

***North Warwickshire Local Plan***

***Annual Monitoring Report***

***Up to 31 March 2022***



**North Warwickshire  
Borough Council**

## What is an AMR?

The AMR is the Annual Monitoring Report provides information and data on the policies from the North Warwickshire Local Plan 2021. They relate to the policy all of the Local Plan 2021 policies and seeing how progression is being made towards their implementation.

This is the first full AMR since the adoption of the North Warwickshire Local Plan 2021. The base data for the AMR is to the 31<sup>st</sup> March 2019. Where possible data is provided to fill the gap from 1<sup>st</sup> April 2019 however this has not been possible in all cases.

### Limitations:

The raw data for parts of the AMR is not readily available. For example information on the use of some of the policies cannot currently be extracted from the planning IT system. With the installation of the new planning IT system it is envisaged that some of these gaps will be filled.

### **Purpose of the Report**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the purpose of this AMR is to report on a range of matters including:

- Progress made against meeting the timetable specified in the Local Development Scheme (including reasons for any delay and the date of any adopted or approved documents);
- Details of any neighbourhood development order or neighbourhood development plan within the Plan area;
- Details on all Community Infrastructure Levy receipts or expenditure;
- Actions taken to meet the statutory Duty to Cooperate;
- The annual number of net additional dwellings and net affordable units delivered each year in the plan period;
- Any up-to-date information the local planning authority has collected for monitoring purposes

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## Contents

	<i>Chapter, Table or Chart</i>	<i>Page No</i>
	What is an AMR?	2
	Executive Summary	5
1	Introduction	13
2	Local Development Scheme	13
Table 1	Progression of Development Plan Documents (DPD's) and Supplementary Planning Documents (SPD's)	14
3	CIL	15
4	Infrastructure Funding Statement	15
5	Duty to Co-operate	15
6	Neighbourhood Plans	15
7	Performance Indicators	16
Table 2	NI 154 Net Additional Homes Provided	16
Table 3	NI 155 Number of Affordable Homes delivered	16
Table 4	NI 159 Supply of ready to develop housing sites	16
Table 5	NWLPI 015 Percentage of new homes built on previously developed land	17
8	North Warwickshire Local Plan	17
9	Policy by policy	17
LP1	Sustainable Development	17
LP2	Settlement Hierarchy	19
LP3	Green Belt	19
LP4	Strategic Gap	20
LP5	Amount of Development	21
Table 6	Expected Number of Dwellings expected per Annum to 2033	21
1	Updated Housing Trajectory from Local Plan Appendix B	22
2	Housing Delivery Progress as at 31 <sup>st</sup> March 2022	23
Table 7	Total land supply as at 31 <sup>st</sup> March 2022	24
Table 8	Planning permissions granted since the GTAA 2021	24
Table 9	GTAA Figure 19 extract – Need for Gypsy and Traveller households in North Warwickshire that met the Planning definition by year and 5 year	25
Table 10	Five-year traveller pitch supply calculator	25
Table 11	Local Plan expected supply as in Adopted Local Plan 2019	27
Table 12	Housing Trajectory (5% requirement) (1)	27
Table 13	Historic Completions (10 years) (2)	27
Table 14	Projected Delivery from Allocated sites (8)	28
Table 15	Sites with Planning Permission (9)	28
Table 16	Windfall (10)	28
Table 17	Five-year housing Land Supply Calculation	28
LP6	Additional Employment Land	29
Figure 4.11	Immediate and potential industrial land supply, West Midlands, end 2014	30
Table 4.7	Potential industrial land supply West Midlands, end 2014, 20+ acres	31
Table 18	Planning Applications of Other Employment Land	32
LP7	Housing Development	32
Table 19	Housing Density	33
LP8	Windfall Allowance	35
Table 20	Number of Windfall Applications per annum	35
LP9	Affordable Housing Provision	35
Table 21	Number & Percentage of Affordable Units	36
LP10	Gypsy & Traveller Sites	36
Table 22	Updated Table of Planning Permissions Granted	36

*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*









LP11	Economic Regeneration	37
LP12	Employment Areas	38
LP13	Rural Employment	38
LP14	Landscape	40
LP15	Historic Environment	40
Table 23		41
Table 24		42
Table 25		44
LP16	Natural Environment	45
LP17	Green Infrastructure	47
LP18	Tame Valley Wetlands NIA including Kingsbury Water Park	48
LP19	Local Nature Reserves	48
LP20	Green Spaces	49
LP21	Services and facilities	50
LP22	Recreation Provision	51
LP23	Transport Assessments	52
LP24	Stations	52
LP25	Railway lines	53
LP26	Strategic Road Improvements	54
LP27	Walking and Cycling	55
LP28	Level crossings	56
LP29	Development considerations	56
LP30	Built Form	57
LP31	Frontages, Signage and External Installations	58
LP32	New Agricultural, Forestry and Equestrian Buildings	58
LP33	Water and Flood Risk Management	58
LP34	Parking	59
LP35	Renewable energy and energy efficiency	60
LP36	Information and Communication Technologies	61
LP37	Housing allocations	63
Table 26		64
LP38	Reserve Housing Sites	65
LP39	Employment allocations	65
Table 27		66

**Appendices**








	<b>Related Policy</b>	<b>Title</b>	<b>Page No</b>
<i>A</i>	Relevant to various policies	NWBC's Annual infrastructure Funding Statement	68
<i>B</i>	<i>LP1 LP2</i>		74
<i>C</i>	<i>LP5</i>	Employment Land Supply from 1 <sup>st</sup> April 2019 to 31 March 2022	79
<i>D</i>	<i>LP15</i>	Extract from Historic England's Heritage at Risk Register 2021	86
<i>E</i>	<i>LP19</i>	North Warwickshire Local Nature Reserve Reports for 2019/20 and 2020/21	89
<i>F</i>	Relevant to various policies	Building Regulations Statutory Guidance	99

**Executive Summary**








**Summary of Local Plan Policy**

<b>Policy</b>	<b>Title</b>	<b>Indicator/ metrics</b>	<b>Target</b>	
LP1	<b>Sustainable Development</b>	Achievement of all indicators in the Local Plan which contribute towards LP1	i. All monitoring targets met or exceeded ii. Development supported by required infrastructure with reference to IDP and NWBC26 Appendix A	
LP2	<b>Settlement Hierarchy</b>	Achievement of all indicators in the Local Plan which contribute towards LP2	i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure, ii. All development outside of defined settlements justified and appropriate.	
LP3	<b>Green Belt</b>	Change to extent/ character of Green Belt  Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)	i. Protection of Green Belt's essential characteristics and purposes, ii. Any inappropriate development justified by very special circumstances.	i   ii 
LP4	<b>Strategic Gap</b>	Change to extent/ character of Strategic Gap  Numerical loss of area defined as Strategic Gap (in hectares/ square metres)	i. Retaining a meaningful gap within the terms of LP4 ii. Any exceptions to protection accorded via LP4 justified.	i   ii 
LP5	<b>Amount of development</b>	Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate  Employment land delivered by Use Class and by hectare and	i. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B, ii. Minimum of 100 hectares of employment land delivered to 2033 in line with the employment	i   ii 









*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*

		square metre. Relative to the proportions given in figure 2 of ELR update (CD8/8)	land trajectory in Local Plan appendix B, iii. 19 permanent residential iv. Needs for travellers and travelling showpeople met with regard to latest evidence/ monitoring for policy LP10 v. Provision of adequate infrastructure to support development requirements, vi. Maintenance of a five-year supply of deliverable housing sites.	<p>i </p> <p>ii </p> <p>iii </p> <p>iv </p>
<b>LP6</b>	<b>Additional employment land</b>	Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.	Report trend	
<b>LP7</b>	<b>Housing development</b>	Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C sets out relevant studies)	<p>i. Increased availability of homes to meet the needs of the following groups:</p> <ul style="list-style-type: none"> <li>• older people</li> <li>• younger people/ starter homes</li> <li>• people with disabilities</li> <li>• special needs housing (including sheltered or care accommodation and communal establishments)</li> <li>• custom/ self-build housing</li> </ul> <p>ii Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site</p>	<p>i </p> <p>ii </p>

*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*










<b>LP8</b>	<b>Windfall Allowance</b>	Level of development (links with monitoring of LP2 and LP5)	i. 60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)	
<b>LP9</b>	<b>Affordable Housing Provision</b>	Amount of affordable housing provision	i. Affordable houses delivered ( ) by type and tenure to meet target provision and mix in policy LP9, ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.	
<b>LP10</b>	<b>Gypsy &amp; Travellers Sites</b>	Amount of provision (links with LP5)  Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils	i. Pitch provision to meet needs established via policy LP5 in accordance with the locational and other requirements of policy LP10, ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA).	i   ii 
<b>LP11</b>	<b>Economic Regeneration</b>	Employment generation and diversification (links with LP12 and LP13)	i. Increased and broadened/ diversified employment provision relative to the objectives in LP11 ii. Existing provision safeguarded unless loss is justified.	
<b>LP12</b>	<b>Employment Areas</b>	Existing employment base maintained (links with LP11 and LP13)  Employment land change by Use Class and by hectare and square metre	Report trend	
<b>LP13</b>	<b>Rural Employment</b>	Farm and rural business growth and diversification, including number of proposals for re-use of existing	Report trends	

*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*






		buildings (links with LP11 and LP12)		
<b>LP14</b>	<b>Landscape</b>	Maintenance or enhancement of landscape character, including in respect of protective designations	Report trends	
<b>LP15</b>	<b>Historic Environment</b>	Conservation and enhancement of the historic environment and heritage assets  Number of applications approved contrary to advice of English Heritage.  Number of applications refused owing to impact on historic environment.	Reduce number of assets on Heritage at Risk Register	
<b>LP16</b>	<b>Natural Environment</b>	Protection and enhancement of the natural environment (links with LP17)  Number of applications approved contrary to advice of Natural England.  Number of applications refused owing to effects on natural environment.	i. Safeguard and improve/ enhance habitats and biodiversity  ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16	i.   ii. 
<b>LP17</b>	<b>Green Infrastructure</b>	Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)	i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)  ii. Increase in biodiversity enhancements	i.   ii. 
<b>LP18</b>	<b>Tame Valley Wetlands NIA including Kingsbury Water Park</b>	Maintenance and enhancement of Nature Improvement Area	Report trends	
<b>LP19</b>	<b>Local Nature Reserves</b>	Protection or enhancement of the natural environment	Report trends	












*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*

<b>LP20</b>	<b>Green Spaces</b>	Protection of locally valued green spaces (links with LP22)	<ul style="list-style-type: none"> <li>i. No loss of Local Green Space</li> <li>ii. Number of any unjustified losses</li> </ul>	
<b>LP21</b>	<b>Services and facilities</b>	<p>Maintained or improved vitality of town and neighbourhood centres</p> <p>Applications for change of premises from retail and main town centre uses to others</p> <p>Mix of Uses in defined town/ neighbourhood centres and vacancy levels</p> <p>Funding received for provision of community/ public services and facilities</p>	<ul style="list-style-type: none"> <li>i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21)</li> <li>ii. Report number of any unjustified losses</li> <li>iii. Appropriate contributions for services and facilities secured from development via planning obligations</li> </ul>	<ul style="list-style-type: none"> <li>i </li> <li>ii </li> <li>iii </li> </ul>
<b>LP22</b>	<b>Recreation Provision</b>	<p>Improved availability and accessibility of recreation provision</p> <p>Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought</p>	<ul style="list-style-type: none"> <li>i. Report trends on number, area and facilities provided.</li> <li>ii. Monitor compliance with adopted SPD</li> </ul>	<ul style="list-style-type: none"> <li>i. </li> <li>ii </li> </ul>
<b>LP23</b>	<b>Transport Assessments</b>	<p>Development is accommodated within design capacity of road network as improved,</p> <p>Effects on road network are appropriate and linkages made with cycle and footpath networks where possible.</p> <p>Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.</p>	<ul style="list-style-type: none"> <li>i. No development approved with unacceptable effects on highway capacity or safety</li> <li>ii. Report trends.</li> </ul>	<ul style="list-style-type: none"> <li>i </li> <li>ii </li> </ul>
<b>LP24</b>	<b>Stations</b>	Improved accessibility and facilities	Report trends	

