

Development Location

Policy GD 3 & 5

Adopt a sequential approach in identifying the location of housing and employment land development, in the following order of priority:

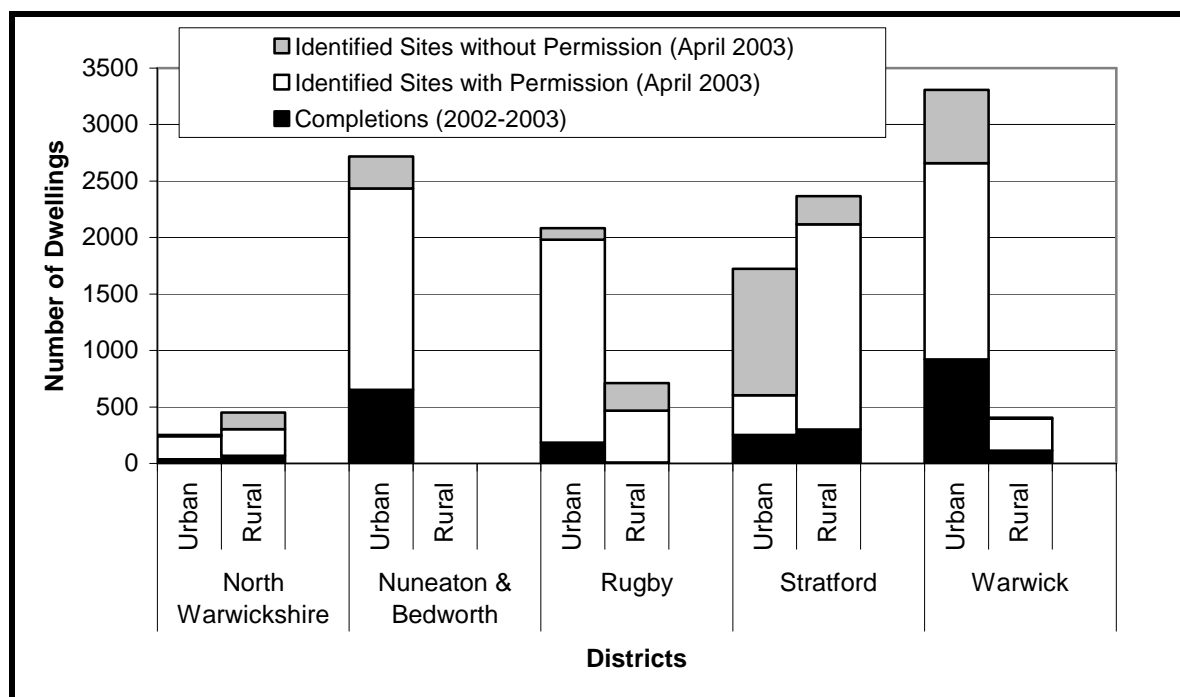
- direct development within the existing built up areas of the main towns
- direct development adjacent to the built up areas of the main towns

Location in Main Towns

The WASP encourages a concentration of housing and employment land development in and adjacent to the main towns of Atherstone, Polesworth, Dordon, Nuneaton, Bedworth, Rugby, Warwick, Leamington Spa, Kenilworth and Stratford-on-Avon.

The site locations of new housing developments (*Figure 1*) consist of both completions and sites identified for development. Housing development at April 2003 is fractionally less concentrated within the main towns than at April 2001, but is still focusing around three quarters (72%) of housing within the urban areas identified in the WASP. Nuneaton & Bedworth Borough and Warwick District are showing particularly high levels of urban development. Rugby Borough has a large number of urban sites with planning permission – largely due to the Coton development. Stratford District by contrast has a large proportion of rural sites with planning permission – these developments are located in Shipston-on-Stour (122 dwellings), Lower Quinton (117 dwellings), Alcester (57 dwellings), Bidford-on-Avon (43 dwellings). Nearly two-thirds of Stratford District’s urban dwellings are sites that currently do not have planning permission. These are sites allocated in their Draft Local Plan, the largest of which is located in Shottery (660 dwellings), adjacent to the urban area of Stratford town.

