

Socio-Economic Benefits

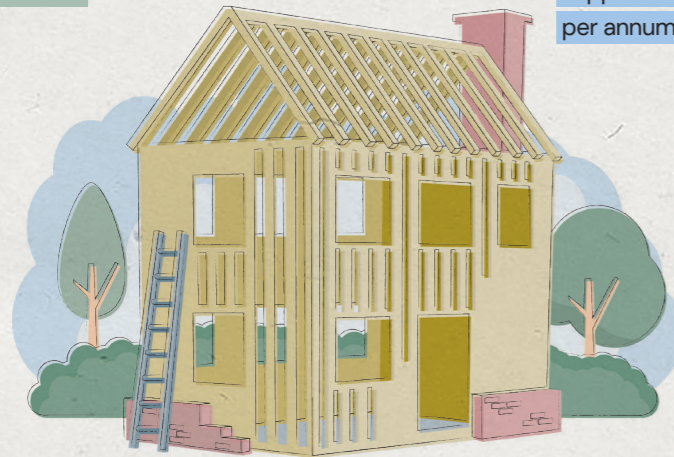
Land at Lower Heathcote

Construction of up to 300 homes, including 40% affordable homes

Construction Benefits

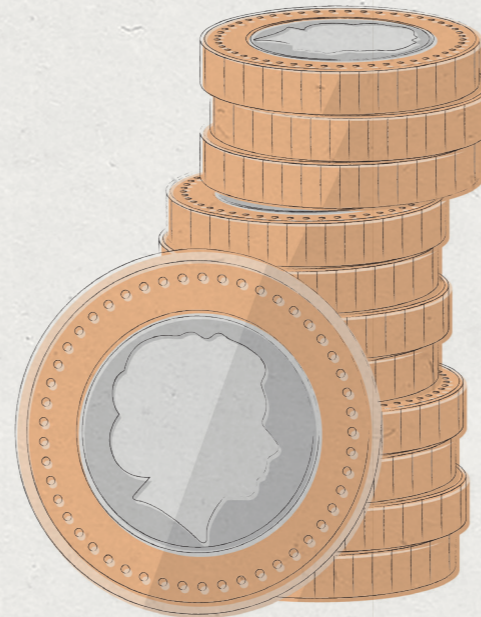
£66million

Estimated construction investment over six-year build programme ❶



163

Direct construction roles and indirect/induced jobs supported during build phase per annum



Social Benefits

£4.5million +

Community Infrastructure Levy (CIL) contributions

Financial contributions

Through Section 106 to other infrastructure where required

Affordable Housing

40% of homes (up to 120) will be affordable



Operational Benefits



358

Economically active and employed residents estimated to live in the new housing

1,285 ❷

Businesses in Warwick from retail and accommodation & food services that could benefit from the spend



£8.5million

Total annual household expenditure

£3.5million

Of spend on food & drink, leisure, clothes, household goods etc. per annum

£707,100

Estimated annual increase in Council Tax revenue ❸



66%

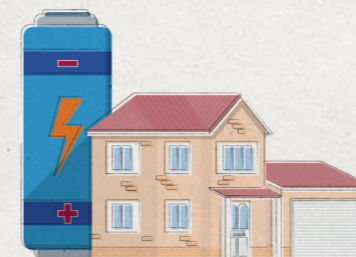
Of employed residents estimated to be working in higher value/higher income occupations



Environmental and Sustainability Benefits

£126,300

Estimated energy cost savings per annum from the Proposed Development compared with older homes



320.7 tonnes

Less carbon emitted per annum by the dwellings at the Proposed Development compared with older homes

Future Homes

Homes built to future homes standards including air source heat pumps in a gas free development

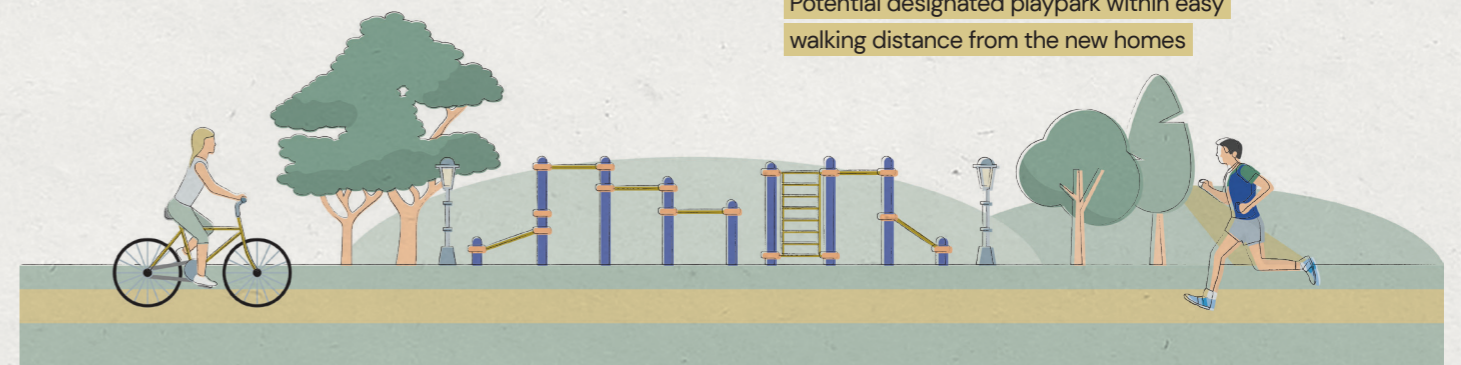
Tachbrook Country Park

Assisting in the delivery and usability of the country park



Vehicular, pedestrian and cycle links

Improvements to active travel routes provided through the site connecting existing developments to the east and west



On-site children's play equipment

Potential designated playpark within easy walking distance from the new homes

❶ The construction cost has been estimated using BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc. It is based on the cost of a typical mixed housing scheme in the West Midlands (Accessed: 17/02/2026).
 ❷ Business Count data is sourced from from ONS UK Business Count 2025.
 ❸ Based on Council Tax for a Band D dwelling in Warwick of £2,357 for 2025/26.