*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*


LP25	<b>Railway lines</b>	<p>Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.</p> <p>Support relocation of existing lawful buildings, structures or uses displaced by HS2.</p>	<ul style="list-style-type: none"> <li>i. Allow for the creation and integration of HS2 into the Borough</li> <li>ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.</li> <li>iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.</li> </ul>	
LP26	<b>Strategic Road Improvements</b>	<p>Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)</p>	<ul style="list-style-type: none"> <li>i. Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements &amp; submission of bids for future phases of the A5</li> </ul>	
LP27	<b>Walking and Cycling</b>	<p>Improving provision and accessibility of walking and cycling routes across the Borough</p>	<ul style="list-style-type: none"> <li>i. Development of a walking and cycling strategy by [date].</li> <li>iii. All development to make appropriate provision for such provision, including connection with existing routes.</li> </ul>	
LP28	<b>Level crossings</b>	<p>Improvements made where affected by development or alternative arrangements proposed to ease traffic flow</p>	<p>Report trends.</p>	
LP29	<b>Development considerations</b>	<p>Ensuring high quality of development in all respects</p> <p>Number of applications failing to comply with criteria 1 through 17.</p>	<p>Report trends.</p>	

*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*

LP30	<b>Built Form</b>	Ensuring high quality of development in all respects  Number of applications failing to comply with criteria 1 through 17.	Report trends.	
LP31	<b>Frontages, Signage and External Installations</b>	Ensuring high quality of shop-fronts and advertisement (links with LP21)	Report trends.	
LP32	<b>New Agricultural, Forestry and Equestrian Buildings</b>	All additions/ new rural buildings to be justified and integrate appropriately with character	Report trends	
LP33	<b>Water and Flood Risk Management</b>	Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made  Number of applications approved contrary to Environment Agency advice	Report trends	
LP34	<b>Parking</b>	Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	i. Report trends iii. No net loss of lorry parking provision without justification.	
LP35	<b>Renewable energy and energy efficiency</b>	Ensure all new development meets national requirements in respect of efficiency	Report trends	
LP36	<b>Information and Communication Technologies</b>	Greater connectivity	i. Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services	
LP37	<b>Housing allocations</b>	Amount of development and timing of delivery (see entry for LP5)	Report trends (see entry for LP5)	
LP38	<b>Reserve Housing Sites</b>	Contingency in the event that delivery falls short of trajectory in Local Plan	N/A	




*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*

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		Appendix C, targets set in respect of LP37 falter, if enabling infrastructure is required or if other specific justification for early release.		
<b>LP39</b>	<b>Employment allocations</b>	Amount of development and timing of delivery (see entry for LP5)	Report trends (see entry for LP5)	

## 1 Introduction

- 1.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to prepare an Annual Monitoring Report (AMR) following the adoption of a Local Plan. This is therefore the first full AMR since the adoption of the North Warwickshire Local Plan in September 2021.
- 1.2 Normally the monitoring year takes place between 1<sup>st</sup> April and 31<sup>st</sup> March of each year. This is used by all local planning authorities as well as central government. Therefore, although the adoption of the plan took place part way through the monitoring year it is proposed to use the full monitoring year from 1<sup>st</sup> April as the data in the Local Plan is as of 31<sup>st</sup> March 2021. Information is also provided where possible from 1<sup>st</sup> April 2019 which is the base monitoring year for the 2021 Local Plan.
- 1.3 The AMR goes through all of the Local Plan policies. It uses Chapter 15 of the adopted Local Plan as its basis for monitoring the progress towards the targets set out in that chapter.
- 1.4 In order to show where progress is being made a traffic light system is used to help with using the document.

Image	Is progress being made?
	Progress being made
	Neutral progress
	Progress not being made

## 2 Local Development Scheme (LDS)

- 2.1 The latest LDS was approved by the LDF sub-committee on 12 September 2022 and ratified by Executive Board on 19 September 2022 and outlines the development plan documents and supplementary planning documents to be prepared. It is reviewed regularly. The latest version can be found at [www.northwarks.gov.uk](http://www.northwarks.gov.uk)

*Current stage of Production*

2.2 The following table provides an update of the progression of the documents being prepared by the Borough Council:

**Table 1: Progression of Development Plan Documents (DPD's) and Supplementary Planning Documents (SPD's)**

<b>Document Title</b>	<b>Type</b>	<b>Stage document has reached in its preparation</b>		<b>Reasons if different from expected stage</b>	<b>Adoption</b>
Gypsy and Travellers	DPD	Issues and Options prepared and to be considered by LDF sub-committee and P & D		Consultation to take place in Spring 2023	2024
Employment	DPD	Issues and Options prepared		Consultation to take place early 2023	2024
Open Space and Recreation	SPD	Draft considered by LDF 23 May 2022 P & D considered on 4 July 22 and approved for consultation Consultation taking place until end of September 2022		Consultation to take place Autumn 2022	Winter 2022
Bin Storage	SPD	Draft prepared for consultation. To be considered by P & D		Consultation to take place Autumn 2022	Winter 2022
Affordable Housing	SPD	Draft being prepared for consultation		Spring 2023	Winter 2022
Developer Contributions	SPD	Draft being prepared for consultation		Spring 2023	Winter 2022
Residential Design	SPD	Draft considered by P & D in Further changes were requested with approval by Board required		Winter 2022	Summer 2022
Design Principles (Site H4)	SPD	Draft has been prepared and to be considered by LDF and P & D		Spring 2023	Summer 2022
Design Principles (Site H2)	SPD			Spring 2023	Winter 2022

Parking	SPD			Spring 2023	Winter 2022
Shop Fronts	SPD			Spring 2023	Autumn 2023

### **3 CIL**

3.1 The Borough Council has not introduced CIL.

### **4 Infrastructure Funding Statement**

4.1 The Infrastructure Funding Statement (“IFS”) is an annual report published to provide a summary of all financial contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy contributions (“CIL”) within the Borough for a given financial year. As the Borough Council is not a Charging Authority under the CIL Regulations this IFS only relates to Section 106 contributions.

4.2 It can be found at – [Infrastructure Funding Statement | North Warwickshire \(northwarks.gov.uk\)](https://www.northwarks.gov.uk/infrastructure-funding-statement). It is also attached as Appendix A to this report.

4.3 The funding statement has been prepared in the past based on a calendar year and not the monitoring year. It will be investigated to see if the two timelines can be combined as this would give consistent information over the same timeline.

### **5 Duty to Co-operate**

5.1 The Duty to Co-operate is a legal requirement for the Borough Council to engage with other relevant authorities and bodies constructively, actively and on an ongoing basis for strategic planning matters. In addition, the National Planning Policy Framework sets out that authorities should produce, maintain, and update one or more statement(s) of common ground, throughout the plan-making process. Local planning authorities are also bound by the statutory duty to cooperate. A number of these were prepared as part of the Local Plan examination and will now be updated moving forward.

### **6 Neighbourhood Plans**

6.1 There were 6 made Neighbourhood Plans as at March 2022 with a further Neighbourhood Plan of Water Orton being adopted in June 2022. The Neighbourhood Plans within the Borough are:

- Arley Neighbourhood Plan (adopted December 2016)
- Austrey Neighbourhood Plan (adopted June 2017)
- Coleshill Neighbourhood Plan (adopted June 2017)
- Fillongley Neighbourhood Plan (adopted August 2019)
- Hartshill Neighbourhood Plan (adopted March 2017)
- Mancetter Neighbourhood Plan (adopted September 2017)
- Water Orton Neighbourhood Plan (adopted June 2022)

6.2 During 2021/22 the Water Orton NP was at examination and then went to Referendum on 19<sup>th</sup> May 2022. Dordon PC has carried out their Regulation 14 consultation. There has been some progress made on the Nether Whitacre Neighbourhood Plan and the Polesworth Neighbourhood Plan.

- 6.4 There are a further 3 Neighbourhood Plan Areas that have been formally designated:
- Atherstone covering Atherstone Parish and a small part of Grendon Parish
  - Corley Parish
  - Curdworth Parish

## 7 Performance Indicators

**Table 2: NI 154 - Net Additional Homes Provided**

	<b>Annual Target</b>	<b>Gross completions</b>	<b>Demolitions</b>	<b>Loss</b>	<b>Net total</b>
2019/20	203	240	18	2	220
2020/21	265	160	1	8	151*
2021/22	265	377	1	2	374

\* Adjusted for covid – see LP5 for further information

**Table 3: NI 155 - Number of affordable homes delivered**

<b>Year</b>	<b>Number of units</b>
2019/20	28
2020/21	93
2021/22	76

**Table 4: NI 159 - Supply of ready to develop housing sites**

<b>Year</b>	
2019/20	7.13 years
2020/21	6.2 years*
2021/22	6.2 years

\* Adjusted for covid – see LP5 for further information



**Table 5: NWLPI 015 - Percentage of new homes built on previously developed land**

Year	Conversion gross completions	COU gross completions	New build completions		Percentage
2019/20	3 pdl	13 pdl	55 pdl	71/160	44%
2020/21	16	1	70	87/160	54%
2021/22	6	10	98	114/187	61%

## 8 North Warwickshire Local Plan

8.1 The Local Plan was adopted on 29<sup>th</sup> September 2021. There is no timetable for the review of the Local Plan, but it will be informed by this and subsequent AMR's.

## 9 Policy by Policy

9.1 The following section goes through the Local Plan policy by policy providing a commentary or statistics to provide information on the latest situation of each.

## LP1 Sustainable Development

<b>Indicator/ metrics</b>
<i>Achievement of all indicators in the Local Plan which contribute towards LP1</i>
<b>Targets</b>
<i>i) All monitoring targets met or exceeded</i>
<i>ii) Development supported by required infrastructure with reference to IDP and NWBC26</i>
<i>Appendix A</i>

### ***i) All monitoring targets met or exceeded***

*Good progress has been made on the policies from the Local Plan as can be seen through this report. However, further improvements need to be made to data collection to enhance our knowledge and understanding of the policies. A new planning system is to be introduced in the coming year to replace the current iLap system. As this is being introduced officers are working on ensuring monitoring can more easily be carried out.*

### ***ii) Development supported by required infrastructure with reference to IDP (Infrastructure Delivery Plan) and NWBC26 Appendix A***

The Borough Council produces an annual Infrastructure Funding Statement each year. The latest available is provided in Appendix A. This outlines the S106 contributions that have been

secured as a result of planning permissions. The statement does not provide information on the infrastructure provided as part of the planning permission. For example, on-site open space provision or on-site affordable housing.

There have been other infrastructure works that have been carried out within the Borough and these include the following:



**Hartshill Medical Centre:** The **Hartshill Medical Centre** is being constructed and should be operational in the near future. The project is a £3 m project which started to be developed in October 2021.



Source: Planning application PAP /2021/0627

**Hartshill School:** A new Hartshill School is being currently under construction. This scheme is not funded by developer contributions but through the Department of Education. The amount of development taking place in the area has reinforced the need for investment in this school.

**HS2:** Phase 1 is currently under construction in the M42 corridor. Progress is being made with work moving to the implementation stage of contrasting the line.

**LP2 Settlement Hierarchy**

<b>Indicator/ metrics</b>
<i>Achievement of all indicators in the Local Plan which contribute towards LP2</i>
<b>Target</b>
<i>i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure</i>
<i>ii. All development outside of defined settlements justified and appropriate</i>
<b><i>i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure</i></b>

Further analysis is required to consider the relationship between the range of services and facilities and the amount of development taking place within a settlement. It is proposed to update the Settlement Sustainability Assessment which was last updated in December 2018 ([https://www.northwarks.gov.uk/download/downloads/id/7781/cd63c\\_settlement\\_sustainability\\_appraisal\\_december\\_2018.pdf](https://www.northwarks.gov.uk/download/downloads/id/7781/cd63c_settlement_sustainability_appraisal_december_2018.pdf)). This will then be assessed against the amount of development that has taken place within settlements.

**ii. All development outside of defined settlements justified and appropriate**

It is considered that all development approved outside of defined settlement boundaries was justified and appropriate.

**LP3 Green Belt Change to extent/ character of Green Belt**

<b>Indicator/ metrics</b>
<i>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</i>
<b>Target</b>
<i>i. Protection of Green Belt's essential characteristics and purposes</i>
<i>ii. Any inappropriate development justified by very special circumstances</i>

The Green Belt within North Warwickshire was recently altered through the New Local Plan process leading to the Plan's adoption in September 2021. This involved the removal of areas identified for development or with planning consent for development (according as an agreed exception to National Planning Policy Guidance 2021 Para 149), including Hams Hall Power

station B site, Housing Site at Lindridge Road, Wishaw, Water Orton New Primary School Site and redevelopment of part of former primary school site.

