0	0	0	0	0	0	0	0	10	20	20	20	10	0
TOTAL	200	0	0	0	0	0	0	0	0	5	0	15	15	10	20	35	55	40	5

Allocated Greenfield Sites

	Total	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
East of Whitnash	300	0	0	0	0	0	0	40	40	40	40	40	40	40	20	0	0	0	0	300
Red House Farm	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	75	75	50	250
Thickthorn	760	0	0	0	0	0	0	0	50	50	100	100	100	100	100	60	50	50	0	760
Crackley Triangle	93	0	0	0	0	25	25	25	18	0	0	0	0	0	0	0	0	0	0	93
Europa Way	1150	0	0	0	0	0	70	95	135	135	135	135	135	135	90	45	40	0	0	1150
Land South Harbury Lane	1505	0	0	0	0	0	125	170	170	170	150	130	130	130	130	50	50	50	50	1505
Oak Lea, Finham	20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Total	4078	0	0	0	0	25	240	330	413	395	425	405	405	405	340	205	215	175	100	

Villages

	Village Total		Site Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total	
Bishop's Tachbrook	150	S of School	150	0	0	20	45	45	40	0	0	0	0	0	0	0	0	0	150	
Cubbington	100	Allotments, Rugby Road	35	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0	35	
		Opp. Willow Street Meadow	65	0	0	0	20	25	20	0	0	0	0	0	0	0	0	0	0	65
Hampton Magna	100	South of Arras Blvrd	100	0	0	0	0	0	20	20	20	20	20	0	0	0	0	0	100	
Kingswood	43	Meadow House	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	
		Kingswood Farm	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
		S of The Stables	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
		R/O Brome Hall Lane	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
		West of Mill Lane	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Radford Semele	50	North of Southam Road	60	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	60	
Barford	80	Sherbourne Nursery	60	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	60
		Bremridge Close	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
		Land S of Barford House	8	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	16
Baginton	35	N of Rosswood Farm	35	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	35	
Burton Green	60	Burrow Hill Nursery	60	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20	60	
Hatton Park	80	N of Birmingham Road	80	0	0	0	0	20	20	20	20	0	0	0	0	0	0	0	80	
Leek Wootton	45	The Paddock	11	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	11	
		East of Broome Close	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
		Former Tennis Courts	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
		Golf Club Car Park	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
TOTAL	743		737	8	48	87	153	134	100	75	40	20	20	0	0	20	20	20	745	

Windfalls Trajectory (based on Windfalls paper)

Planning Permission date	No. of permissions	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
2015/16	122	0	0	0	0	49	43	31	0	0	0	0	0	0	0	0	0	0	0	122
2016/17	122	0	0	0	0	0	49	43	30	0	0	0	0	0	0	0	0	0	0	122
2017/18	122	0	0	0	0	0	0	49	43	30	0	0	0	0	0	0	0	0	0	122
2018/19	122	0	0	0	0	0	0	0	49	43	30	0	0	0	0	0	0	0	0	122
2019/20	217	0	0	0	0	0	0	0	0	87	76	54	0	0	0	0	0	0	0	217
2020/21	217	0	0	0	0	0	0	0	0	0	87	76	54	0	0	0	0	0	0	217
2021/22	217	0	0	0	0	0	0	0	0	0	0	87	76	54	0	0	0	0	0	217
2022/23	217	0	0	0	0	0	0	0	0	0	0	0	87	76	54	0	0	0	0	217
2023/24	217	0	0	0	0	0	0	0	0	0	0	0	0	87	76	54	0	0	0	217
2024/25	217	0	0	0	0	0	0	0	0	0	0	0	0	0	87	76	54	0	0	217
2025/26	217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87	76	54	0	217
2026/27	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	76	54	202
2027/28	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	64	107
2028/29	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
	2331					49	92	123	122	160	193	217	217	217	217	217	202	173	133	2331

Based on following delivery ratio

Year 1	40% of permissions delivered in year 1	40.00%
Year 2	35% of permissions delivered in year 2	35.00%
Year 3	20% of permissions delivered in year 3	25.00%