Figure 1: Housing Land: Development Directed towards the Main Towns (April 2003)



Source: Warwickshire Districts, 2003

Housing completions during the period 2002-03 outside the main towns include a couple of larger developments in Stratford and Warwick Districts particularly:

Table 1: Larger developments completed outside urban areas

District	Village	Total number of dwellings	Number of dwellings completed (2002-03)
North Warwickshire	Coleshill	27	27
Nuneaton & Bedworth	Exhall	157	65
Stratford	Shipston-on-Stour	108	74
Stratford	Ettington	53	22
Stratford	Salford Priors	44	11
Stratford	Wellesbourne	24	17
Stratford	Bishops Itchington	55	25
Warwick	Hatton	250	61

Source: Warwickshire Districts, 2003

Large sites that have been identified but not yet started outside the main towns include:

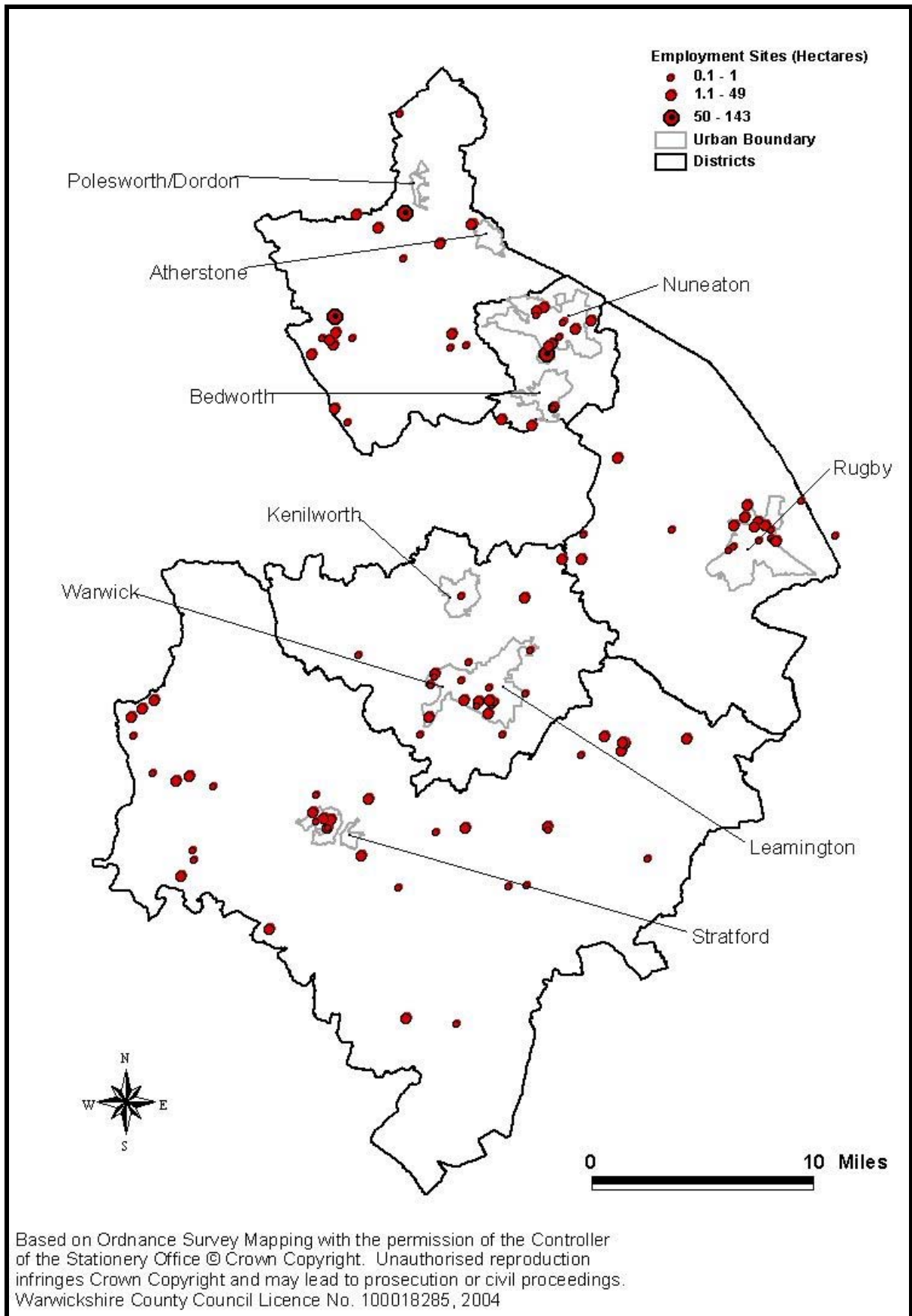
Table 2: Larger developments still to be developed outside urban areas