Following the removal of these areas from the Green Belt the remaining area is approximately 17,250 hectares. There have been no further applications approved that have impacted on or reduced this area contrary to Local or National policy. However, there are a number of outstanding major applications that are pending within the Green Belt, including the Surf Park, application reference PAP/2019/0496, the Wall of Prayer Landmark Structure, reference PAP/2019/0701 and the proposed HGV/Lorry Park west Of Hams Hall Roundabout, reference PAP/2020/0295. These proposals are based on regional and/or national need, such as the need for the Lorry Park and/or complying with NPPF para 149 as development exceptions to Green Belt constraint, such as facilities for outdoor sport and recreation.

Policy LP3 is therefore operating well, providing the appropriate level of Green Belt constraint in accordance with the national planning policy framework.

#### **LP4 Strategic Gap**

<i>Indicator/ metrics</i>	
Change to extent/ character of Strategic Gap	
Numerical loss of area defined as Strategic Gap (in hectares/ square metres)	
<i>Target</i>	
i.	Retaining a meaningful gap within the terms of LP4
ii.	Any exceptions to protection accorded via LP4 justified.

There have been a few planning applications considered within the Strategic Gap between 01/04/2019 and 31/03/2022 that have been subsequently refused as impacting on the Strategic Gap, one of which was successfully resisted at appeal. All other proposals have either been compatible with the aims of the Policy in maintaining (not significantly impacting) on the visual separation between the settlements of Tamworth and Dordon/Polesworth, being change of use or redevelopment of existing brownfield sites/structures or withdrawn prior to decision. There has been no numerical/spatial loss of Strategic Gap area as a result of these applications.

Policy LP4 is performing well in relation to the aims of preventing settlement coalescence. However, this situation needs careful monitoring as there are currently 4 applications pending on sites within the Gap, of which two are significant major applications that may/will have a significant impact on the visual separation between the settlements.

**LP5 Amount of development**

<b>Indicator metrics</b>
<i>Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate</i>
<i>Employment land delivered by Use Class and by hectare and square metre. Relative to the proportions given in figure 2 of ELR update (CD8/8)</i>
<b>Target</b>
<i>i. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B,</i>
<i>ii. Minimum of 100 hectares of employment land delivered to 2033</i>
<i>iii. 19 permanent residential Gypsy &amp; Traveller Pitches by 2033</i>
<i>vi. Needs for travellers and travelling showpeople met with regard to latest evidence/monitoring for policy LP10</i>
vii. Provision of adequate infrastructure to support development requirements
viii. Maintenance of a five-year supply of deliverable housing sites.

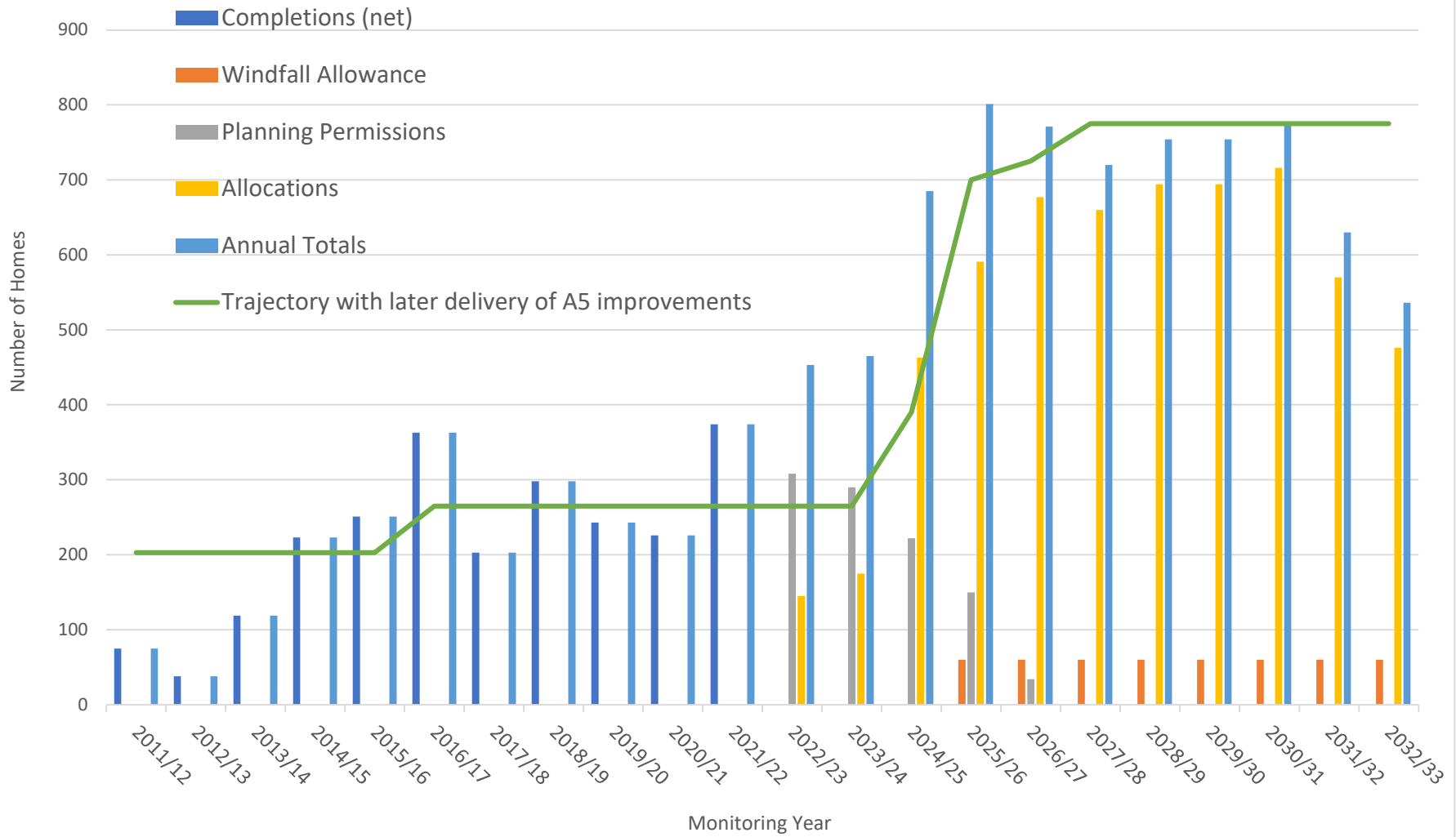
***i) Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B***

The graph on page 20 of this report is an updated graph as originally shown in Appendix B in the adopted 2021 Local Plan. The stepped delivery of housing means that the annual completions are expected to reach the following:

**Table 6: Expected Number of Dwellings expected per Annul to 2033**

	<b>Dwellings per annum (dpa)</b>	<b>Total per period</b>
2011-16	203	1015
2016-24	265	2120
2024-25	390	390
2025-26	700	700
2026-27	725	725
2027-33	775	4650
	<b>Total</b>	<b>9625</b>

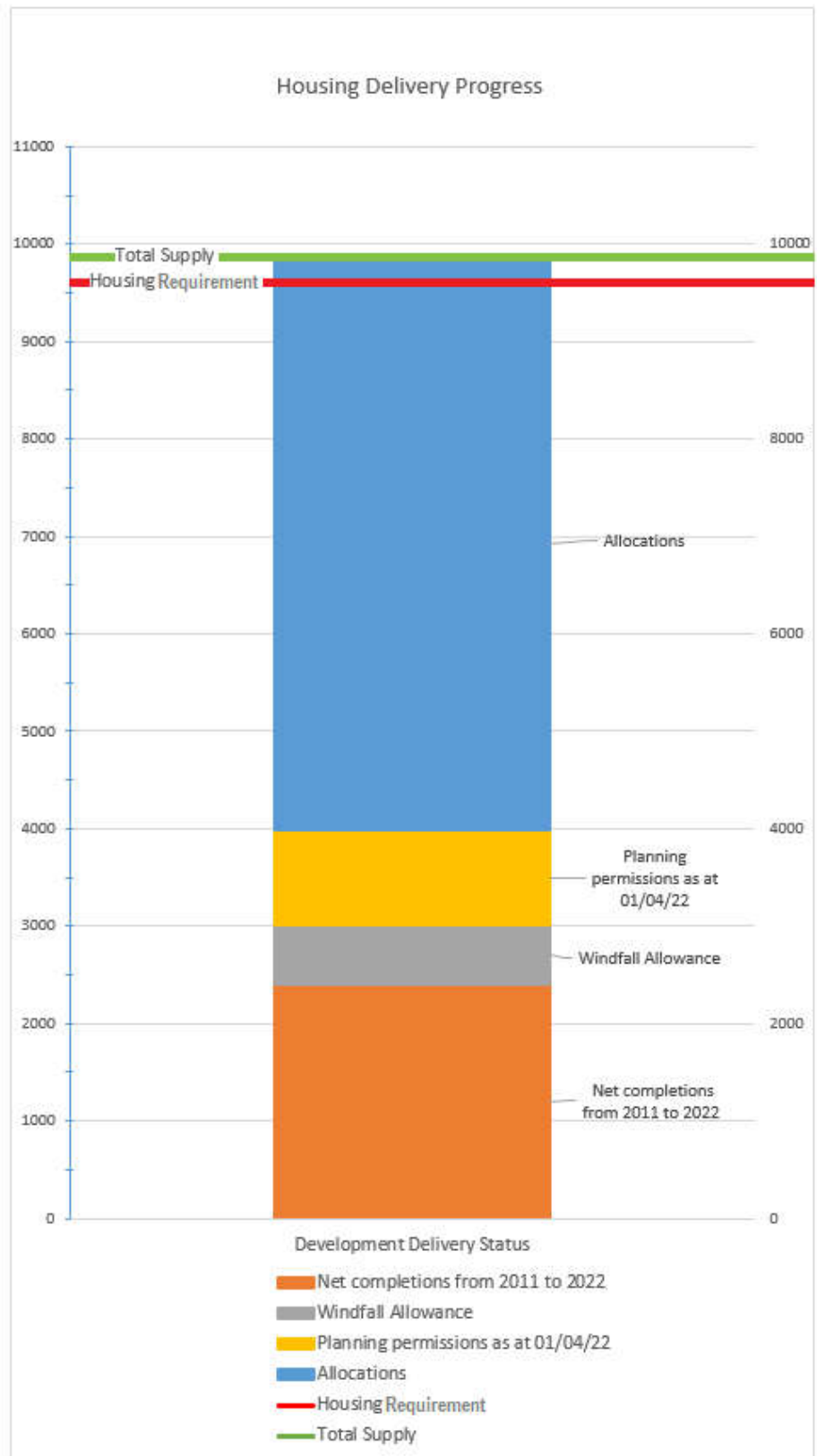
**Chart 1: Updated Housing Trajectory from Local Plan Appendix B**



The following chart shows the progression towards the housing requirement of 9598. Currently supply exceeds this amount and will deliver 9848 homes by 2033.

**Chart 2: Housing Delivery Progress as at 31<sup>st</sup> March 2022**

<b>Housing Requirement</b>	<b>9598</b>
Allocations	5861
Planning permissions as at 01/04/22	974
Windfall Allowance	600
Net completions from 2011 to 2022	2413
<b>Total Supply</b>	<b>9848</b>



**ii) Minimum of 100 hectares of employment land delivered to 2033**

As can be seen in the table below the total land supply for employment land stands at 150.96 hectares. The detailed information is supplied in Appendix A.

**Table 7: Total Land Supply as at 31<sup>st</sup> March 2022**

	<b>over 0.4 hectares</b>	<b>under 0.4 hectares</b>	<b>Total</b>
<i>Total Completions Since 2019/20 – 2021/2022</i>			
<i>2019/20</i>	0	0.39	
<i>2020/21</i>	24.25	0.47	
<i>2021/22</i>	42.79	0.25	
<i>Allocations In Local Plan</i>	57.2	0	
<i>Outstanding Sites with Planning Permissions as at 2021/22</i>	25.06	0.81	
<b>Total</b>	<b>149.3</b>	<b>1.92</b>	<b>151.22</b>
<i>Loss of employment land</i>	0	0.26	0.26
<b>Overall Total</b>			<b>150.96</b>

**iii. 19 permanent residential pitches**

Policy LP5 identifies a requirement of 19 traveller pitches required between 2019 and 2033, as detailed in the November 2019 Gypsy and Traveller Accommodation Assessment (GTAA). In terms of travellers there has been a steady supply of pitches that have secured planning permission. Since 01/04/2019 11 pitches have been delivered to date as follows;

**Table 8: Planning Permissions Granted Since the GTAA 2021**

<b>Planning Reference</b>	<b>Pitches</b>	<b>Date</b>
<b>a) Kirby Glebe</b>		
PAP/2019/0203	4	16/5/19
<b>b) Mancetter</b>		
PAP/ 2018/0050	1	8/12/21
<b>c) Corley</b>		
PAP/2017/0547	2	29/8/19
PAP/2019/0529	2	9/12/21
<b>d) Austrey</b>		
PAP/2020/0156	2	29/06/2022
<b>TOTAL</b>	<b>11</b>	



As noted, Policy LP5 identifies a requirement of 19 traveller pitches required between 2019 and 2033. The 11 residential pitches granted consent between 01/04/2019 to 31/03/2022 shows good progress towards meeting the needs of Gypsy and Travellers in the Borough.