District	Village	Total number of dwellings still to be built
North Warwickshire	Arley	51
North Warwickshire	Warton	48
North Warwickshire	Wood End	36
North Warwickshire	Coleshill	49
Rugby	Wolston	60
Rugby	Wolfhampcote	24
Stratford	Alcester	57
Stratford	Quinton	117
Stratford	Shipston-on-Stour	122

Source: Warwickshire Districts, 2003

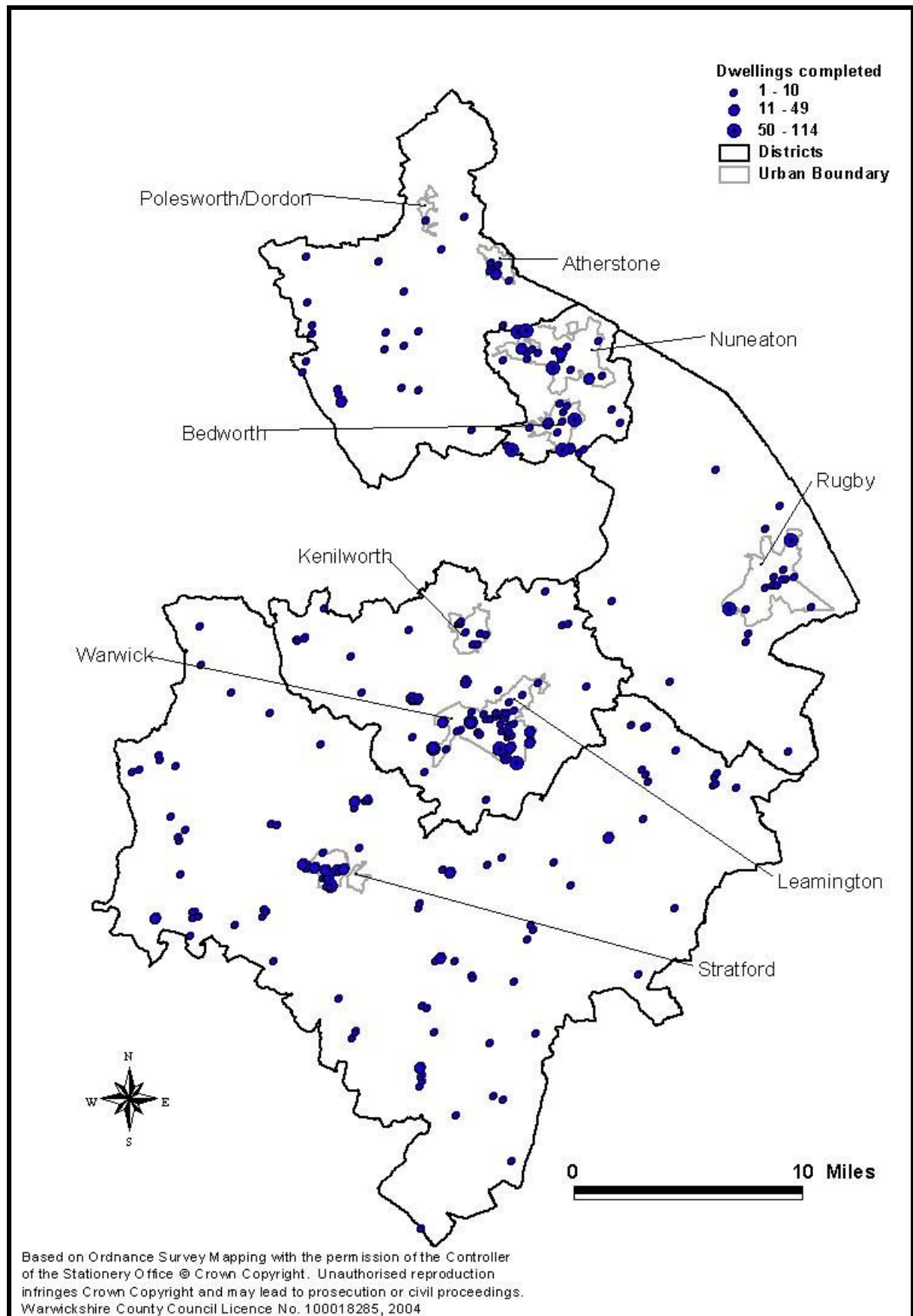
Employment development in or adjacent to urban areas stands at 35% at April 2003 - a significant increase on the 25% at April 2001. The districts with the highest focus of development in the main towns are Nuneaton & Bedworth Borough (78%) and Warwick District (73%) and Rugby Borough concentrating nearly two-thirds of its development within Rugby town itself. Stratford District as a large rural authority cannot be compared with more urban districts and yet the figure of 13% is significantly lower than the County's average of 35%. As can be seen from *Figure 2*, very little employment land is being provided within the urban areas of North Warwickshire Borough (2%).

Figure 2: Location of Employment Site Development (at April 2003)



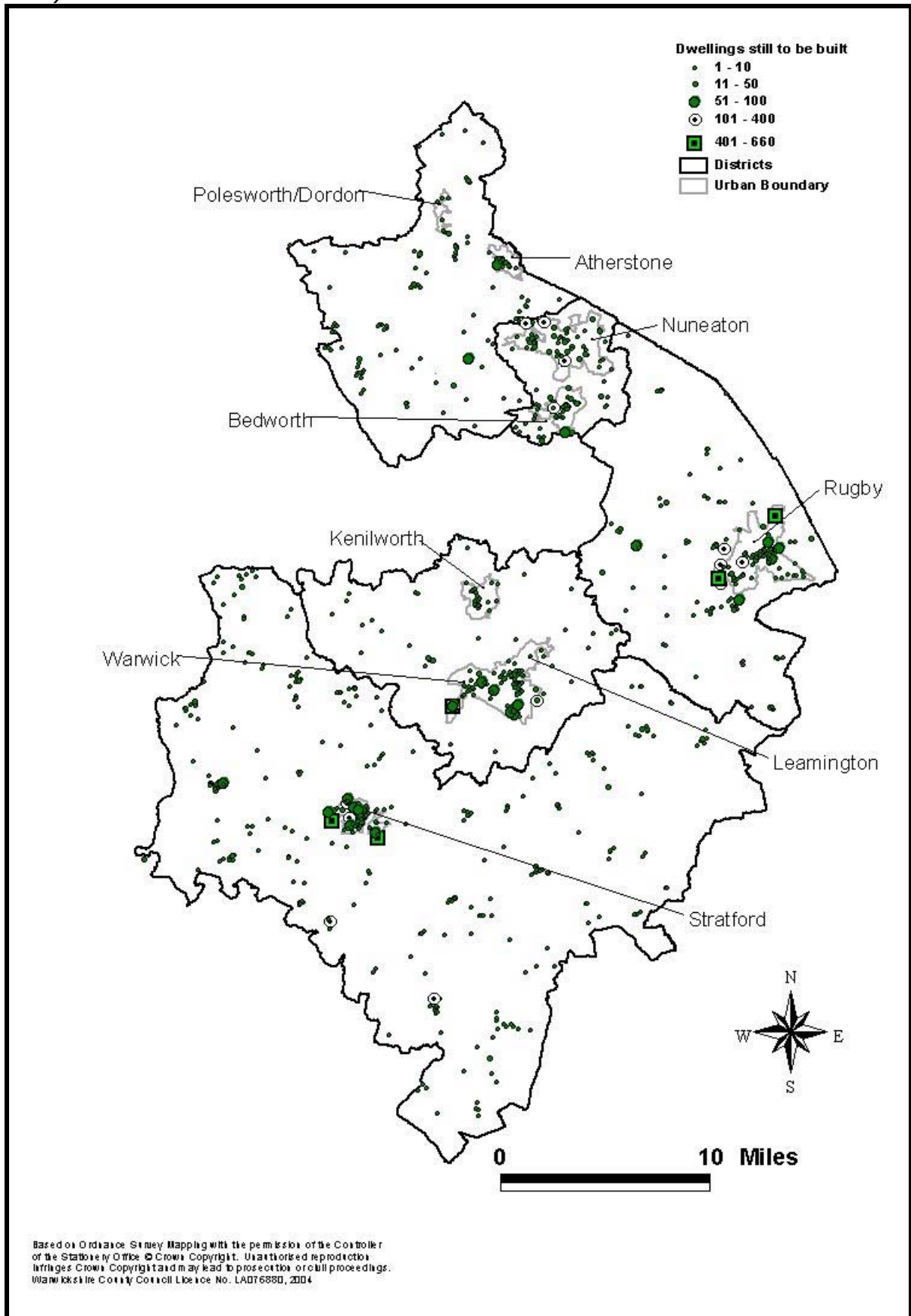
Source: Warwickshire Districts, 2003

Figure 3: Location of Housing Development – Completions (2002-03)



Source: Warwickshire Districts, 2003

Figure 4: Location of Housing Development – With and Without Permission (at April 2003)



Source: Warwickshire Districts, 2003