In applying the requirement going forward from 2022, as the Borough has approved 11 pitches by 2022, and these pitches have been completed/implemented, this leaves 8 to be delivered by 2033. For the remaining plan period of 11 years this equates to 0.72 annual requirement. However, the GTAA indicates a phased requirement that is shown as follows:

**Table 9: GTAA Figure 19 extract – Need for Gypsy and Traveller households in North Warwickshire that met the Planning Definition by year and 5 year**

5 yr period	0 - 5	6 - 10	11 - 14	
<b>Years</b>	<b>2019-24</b>	<b>2024-29</b>	<b>2029-33</b>	<b>Total</b>
<b>No of Pitches</b>	9	3	7	19
<b>per/annum requirement</b>	1.8	0.6	1.4	

Notwithstanding that the figure above indicates a 5.4 pitch requirement over the next 5 years (2022/23-2026/27, based on 2 years at 1.8 pitches per annum and 3 years at 0.6 pitches per annum from GTAA 2019) and the previous 5 years requirement of 5.4 pitches has been more than addressed through the 11 planning consents granted, there are currently no outstanding, unimplemented planning consents for pitches available to address remaining pitch requirement of 8 pitches (19-11 = 8).

In five year housing land supply terms, therefore, there is no current supply available. A rough assessment based on the 5-year housing supply calculation is detailed as follows:

**Table 10: Five-year traveller pitch Supply Calculation**

The calculation of the five-year land supply on this basis is ...

1	Pitch requirement 2019 - 2033		19
1	Requirement for 2019-22 (first 3 years of Plan period to date)		5.4
2	Planning permissions/Completions 2019-22 (first 3 years of Plan period to date)		11
3	Additional pitch delivery above requirement in Plan		5.6
4	Shortfall to 2033		8
4	Requirement 22/23 – 26/27 (Next 5 years requirement as per Figure 19)		5.4

5	Shortfall Requirement (4) 22/23 – 26/27 minus - Additional pitch delivery (4 - 3) [8 - 5.6 = 2.4]		2.4
6	<b>Total requirement remaining</b>		2.4
7	Supply from Allocated Sites**		0
8	Sites with planning permission (not implemented/completed)		0
9	sub-total of deliverable sites		0
10	<b>Total Deliverable Supply (11 – 12)</b>		0
11	<b>5YLS Position</b>		<b>0**</b>

\*\* As no allocated sites are currently available and the supply of planning consents have been implemented/completed, then even though the requirement can be argued to have been reduced by the additional sites coming forward/achieving consent over the last 3 years, the absence of available consents and the impossibility of dividing the remaining shortfall requirement by zero supply inevitably means the current 5-year supply 2022/23 to 2026/27 is zero.

This need and lack of supply will be addressed through the forthcoming Gypsy and Traveller DPD where we will be seeking to address the need through the allocation of pitches (minimum of 8).

There is no evidence to suggest there is a need to meet a demand from travelling showpeople. There have been no enquiries or planning applications seeking to address showpeoples pitch needs.

**vii. Provision of adequate infrastructure to support development requirements**

This will be kept under review as the Local Plan time period progresses.

**viii. Maintenance of a five-year supply of deliverable housing sites.**

The following tables provide the background information to the five-year housing land supply calculation.

**Table 11: Local Plan expected supply as in Adopted Local Plan 2019**

(Based on Local Plan housing trajectory to deliver 9598 homes 2011 to 2033)

a	<b>Housing Requirement</b>	As expressed in LP5	<b>9598</b>
	<b>Part A</b>		
b	Net completions from 2011 to 2022	Gross completions minus any losses including demolitions	2413
c	Planning permissions as at 01/04/22	1004 minus 3% for lapse rate = 974	974
d	Windfall Allowance	An allowance of 60 dwellings per annum (2022 to 2033)	600
e	<b>Sub-total of supply</b>	b+ c + d	<b>3987</b>
	<b>Part B</b>		
f	<b>Outstanding Requirement</b>	Land to be allocated (9598 – 3987) (a-e)	<b>5611</b>
g	Allocations	H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12, H14, H15, H16 and H17	5861
h	Reserve housing sites	(RH1, RH2 and RH3)	794
	<b>Part C</b>		
	<b>Total Supply</b>	up to 2033 b+ c + d +g =	<b>9848</b>
j	Supply	beyond 2033	294

(Note \* =Number in the following table titles corresponds to line in table below)

**Table 12: Housing Trajectory (5% requirement) (1)\***

	<b>Dwellings per annum (dpa)</b>	<b>Total per period</b>
2011-16	203	1015
2016-24	265	2120
2024-25	390	390
2025-26	700	700
2026-27	725	725
2027-33	775	4650
	<b>Total</b>	<b>9625</b>

**Table 13: Historic Completions (10 years) (2)\***

	<b>Net</b>	<b>Pandemic adjustment</b>
2011/12	75	
2012/13	38	
2013/14	119	
2014/15	223	
2015/16	251	
2016/17	363	
2017/18	203	
2018/19	298	

2019/20	223	243*
2020/21	151	226**
2021/22	374	374
<b>Total</b>	<b>2318</b>	<b>2413</b>

\* 1 month adjustment for 2019/20

\*\* 4-months adjustment for 2020/21.

These calculations were done by dividing the number of homes actually completed in the 11 or 8 months and then multiplying this by 12.

**Table 14: Projected Delivery from Allocated sites (8)\***

<b>Year</b>	<b>dpa</b>
2022/23	145
2023/24	175
2024/25	463
2025/26	591
2026/27	677
	<b>2051</b>

**Table 15: Sites with Planning Permission (9)\***

<b>As at 31<sup>st</sup> March 2021</b>	<b>1004</b>
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**Table 16: Windfall (10)\***

<b>Year</b>	<b>dpa</b>
2022/23	0
2023/24	0
2024/25	0
2025/26	60
2026/27	60
	<b>120</b>

**Table 17: Five-year housing Land Supply Calculation**

The calculation of the five-year land supply on this basis is ...

1	Requirement 2011-22		2605
2	Net Completions 2011-22 – <i>adjusted for pandemic*</i>		2413
3	Shortfall		192
4	Requirement 22/23 – 26/27		2220
5	Requirement 22/23 – 26/27 + Shortfall (4 + 3)		2412
6	Buffer	5%	121
<b>7</b>	<b>Total requirement (5 + 6)</b>	507 dpa	2533
8	Supply from Allocated Sites**		2051
9	Sites with planning permission		1004

10	Windfall (Years 4 - 5)		120
11	sub-total of deliverable sites		3175
12	Lapse rate (-) 3% (of row 9)		30
<b>13</b>	<b>Total Deliverable Supply (11 – 12)</b>		<b>3145</b>
<b>14</b>	<b>5YLS Position (13/7 *5 or 13 / 507 dpa)</b>		<b>6.2</b>

Notes:

\*Due to the pandemic and lockdown Government, in the housing delivery test, has included a 4-month adjustment for the 2020/21 year and 1-month adjustment for the 2019/20 year to the respective housing requirement figures. This has been reflected in the above through the expected housing completions in the last two years.

\*\*Line 8: Expected supply from allocated sites based on the trajectories supplied to Local Plan examination.

**LP6 Additional employment land**

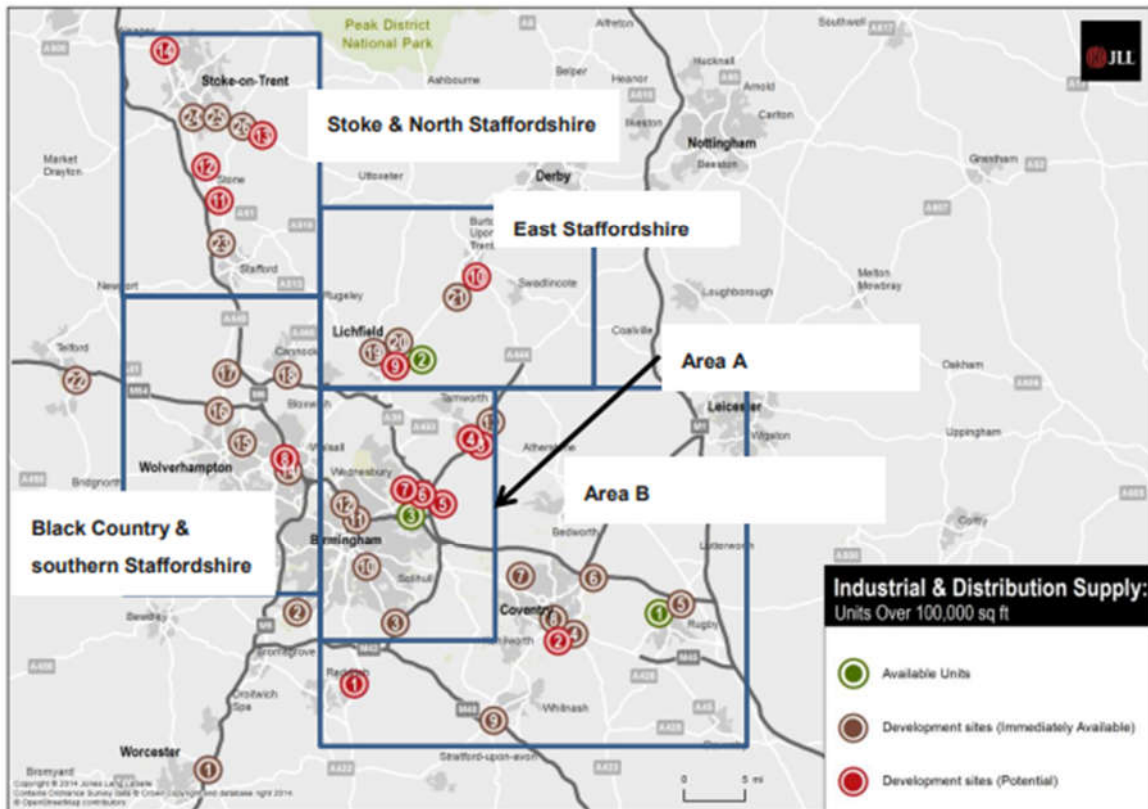
<i>Indicator/ metrics</i>
Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.
<i>Target:</i>
Report trend

**Strategic Employment Study**

Since the 2015 Strategic Employment Sites Study prepared by PBA and JLL a further study was commissioned in 2021. This was commissioned by Staffordshire County Council and the Black Country, Coventry and Warwickshire and Greater Birmingham and Solihull LEP's and was prepared by Avison Young / Arcadis. The second study was seen by those who commissioned the work as the Phase 2 work envisaged in the initial study. However, there were many shortcomings with the work and a further study has recently been put out to tender by 25 organisations across the West Midlands, including North Warwickshire BC. This is known as Phase 3 work. The required study outputs include looking at the current supply situation; assessment of need; addressing modern industry's requirements; confirming the overall quantum and type of sites required; criteria for identifying sites; identify priority areas for additional provision; stakeholder engagement; and provide additional policy advice.

The 2015 study determined an Area A and Area B for sites that could deliver the need originally envisaged as shown in Figure 4.11 from the 2015 Report and listed in Table 4.7 below. For North Warwickshire there were 3 sites and these were Birch Coppice, St Modwens at Junction 10 of the M42 and Hams Hall. The completions for these sites can be seen in Appendix C .

**Figure 4.11 Immediate and potential industrial land supply, West Midlands, end 2014**



Source: JLL

**Table 4.7 Potential industrial land supply, West Midlands, end 2014, 20+ acres**

Map No	Site	Size, acres	Developer	Comments
1	Redditch Gateway, Redditch	47	Gorcott Estate, HCA and Stoford	Allocated in draft Stratford core strategy. Awaiting planning consent. Infrastructure required. Site straddles Coventry & Warks and Worcestershire.
2	Coventry Gateway, Coventry	168	Rigby Holdings Ltd	Permission refused at appeal by Secretary of State. Councils intend to re-submit following Green Belt review and adoption of Local Plans
3	Birch Coppice Phase 3, Dordon	70	IM Properties, Hodgetts Estates	Likely to be developed separately based on different ownerships Site has planning consent
4	Land at Junction 10, M42, Phase 2	60	St Modwen	Application for 80,000 sq m submitted in December 2014
5	Land at Hams Hall, Coleshill	50	E.ON	Green Belt
6	Birmingham International Gateway (BIG), Birmingham	227	Prologis, Ashford Development	Green Belt site on boundary of Birmingham and North Warwickshire, being promoted as extension to Peddimore allocation in Birmingham Development Plan
7	Peddimore	175	ProLogis	Allocated in Birmingham Development Plan
8	Phoenix 10, Darlaston	37	HCA	IMI site. Serious issues with ground conditions and access
9	Lichfield Park, Lichfield	24	Stoford Developments	CPO was secured 2014, access bridge close to completion and construction of industrial units will follow
10	Branston Locks, Burton Upon Trent	50	Nurton Developments	Planning permission to be granted in the near future
11	Extension to Stone Business Park, Staffs	33	Stoford Developments	Allocated by the Stafford Local Plan
12	Meaford Power Station, Stone	69	St Modwen	Site has planning permission. Access improvements needed, funding application was unsuccessful
13	Blythe Vale Business Park, Stoke	115	St Modwen	Planning limited to B1. Not being actively marketed.
14	Chatterley Valley, Stoke	112	Harworth Estates	Ground remediation and levelling issues
<b>Total</b>		<b>1,237</b>		

Source: JLL

### Other Employment Land

In addition to the standard employment type uses and sites listed above, the Borough is also significantly impacted by HS2 and its current construction, involving major areas of employment uses and generating significant employment requirements. In addition to HS2 (which will have an impact over the life of the Plan) there are a number of other significant employment generating proposals/sites that are coming forward either as a result of national and/or regional needs or involve NPPF Para 149 exception compliance development within the Green Belt, for major outdoor recreational and landmark structure visitor facilities all of

which are likely to generate reasonably significant levels of employment. These include the following:

**Table 18: Planning Applications of Other Employment Land**

Reference number	Site Location
PAP/2019/0496	Proposed Wave Park Coleshill Manor Campus South Drive
PAP/2019/0701	The erection and operation of a landmark structure, with associated visitor centre and public open space (D2) Land Adjacent to Coleshill Manor Off South Drive, Coleshill

## LP7 Housing development

<i>Indicator/ metric</i>	
Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C sets out relevant studies)	
<i>Target</i>	
i.	Increased availability of homes to meet the needs of the following groups: <ul style="list-style-type: none"> <li>- older people</li> <li>- younger people/ starter homes</li> <li>- people with disabilities</li> <li>- special needs housing (including sheltered or care accommodation and communal establishments)</li> <li>- custom/ self-build housing</li> </ul>
ii.	Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site

### **i. Increased availability of homes to meet the needs of the following groups:**

#### **Older People**

Britannia Mill was granted planning permission for extra care accommodation. In addition, further work is required to extract the information from the planning permissions to monitor this indicator.



**Younger people/ starter homes and People with disabilities**

Further work is required to extract the information from the planning permissions to monitor this indicator.

**Special needs housing (including sheltered or care accommodation and communal establishments)**

See Older People above. Further work is required to extract the information from the planning to monitor this indicator.

**Custom/ self-build housing**

There are 34 people on the Custom/ Self Build Register which is available on the Council's website – [link](#).

In 2020/21 there were 6 units consented as custom/self-build. Previous analysis and contacts with applicants indicated up to 29 plots/consents are available for and comply with the definition of self or custom build development sites. Further assessment will be necessary to indicate the current availability as approximately 18 of the plots indicated as available are now under construction, including 2 of the recent 6 units referred to above. The remaining 11 units may not all be available to the open market as they are self-build sites for the applicant.

There is, nevertheless, future provision addressed through the Local Plan site allocations, including the requirement for self/custom build plots within the strategic Site Policies H1, H4 and H5. This should ensure future delivery and address Policy LP7 requirements over the Plan period.

**ii Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site**

Table 19 below provides information on the percentage of dwellings provided on sites which meet the policy requirement of being at a density of at least 30 dwellings per hectare.

**Table 19: Housing Density**

2021/22	37.26 dwellings per ha
---------	------------------------

The average density of dwellings per hectare for the whole of the applications granted consent in the Borough area and extant for the 2021/22 monitoring year is 37.26 dwellings per ha. It

should, however, be noted this figure includes properties arising from individual large bespoke properties in rural redevelopment locations, rural farm redevelopment sites and barn conversions all of which are significantly lower density development compared to the more typical average.

To provide a more accurate picture of average densities a figure excluding sites that are either not within current adopted settlement development boundaries or not within local plan allocated sites should be used.

When excluding rural exception sites outside adopted development areas and including only within designated Settlement Development Boundaries and Site Allocations (includes sites adjoining DB's which comply with Policy LP2 requirements) a figure of 45.87 dwellings per hectare results. This increased density also reflects subdivision of buildings into flats within urban areas in the Borough.

For planning consents on sites outside designated Settlement Development Boundaries and Site Allocations an average density of 25.22 dwellings per hectare has been achieved, clearly indicating the much lower density delivery and site circumstances (in relation to character/layouts) of proposals within rural and green belt areas.

Nevertheless, notwithstanding the lower than LP7 sought density figures resulting in rural locations, planning decisions are applying/seeking LP7 density requirements and have been used as reasons for refusals for sites that do not comply with Policy LP7 densities, seeking a minimum 30 dwellings per hectare (whether classed as sites adjoining settlements listed in LP2, or identified as rural) as evidenced by two recent refusals as follows;

PAP/2021/0707: Land to The West Of Wulfric Avenue, Austrey, and

PAP/2021/0403: Land Rear of Fox & Dogs Orton Road, Warton.

**LP8 Windfall Allowance**

<i>Indicator/ metrics</i>
<i>Level of development (links with monitoring of LP2 and LP5)</i>
<i>Target</i>
<i>60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)</i>

Table 20 below indicates that the amount of windfall applications has exceeded the expected 60 dwellings per annum over the last three years. These are sites that are not allocated in the Local Plan and shows a continuing supply of windfall sites.

**Table 20: Number of Windfall Applications per annum**

<i>Year</i>	<i>Number of Windfall</i>
<i>2019/20</i>	<i>95</i>
<i>2020/21</i>	<i>149</i>
<i>2021/22</i>	<i>97</i>

**LP9 Affordable Housing Provision**

<i>Indicator/ metrics</i>
Amount of affordable housing provision
<i>Target</i>
i. Affordable houses delivered by type and tenure to meet target provision and mix in policy LP9,
ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.

***i. Affordable houses delivered by type and tenure to meet target provision and mix in policy LP9***

The following table provides details of the amount of affordable housing provision compared to the total amount of housing completed over the last 3 monitoring years. As can be seen, although completions were high in 2021/22, the percentage of affordable housing completions is relatively low at 20% of gross completions. This may be as a consequence of there being no policy requirement to seek affordable housing on housing sites of less than 10 dwellings or less than 0.5 hectares. To reach the target of 40% of all completions to be affordable by 2033 this will need to be monitored closely over the coming years as the need for affordable housing is not diminishing.

**Table 21: Number & Percentage of Affordable Units**

Year	Gross completion of all dwellings	Net completions of all dwellings	Number of Affordable completions	% of affordable against gross completions	% of affordable against net completions
2019/20	240	223	28	12%	13%
2020/21	160	151	93	58%	62%
2021/22	377	374	76	20%	20%
<b>TOTAL</b>	<b>777</b>	<b>748</b>	<b>197</b>	<b>25%</b>	<b>26%</b>

**ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9**

The Borough Council's Annual Funding Statement sets out the amount of money received in terms of affordable housing provision. There will always be a lack between permissions being granted and the provision of affordable housing contributions as it will be triggered by a certain point in the construction of sites. The District Valuer has been involved in cases where viability has been given as the reasons why a contribution or direct provision on sites could not be achieved.

**LP10 Gypsy & Travellers Sites**

<i>Indicator/ metrics</i>
Amount of provision (links with LP5)
Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils
<i>Target</i>
i. Pitch provision to meet needs established via policy LP5 in accordance with the locational and other requirements of policy LP10,
ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA)

Planning applications submitted or a decision made are list in Table 22 below.

Since 01/04/2019 11 pitches have been delivered to date as follows:

**Table 22: Updated Table of Planning Permissions Granted**

Planning Reference	Pitches	Date
--------------------	---------	------

<b>a) Kirby Glebe</b>		
PAP/2019/0203	4	16/5/19
<b>b) Mancetter</b>		
PAP/ 2018/0050	1	8/12/21
<b>c) Corley</b>		
PAP/2017/0547	2	29/8/19
PAP/2019/0529	2	9/12/21
<b>d) Austrey</b>		
PAP/2020/0156	2	29/06/2022
<b>TOTAL</b>	<b>11</b>	

### Progression towards the 19 pitch requirement

As noted, Policy LP5 identifies a requirement of 19 traveller pitches required between 2019 and 2033. The 11 pitches, granted consent between 01/04/2019 to 31/03/2022 shows good progress towards meeting the needs of G&T in the Borough.

This need and lack of supply will be addressed through the forthcoming G&T DPD where we will be seeking to address the need through the allocation of pitches (minimum of 8).

There is no evidence to suggest there is a need to meet a demand from travelling showpeople. There have been no enquiries or planning applications seeking to address showpeoples pitch needs.

## LP11 Economic Regeneration

<b>Indicator/ metrics</b>
<i>Employment generation and diversification (links with LP12 and LP13)</i>
<b>Target</b>
<i>i. Increased and broadened/ diversified employment provision relative to the objectives in LP11</i>
<i>ii. Existing provision safeguarded unless loss is justified.</i>

Over the last three years (including the pandemic period) there have been a number of significant employment generating applications that have also contributed to the diversification of the Borough's employment base.

There are two significant strategic/regional related leisure facilities that have been approved including the “Wall of prayer” visitor attraction, east of Coleshill and the Surf Centre (training/education and visitor leisure facility)

Both of which, when completed, are likely to generate and broaden local employment, with the Surf Centre facility estimated to create 100 full-time equivalent jobs and attract 250,000 visitors.

The online planning application reference are respectively as follows:-

**Prayer Wall Landmark Art Structure and visitor centre – PAP/2019/0701 ,  
Surf Centre Birmingham - PAP/209/0496,**

#### **LP12 Employment Areas**

<i>Indicator/ metric</i>
<i>Target</i>
Existing employment base maintained (links with LP11 and LP13) Report trend
Employment land change by Use Class and by hectare and square metre

Further work is required to extract the information from the planning to monitor this indicator.

#### **LP13 Rural Employment**

<i>Indicator/ metrics</i>
<i>Farm and rural business growth and diversification, including number of proposals for re-use of existing buildings (links with LP11 and LP12)</i>
<i>Target</i>
<i>Report trends</i>

The potential for redevelopment of farm buildings and diversification of farm businesses has been encouraged by recent changes to National planning policy and regulations for Prior Approvals under permitted development rights, where existing agricultural buildings can be changed to up to 5 dwellinghouses.

Within the last three monitoring years the following planning consents for agricultural building conversions and/or 'prior approval' redevelopments' to residential have been granted.

**Residential:**

19/20 – 48 applications approved; 8 sites completed

20/21 – 8 applications approved; 2 sites completed

21/22 – 12 applications approved; 0 sites completed

In terms of similar applications or prior approvals for change of use and conversion or redevelopment to employment of other non-agricultural commercial uses the following numbers have been granted.

**Employment:**

19/20 NIL

20/21 1 application

21/22 NIL

As can be seen from the figures above, there is a clear pressure and financial preference to accommodating building conversions, C/U and/or Prior Approval redevelopments for residential and not employment uses. This is understandable given the current housing pressures and needs and in the differing land/property values the two differing types of development will achieve.

There are concerns that the impact of loss of agriculture infrastructure and operations along with limited employment diversification and commercial opportunities for farming businesses could be detrimental. The introduction of residential uses into working agricultural businesses can cause amenity conflicts (noise, fumes/dust etc) between the uses as well as putting pressures of provision of services and infrastructure in rural areas. This is an area and issue that may benefit from further monitoring and assessment, particularly if the benefit of diversification in farming through redevelopment is not leading to uses that either benefit agricultural businesses or results in diversifying and improving rural employment opportunities.

**LP14 Landscape**

<i>Indicator/ metrics</i>
<i>Maintenance or enhancement of landscape character, including in respect of protective designations</i>
<i>Target</i>
<i>Report trends</i>

The Borough Policy has had success in safeguarding landscape character preventing adverse impacts by unacceptable developments for two applications on the edge of settlements Atherstone and Wood End.

Similarly, the Policy has successfully been defended at planning appeal for two sites, at Newton Regis and Warton. All the above applications and appeals were decided between 01/04/2019 and 31/03/2022 monitoring years.

**LP15 Historic Environment**

<i>Indicator/ metrics</i>
Conservation and enhancement of the historic environment and heritage assets
Number of applications approved contrary to advice of English Heritage.
Number of applications refused owing to impact on historic environment.
<i>Target</i>
i. Reduce number of assets on Heritage at Risk Register

The Borough is home to a total of 614 designated heritage assets which Policy LP15 specifically seeks to protect as part of the Councils Local Plan commitment. The Council recognise that the Historic Environment is a finite and non-renewable resource afforded protection by the successful implementation of national and local policies. By protecting this resource, the Borough's local character, identity and distinctiveness are preserved, and its cultural, social, ecological and economic environments benefited. Numbers and types of heritage assets within the Borough are set out in the table below.



**Table 23: List of Heritage Assets**

Heritage Assets	
Type of Asset	Number*
Total listed assets	614
Total Grade I, II* and II	583
Grade I	7
Grade II*	55
Grade II	521
Scheduled Monuments	27
Scheduled Parks and Gardens	3
Heritage at Risk Registered	13

\* Figures taken from English Heritage (15.09.22)

The Local Plan sets out targets to accomplish during its lifespan. With regard to LP15 the Council aim at reducing the number of assets listed on the Heritage at Risk Register. A heritage asset becomes at risk when its significance is in danger of being lost or seriously diminished, but Historic England who manage the Register, emphasise that inclusion on it does not necessarily or usually imply criticism of the owner because the factors giving rise to the risk are often beyond the reasonable control of the owner. However, the value of the Register as a tool for Historic England and the Council to prioritise effort and to help owners find solutions, for example through advice and grant assistance, is of great importance and why we use it as an indicator of successful implementation of our Historic Environment policies.

Figures available in 2017 stated that 15 heritage assets were identified by English Heritage as being 'at risk' at 13 different sites in the Borough, mainly from disuse or neglect.

Work undertaken with owners and managers of assets at risk have proved successful and the latest available figures indicate that two assets have been removed from the listing. The 2021 figures are set out in the table below and show that 13 assets appear on the Register at 11 different sites. The Borough Council will continue to work with owners to seek ways of securing the future of other registered assets in line with adopted policies that protect heritage assets.

**Table 24: Heritage at Risk Register 2017 and 2021**

	<b>Entry Name</b>	<b>Heritage Category</b>	<b>Detail (where noted)</b>	<b>Condition 2017</b>	<b>Condition 2021</b>
1	Church of St Mary, Sheepy Road, Atherstone	Listed Building grade II*		Poor	Poor
2	Alvecote priory and dovecote, Shuttington*	Scheduled Monument		Generally satisfactory but with significant localised problems	Generally satisfactory but with significant localised problems
3	Merevale Abbey, Merevale*	Scheduled Monument	Cistercian monastery, associated water control features and industrial remains	Generally unsatisfactory with major localised problems	Generally unsatisfactory with major localised problems
4	Roman Camp, Mancetter	Scheduled Monument		Unknown	Unknown
5	Kingsbury Hall, Kingsbury	Scheduled Monument		Poor	Poor
6	Hartshill Castle, Castle Road, Hartshill	Scheduled Monument		Poor	Poor
7	Maxstoke Priory, Church Road, Maxstoke	Scheduled Monument		Poor	Poor
8	Shustoke Hall Farmhouse, Moat House Lane, Shustoke	Listed Building grade II*	Moat, footbridge and gate piers to Shustoke Hall Farmhouse	Poor	Poor
9	Grendon Bridge, Grendon / Polesworth	Scheduled Monument		Poor	Poor
10	Middleton Hall, Middleton	Listed Building grade II*	Stables range north east of Middleton Hall	Poor	Poor
11	Beech House, 19 Market Street, Atherstone	Listed Building grade II*		Poor	Poor

*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*

12	Alvecote priory and dovecote, Shuttington*	Scheduled Monument		Poor	Poor
13	Merevale Abbey, Merevale*	Scheduled Monument	Cistercian monastery, associated water control features and industrial remains	Poor	Poor
14	Oldbury Camp, Hartshill	Scheduled Monument	Univallate hillfort	Generally satisfactory but with significant localised problems	No longer on register
15	Roman Camp, Mancetter	Scheduled Monument		Unknown	No longer on register

\* Duplications arise from a heritage asset having different categories of assessment. In this case, the Scheduled Monuments at Shuttington and Merevale have assets both above ground and below at risk and therefore appear twice on the listing.

## Conservation Areas

The Borough Council has an on-going programme for updating adopted Conservation Area Appraisals, undertaking Management Plans for Conservation Areas where appropriate, periodically reviewing the extent of existing Conservation Areas and also designation of new sites where assessment has shown a special architectural and historic interest present. Public consultation and feedback have resulted in successful implementation of Policy LP15 by creating opportunities for review of the extent of an existing designation at Water Orton and the possible designation of a new Conservation Area at Caldecote, secured by S106 funding. This work is being carried out by LUC and a draft designation report has been prepared and is currently out for consultation. It will seek opportunities for enhancement through development and links with other projects and partnerships. Conservation areas in the Borough are listed in the table below with their date of designation and review process status.

**Table 25: Conservation Areas within the Borough**

Conservation Areas			
Area	Date of Designation	Proposed New Designation Consultation	Proposed Extension Consultation
Atherstone	October 1994		
Atherstone (extended area)	January 2007		
Atherstone – Watling Street Bridge	June 1983		
Coleshill	May 1969		
Coleshill – Coventry Road	October 1995		
Fillongley	February 1970		
Kingsbury	June 1983		
Mancetter	October 1983		
Newton Regis	July 1981		
Polesworth	November 1995		
Water Orton	June 1983		
Caldecote		Autumn 2022	
Water Orton (extended area)			Autumn 2022
Freasley*		2023/24	

\*Dordon Neighbourhood Plan seeks the designation of a Conservation Area for the hamlet of Freasley. A draft boundary has been considered by the local community as part of the preparation for the Dordon Neighbour Plan. Further work is needed to progress the designation.

## List of local Heritage Assets

A Board Report was taken to Planning and Development Board in February 2019 looking to establish a local list of non-designated heritage assets. Warwickshire County Council were then looking to undertake some training for local communities. Due to covid this training has been delayed. Local lists of non-designated heritage assets have been included in

Neighbourhood Plans such as Water Orton. This is expected to be an increasing trend in Neighbourhood Plans.

## LP16 Natural Environment

<b><i>Indicator / metrics</i></b>	
1.	Protection and enhancement of the natural environment (links with LP17)
2.	Number of applications approved contrary to advice of Natural England.
3.	Number of applications refused owing to effects on natural environment.
<b><i>Target</i></b>	
i	Safeguard and improve/ enhance habitats and biodiversity
ii.	Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16

### ***i Safeguard and improve/ enhance habitats and biodiversity***

In terms of safeguarding habitats and biodiversity there is limited information yet available as to improvements being generated by Biodiversity Net Gain (BNG) payments/contributions from development, although the payments generated through BNG will feed into the Annual Infrastructure Funding Statements each year. Further guidance from Natural England and DEFRA is expected in the new year 2023 on both BNG and Green Infrastructure standards. This will help inform future monitoring and improvement processes.

With regard to planning applications, none have been identified as impacting adversely on the natural environment via Local Wildlife sites or statutory designations such as Sites of Special scientific Interest. There have, nevertheless been instances where damage through unauthorised development has/or may have occurred and these instances are being dealt with through the planning enforcement provisions.

One area of recent change to address potential environmental impacts has been through the designation of “Nutrient Neutrality” areas. Natural England have identified that development in some catchments cannot proceed if it increases levels of nutrients (nitrates/phosphates/sodium and metals etc). Their advice is that development can only proceed if it is "nutrient neutral". Only a small part of North Warwickshire falls within the Nutrient Neutrality designation covering the River Mease Special Area of Conservation. This area predominantly covers North-west Leicestershire and South Derbyshire with a limited part

of North Warwickshire in the rural north west corner of the Borough affected. In such a rural location there is very limited growth expected apart from agricultural or local levels of development, which will need to ensure it does not result in an increase in phosphate and nitrate levels in those affected watercourses in the catchment beyond current levels.

***ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16***

There have been no applications approved for any development either contrary to Natural England Advice and that impact adversely upon areas identified for their natural environmental benefit and designation, including Ancient Woodland, site of Special scientific Interest, Designated Country Parks, Sites of Importance for Nature Conservation Value, or Local Geological Sites.

One application for conversion and change of use of buildings (stable, barn and outbuildings) to a dwelling and holiday let has been approved within an area of Ancient Woodland. However, this does not have a direct impact on the Ancient Woodland involving existing previously developed land and buildings and complies with the LP16 (previously assessed under policies NW13 and NW15) policy requirements.

In respect of areas with local designations, that do not carry statutory weight but are treated as material considerations including local wildlife sites, designated Green Space(s) and local nature reserves, there have been 5 (five) applications for development impacting Green Space(s) but none affecting or impacting local wildlife sites or nature reserves (the latter of which are mostly owned and managed by the Borough Council). Of the five applications 3 relate to a site in Warton off Trinity Close, for affordable housing. The development does not adversely or directly impact on the adjoining designated Green Space around the Holy Trinity Church, retains footpath access and involves the partial redevelopment of some former garden areas and leased paddock but delivers significant needed affordable housing. They are considered to comply with policy LP16 and not adversely impact any designated Green Space.

Of the remaining two applications, one is related to the redevelopment of a formerly allocated Green Space for Extra Care elderly social housing. This area was subsequently not included or identified as Green Space in the new adopted Local Plan and also provided some additional open space within the extra Care complex. The remaining application is identified as a result of a major redevelopment of education land and buildings at Hartshill. This is for urgently

needed secondary school improvements and includes improved areas of open space, recreation and playing pitches with improved school facilities and capacity. The adjoining area of local wildlife site may also benefit from both access /educational use and management from the school and the expected financial contributions from the adjoining housing development (still pending) to provide for future management and care of the LWS.

There are therefore no adverse impacts expected on non-statutory designated natural areas and the Policy LP16 is helping safeguard such areas and seek contributions from development for their management and enhancement where appropriate.

Increasing development pressures particularly on the non-statutory designated Green Spaces need to be monitored closely and also the increased number of sites being designated through the Neighbourhood Plan process in the future.

**LP17 Green Infrastructure Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)**

<i>Indicator / metric</i>
<i>Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)</i>
<b>Targets</b>
<i>i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)</i>
<i>ii. Increase in biodiversity enhancements</i>

***i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)***

There have been no planning consents that have resulted in the loss of identified or designated green infrastructure within the monitoring period. During the 2019 to 2022 period some additional strategy and study work has started , which is likely to generate the opportunity for improved green infrastructure and associated linkages, such as the Warwickshire Local Cycling and Walking Infrastructure Plan Network plan for North Warwickshire which will enable new footway/ cycle track routes and links to open space, and which can have the dual function as Green Infrastructure and wildlife corridors in some cases.

**ii. Increase in biodiversity enhancements**

The passing of the Environment Act 2021 brings a mandatory requirement for most proposed development to achieve a 10% biodiversity net gain. Relevant applications are now expected to address this requirement through mitigation on or off site. A small survey of 2021 and early 2022 applications' Ecological Impact Assessments and Biodiversity Net Gain assessments on relevant applications have so far indicated that there has not been a detrimental impact on biodiversity and the ability to deliver a net gain in biodiversity has been addressed through appropriate landscaping, planting and on-site proposals, as well as off-site proposals and planting on land in the applicants' ownership. Further monitoring processes will need establishing to better monitor and assess the implications of the Environment Act and any improvements in achieving 10% biodiversity net gain.

**LP18 Tame Valley Wetlands NIA including Kingsbury Water Park**

<i>Indicator/ metrics</i>
Maintenance and enhancement of Nature Improvement Area
<i>Target</i>
Report trends

Further work is required to obtain more comprehensive information for this indicator.

**LP19 Local Nature Reserves**

<i>Indicator/ metrics</i>
<i>Protection or enhancement of the natural environment</i>
<i>Target</i>
<i>Report trends</i>

There are four Local Nature Reserves within the Borough. These are:

1. Abbey Green Park, Polesworth
2. Cole End, Coleshill
3. Dafferns Wood, Arley
4. Kingsbury Meadow, Kingsbury

Each year Community Development report on the work undertaken at each of these locations, which are managed by Warwickshire Wildlife Trust (WWT). The latest report is attached as



Appendix E along with the two previous years to provide a complete picture since the monitoring base year of 2019.

## LP20 Green Spaces

<b>Indicator/ metrics</b>	
Protection of locally valued green spaces (links with LP22)	
<b>Target</b>	
i.	No loss of Local Green Space
ii.	Number of any unjustified losses

### **i) No loss of green space**

There has been no loss of the identified designated Green Spaces within the Local plan. Prior to the adoption of the Local Plan in September 2021 a planning consent had been granted for partial loss of Green Space on land adjoining the A5 and Carlyon Industrial Estate, Atherstone. However, this proposal has not been implemented and recently expired, so no actual loss has actually occurred between 2019 and 2022. This situation will need to be monitored in light of an application re-submission for the proposal and the adoption of the Plan in 2021.

This area of Green Space designation was also partially impacted by a replacement footbridge over the A5 (between Carlyon Industrial Estate, Atherstone town and secondary school) under construction by National Highways, the highways infrastructure management agency. The area impacted by the construction works has not been “lost” by the creation of the new footbridge. It has, however, been impacted by some significant tree and vegetation clearance, opening out views from the A5 into the industrial estate. It is hoped and encouraged that National Highways will undertake some appropriate replacement planting/screening and this will be monitored in the future.

### **ii. Number of any unjustified losses**

There has been no unjustified loss of green space.

**LP21 Services and facilities**

<b>Indicator / metrics</b>	
1	Maintained or improved vitality of town and neighbourhood centres
2	Applications for change of premises from retail and main town centre uses to others
3	Mix of Uses in defined town/ neighbourhood centres and vacancy levels
4	Funding received for provision of community/ public services and facilities
<b>Targets</b>	
i.	No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21)
ii.	Report number of any unjustified losses
iii.	Appropriate contributions for services and facilities secured from development via planning obligations

***i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21)***

No information is available at the present time through the information kept with the planning teams to fully address this issue. Other Council information such as business rates has been explored but this does not monitor the changes. This will be explored further to see how this information can be provided in the future.

***ii. Report number of any unjustified losses***

No unjustified loss reported.

***iii. Appropriate contributions for services and facilities secured from development via planning obligations***

Contributions through S106 agreements are outlined the Council's Annual Funding Statement (Appendix A)

Further work will be required to understand and address the monitoring requirements of this policy.

**LP22 Recreation Provision**

<b>Indicator / metrics</b>	
1	Improved availability and accessibility of recreation provision
2	Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought
<b>Targets</b>	
i.	Report trends on number, area and facilities provided.
ii.	Monitor compliance with adopted SPD

***i. Report trends on number, area and facilities provided***

Contributions through S106 agreements are outlined the Council's Annual Funding Statement (Appendix A)

In future it is intended to provide information on the onsite provision provided through planning applications. On current applications the main focus has been on consolidated of provision to improve the overall quality of existing services and facilities. This is particularly use on smaller sites as it will ensure the funds are more meaningful.

***ii. Monitor compliance with adopted SPD***

A draft Open Space, Leisure and Sport SPD was presented to the LDF sub-committee in May 2022. A revised draft of the document was then approved for consultation by the Planning and Development Board in July 2022. A consultation is currently being held and will close on 5 November, a six-week consultation. It is envisaged that adoption will take place before the late 2022/ early 2023.

At the Planning & Development Board it was agreed that the Draft SPD would be used as a material consideration in dealing with planning applications.

**LP23 Transport Assessments**

<b>Indicator / metrics</b>	
1	Development is accommodated within design capacity of road network as improved
2	Effects on road network are appropriate and linkages made with cycle and footpath networks where possible.
3	Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.
<b>Targets</b>	
i.	No development approved with unacceptable effects on highway capacity or safety
ii.	Report trends.

***i. No development approved with unacceptable effects on highway capacity or safety***

There have been no applications refused against the advice of National Highways (formerly known as Highways England) or Warwickshire County Council.

***ii. Report trends***

There are no trends to report at the present time.

**LP24 Station**

<b>Indicator / metric</b>
Improved accessibility and facilities
<b>Target</b>
Report trends

In terms of data and reporting and trends, the usual data source for this policy would be the entries/exits data for each station. The latest dataset that is available is for 2020/21. The data for the stations in North Warwickshire, however, reflects the lack of travel during the pandemic and does not provide a true reflection of usage in “normal” times therefore it needs to be used sparingly. Data for 21/22 is likely to be available in the coming weeks, however, it will still be impacted by covid restrictions that were in place during 2021 at various time. Broadly, across the West Midlands Rail area, rail patronage is about 70% of the demand pre covid. It is likely to take a period of time until patronage data goes back up to 2019 levels.

In terms of improving access and facilities at stations, Warwickshire County Council aspires to further improve access/facilities and work to progress these aspirations is ongoing:

- 1 Atherstone - desire to improve access for pedestrians and in the longer term provide additional car parking. WCC intend to undertake a study to examine the options and costs for reinstating the bridge.
- 2 Coleshill Parkway - Development of an improved transport hub, helping to further support access to HS2/airport and enable people to more easily transfer from road to rail. The core of this programme of works centred around car park expansion, which pre covid, was at capacity. Car parking is not under as much pressure at the moment due to reduced demand for rail services.
- 3 Polesworth/Polesworth Parkway – desire to provide an improved or new access point to the railway.

(Source of information – Warwickshire County Council)

## LP25 Railway lines

Indicator / metrics
Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.
Support relocation of existing lawful buildings, structures or uses displaced by HS2.
Targets
i. Allow for the creation and integration of HS2 into the Borough
ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.
iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.

### ***i. Allow for the creation and integration of HS2 into the Borough***

North Warwickshire now has a dedicated, full-time planning officer in-post to deal with HS2 consents.

Early enabling works within North Warwickshire are largely complete with construction starting on a variety of permanent works such as bridges, viaducts, and embankments. Local authority

officers are actively engaged in the consenting process for these works, seeking to ensure that sensitive, high-quality design is delivered in the borough.

**ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.**

There is no update.

**iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.**

Planning permission and listed building consent have been granted for the careful dismantling of a Grade II listed barn and later reconstruction (on a different footprint at a nearby location) at Dunton Hall, in order to mitigate the risk of structural collapse during the construction of HS2.

Planning permission has also been secured for the replacement of agricultural and commercial facilities at Mullensgrove Farm lost due to HS2.

Coleshill Hall Farmhouse, a GII-listed building, is currently being dismantled as part of preparatory works for the construction of HS2. Materials will be salvaged and re-purposed for use by Lea Marston Parish Council within a newly created special educational needs centre.

IM House at Coleshill Manor is currently occupied by BBV, HS2's principal contractor within North Warwickshire.

## LP26 Strategic Road Improvements

<b>Indicator / metric</b>
Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)
<b>Target</b>
Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5

**A5:**

1 The main project required through the STA is improvements along the whole of the A5 corridor in the Borough. Funding has been secured for Phases 1 and 2 of the A5 works required to deliver the Local Plan allocations. Consultation has taken place on options for Dordon and suggested scheme of works for Holly Lane roundabout and Spon Lane roundabout. These are works include dualling offline south of Dordon and signals at Holly Lane roundabout with some minor improvements at Spon Lane roundabout. It is expected that the preferred contractor will be appointed in Spring 2023 with the preferred option being announced around this time too.

2 The Housing Delivery Strategy has been agreed between WCC and Homes England. This requires quarterly monitoring reports by the Borough Council on the progress of four housing sites (H1, H2, H4 and H5)

3 As part of the Government’s funding for phases 1 and 2 of the A5 works recovery and recycling is required to be sought from developments along the A5. This is particularly important for speculative applications that fall outside the consideration of the STA. Assessments will be make use of the traffic improvement.

3 RIS3 work is ongoing to support the development of a project for the A5 Hinckley to Tamworth.

**LP27 Walking and Cycling**

Indicator / metric
Improving provision and accessibility of walking and cycling routes across the Borough
Target
i. Development of a walking and cycling strategy by [date].
ii. All development to make appropriate provision for such provision, including connection with existing routes.

***i. Development of a walking and cycling strategy by [date]***

Warwickshire County Council have consulted on a Cycling and Walking Strategy. This has a specific report on North Warwickshire. The Borough Council has sent comments as part of the consultation and is now awaiting the next steps.

**ii. All development to make appropriate provision for such provision, including connection with existing routes**

Further work is required to monitor this indicator.

**LP28 Level crossings**

<b>Indicator / metric</b>
Improvements made where affected by development or alternative arrangements proposed to ease traffic flow
<b>Target</b>
Report trends.

**Report trends**

There are no trends to report at the present time.

**LP29 Development considerations**

<b>Indicator / metrics</b>
Ensuring high quality of development in all respects
Number of applications failing to comply with criteria 1 through 17.
<b>Target</b>
Report trends

**Report Trends**

It is considered that the application of LP29 Development Considerations by the Borough's development Management team has been positive and successful. The Planning team have successfully defended a number of planning decisions at planning appeals, where decisions related to quality of design, using Policy LP29 and/or LP30 (as well as other issues such as heritage and Green Belt impact). These include the following appeals;

**APP/R3705/W/21/3274026** 3 dwellings land rear of Claremont Villas, Furnace End – Dismissal includes contrary to LP Policy LP29 in terms of impact on residential amenity, amongst other considerations, and also contrary to the design aims of LP Policy LP30.



**APP/R3705/W/21/3272381** – 9 dwellings land northwest of Newton Regis Village Hall, Newton Regis – Dismissed, contrary to policy LP29 (LP31 at time of decision) as impact and harm on character and appearance of the area.

**Appeal Ref: APP/R3705/W/22/3290953** - 16m Telecommunications Mast, Watling Street Dordon. Dismissed, the proposal was considered as contrary to Policy LP30 in terms of impact and harm on character and appearance of the area, although the Inspector did consider the proposal could accord with requirements in Policy LP29.

Similarly Appeal **APP/R3705/W/19/3241399** Honey Pot Cottage, 60 Coleshill Road, Curdworth, was dismissed on grounds of Core Policy NW10(9) , redraft of which became Adopted Policy LP29, due to unacceptable impacts on neighbouring properties due to overlooking and loss of amenity.

#### LP30 Built Form

<i>Indicator / metrics</i>
Ensuring high quality of development in all respects
Number of applications failing to comply with criteria 1 through 17.
<i>Target</i>
Report trends

#### **Report Trends**

It is considered that the application of LP30 Development Considerations by the Borough's development Management team has also been positive and successful. The comments referred to in the successful Appeal decisions above relating to Policy LP29 are also relevant to the application of Policy LP30. Two of the Appeal decisions referenced also related to the successful defence of Policy LP30, defending against adverse impacts and harm on the character and appearance of the area.

In terms of built form an earlier Appeal , **APP/R3705/W/19/3241218** for 9 dwellings at Field rear of Fox & Dogs Public House, Orton Road, Warton, was also dismissed in April 2020 on grounds of harm to the character and appearance of the area, primarily using the precursor to Policy LP30 from the Boroughs former Core strategy, making reference to the need for high

quality of sustainable design that positively improves the individual settlement's character, appearance and environmental quality, as sought within Policy LP30.

### LP31 Frontages, Signage and External Installations

<b>Indicator/ metrics</b>
Ensuring high quality of shopfronts and advertisement (links with LP21)
<b>Target</b>
Report trends

#### **Report trends**

Further work is required to extract the information from the planning to monitor this indicator.

### LP32 New Agricultural, Forestry and Equestrian Buildings

<b>Indicator / metric</b>
All additions/ new rural buildings to be justified and integrate appropriately with character
<b>Target</b>
Report trends

#### **Report trends**

All development has been justified. It is proposed to look at the number of times this policy is used in planning decisions in the future.

### LP33 Water and Flood Risk Management

<b>Indicator / metrics</b>
<i>Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made.</i>
<i>Number of applications approved contrary to Environment Agency advice</i>
<b>Target</b>
Report trends

**Report trends**

There were **76** planning applications approved within Flood Zone areas 2 and 3 over the 3 monitoring years between 01/04/2019 and 31/03/2022. Most applications were either minor proposals, extensions, changes of use or conversions, or demolition and replacement buildings that did not generate any objection from the Environment Agency.

Only **2** applications received initial EA Objections. Nevertheless, following the submission of requested Flood Risk assessments and in one case the re-siting of the proposal outside of the Flood Zone (to wholly within Flood Zone 1) the initial EA objections were lifted.

The proposals are all therefore considered to address Policy LP33 and the issue of flooding vulnerability, flood capacity/storage and risk. There are therefore no planning applications approved contrary to EA advice in 2019/20, 2020/21 and 2021/22.

**LP34 Parking**

<i>Indicator/ metrics</i>	
Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	
<i>Targets</i>	
i.	Report trends
ii.	No net loss of lorry parking provision without justification.

**i. Report trends**

Policy LP34 seeks “Electric charging points will be provided as part of all relevant developments ... Rapid charging points will be provided on sites when located in the public realm”. New housing developments will be expected to provide “E” charging facilities as part of their parking provision and currently 52 relevant housing planning consents are conditioned to require Electric charging points and bays to be installed (Consents between 1/04/2019 and 31/03/2022). (Note, where planning proposals already include and provide for ‘e’-charging points as part of the development and design/infrastructure, it is un-necessary to always condition the consent, so more housing developments will have been approved with ‘e’-charging facilities than the 52 identified).

The number of public “E” vehicle charging points is gradually increasing in the Borough. There are currently 8 public charging points now available, 3 of which are located on major leisure facilities so have limited access and availability, the remaining located on-street or in public car parks, associated with grant funding and partnership between Warwickshire County Council and BP Pulse.

**ii. No net loss of lorry parking provision without justification.**

It is difficult to ensure that monitoring can pick up all applications where loss of lorry parking can be picked up due to permitted development rights and the ability to change the make-up of sites where there is no direct engineering or building works. Therefore it is proposed to monitor applications for lorry parking. Since 2019 there has been an extension of lorry parking at Corley Services. There are currently two pending planning applications submitted which include lorry parking with decisions expected in 2023. These are:

**1 Land West of Hams Hall Roundabout and south of Marsh Lane, Curdworth**

Outline application (PAP/2020/0295) for an overnight truck stop comprising 200 HGV spaces and associated facilities including fuel refuelling station, amenities building, electric vehicle charging points

**2 Land on the Northeast of J10 M42 Dordon/A5**

Outline planning application (PAP/2021/0663) for development of land within Use Class B2 (general industry), Use Class B8 (storage and distribution) and Use Class E(g)(iii) (light industrial), and ancillary infrastructure and associated works, development of overnight lorry parking facility and ancillary infrastructure and associated works. Details of access submitted for approval in full, all other matters reserved.

**LP35 Renewable energy and energy efficiency**

<b>Indicator / metric</b>	
Ensure all new development meets national requirements in respect of efficiency	
<b>Targets</b>	
i.	Report trends

In terms of trends in addressing Climate Change and seeking more renewable energy and energy efficient development planning decisions are including conditions requiring energy/heating infrastructure (i.e. gas boilers) to be installed that have lower NOx (Nitrogen Oxide) emissions per kw/hr. These are to have a lower emission concentration range of less

than 40mg/kWh to meet the BREEAM 2014 level 4 Code for sustainable homes. (Note this BREEAM requirement has been tightened in 2018 to between 27 and 24 mg/kWh for major urban areas, none of which lie within North Warwickshire). A minimum of 35 relevant applications for development have been conditioned in this way and this practice is expected to continue to apply to support and accord with policy LP35.

In addition, and also contributing to the policy requirements, a number of renewable energy proposals have been approved including PAP/2021/0605 – vertical farm with sedum roof on the Corley Solar Park, Smorall Lane, Astley.

Policy **LP34** – Parking sets out information relevant to this policy in terms of e-charging.

A number of requirements which secure successful implementation of this policy are now within the Building Regulations. These are requirements

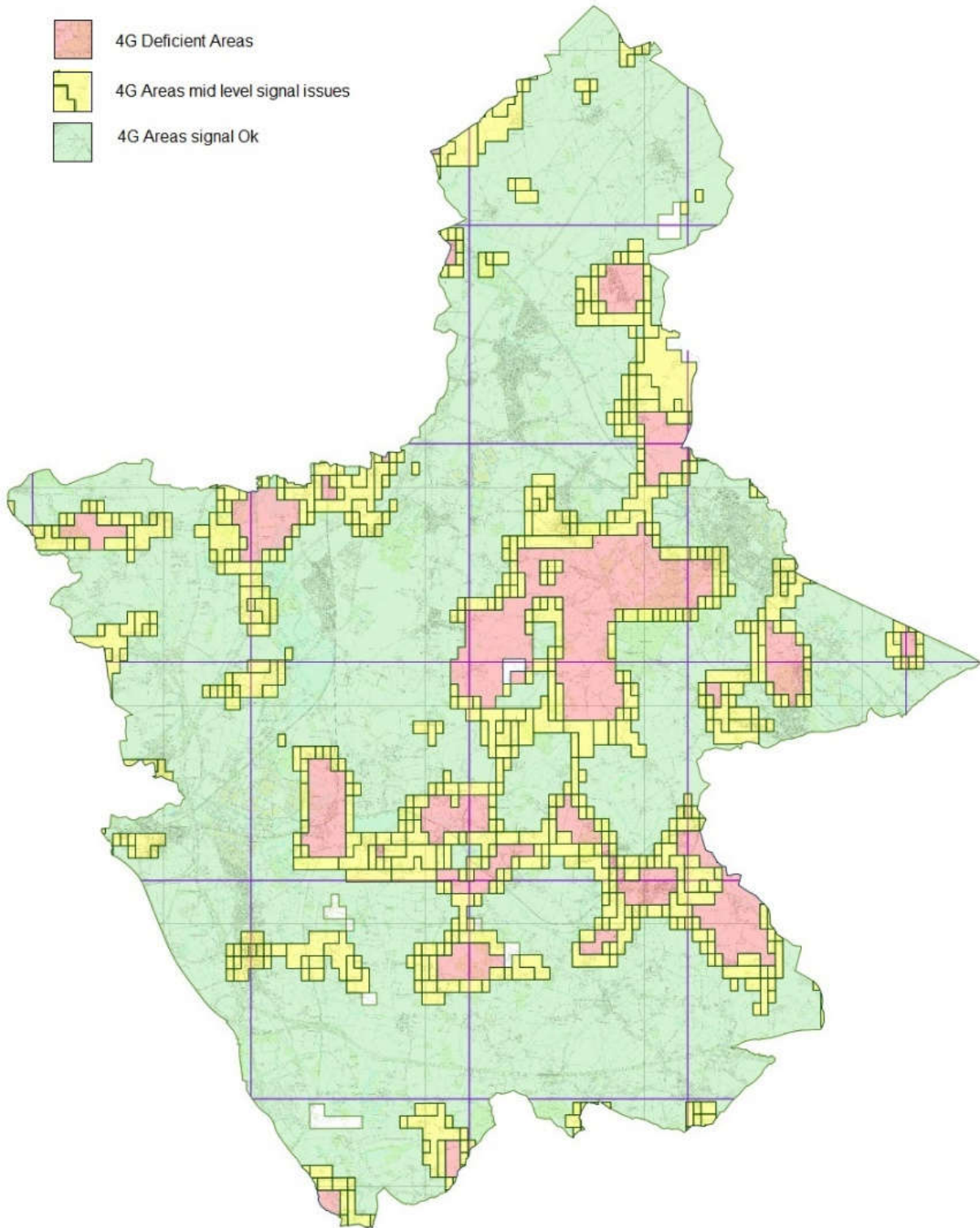
### **LP36 Information and Communication Technologies**

<i>Indicator / metric</i>
Greater connectivity
<i>Target</i>
Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services

The CWS Broadband project sought to increase the coverage of internet connectivity throughout the sub-region. This has led to an estimate of 97% of the population being able to connect to the internet via a 3G connection. Data for how much of the population is covered by 4G is shown in the map below:

Mobile 4G Broadband coverage is reasonably well provided for and improving annually across the Borough. The following 4G coverage and signal strength map for 2020 give some indication of the current coverage and strength for 4G mobile services/provision. .

**Map – 4G Signal Strength 2020**



5G is now being implemented through the country. Information to date shows the more urban areas of the bigger cities being covered by 5G but smaller settlements such as those in North

Warwickshire it is taking some time to get the infrastructure in place. These new masts are taller than their predecessors with the need to also have more of them to create a mesh of signal.

Fibre connections is an alternative to mobile signal. Again, in more rural areas this can be expensive to lay. **LP36** requires all new developments to have the required ducting in place although the service cannot be installed as it is a free market and open to the occupant to choose their supplier.

Between 1<sup>st</sup> April 2021 and 31 March 2022 there have been 11 planning applications and 4 Prior Notices approved/accepted for installation of antenna masts, poles and base stations/ancillary equipment, 9 of which involved the replacement and upgrading of existing masts with larger masts and additional equipment. All these applications support greater connectivity and mobile phone coverage sought in Policy LP36.

Only 4 applications/prior notices were refused/not accepted, primarily for poor siting and unacceptable impacts in landscape character and Green Belt openness.

These latter 4 applications indicate the success of Local Plan Policy **LP14 Landscape**, preventing development considered to have significant detrimental impacts on the landscape and supporting the maintenance or enhancement of landscape character.

### LP37 Housing allocations

<i>Indicator/ metrics</i>
<i>Amount of development and timing of delivery (see entry for LP5)</i>
<i>Target</i>
<i>Report trends (see entry for LP5)</i>

The information provided in Table 26 below is as 31 March 2022 except for the Latest Situation column. This column provides as up to date information as possible.

Below is Policy LP37 with all the housing allocations within the Local Plan with an update on progress towards delivery.

**Table 26: Update on Housing Allocations**

<b>Site Ref</b>	<b>Location</b>	<b>Area (ha)</b>	<b>Total Number of units</b>	<b>With PP</b>	<b>Under construction</b>	<b>Completed</b>	<b>Latest Situation</b>
H1	Land at Holly Lane Atherstone	32.7	620	123	0	0	Detailed planning application approved for 123 dwellings. Bloor's looking to take control of the site and start on site in Autumn winter 2022.  Outline for the whole site including the above approved for 620 dwellings.
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	0	0	0	Pre-application discussions held Owner carrying out survey work
H3	Allotments adjacent to Memorial Park, Coleshill	1.4	30	0	0	0	Possible schemes discussed but no further progress
H4	Land to east of Polesworth and Dordon	160.8	1675	31	0	31	Regular meetings held with agents Pre-application discussions held Presentation to LDF on emerging Master Plan House builder involved on part of site
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	0	0	0	Planning application being considered. Application is a larger site for 1500 dwellings.
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	0	0	0	Pre-application discussions held. Developer involved with site
H7	Land at Church Farm, Baddesley	2.2	47	0	0	0	Pre-application discussions held with owner. Owner carrying out surveys.
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7	0	0	0	No update to report.
H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	0	0	0	Planning application yet to be determined. If approved, it will be subject to a S106.
H10	Land south of Coleshill Road, Ansley Common	17.2	450	0	0	0	Surveys are being carried out
H11	Former School redevelopment site (excluding original historic school building) Hartshill	2.8	48	48	0	0	Planning permission granted Medical Centre under construction as described in LP1 above
H12	Land at Village Farm, Birmingham Road	0.6	12	0	0	0	Planning application submitted
H14	Manor Farm	1.0	21	21	21	0	Planning permission granted and under construction in 21/22



*North Warwickshire Local Plan  
Annual Monitoring Report 2021 – 22*

H15	Land south of Shuttington Village Hall	1.2	24	24	0	0	Planning permission granted Not started in 21/22
H16	Land north of Orton Rd	4.2	128	128	0	0	Planning permission granted and under construction in 21/22
H17	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28	28	0	0	Planning permission granted Not started 21/22
<b>Total Allocations</b>			<b>6183</b>				

**LP38 Reserve Housing Sites**

<i>Indicator / metric</i>
Contingency in the event that delivery falls short of trajectory in Local Plan Appendix C, targets set in respect of LP37 falter, if enabling infrastructure is required or if other specific justification for early release.
<i>Target</i>
Latest information on sites – commentary of where we are.

There are 3 reserved housing sites which are:

**RH1 Dairy House Farm Phase 3**

- This site is 49.8 hectares in total and could deliver a minimum of dwellings 360 dwellings.
- A requirement of this site is that it must safeguard a route for the dualling of A5.

**RH2 Land north of Ansley Common**

- This site is 21.6 hectares in total and could deliver a minimum of dwellings 388.
- A planning application was submitted for part of the site.

**RH3 Atherstone Football Ground**

- This site is 2.2 hectares in total and could deliver a minimum of 46 dwellings.

**LP39 Employment allocations**

<i>Indicator/ metrics</i>
Amount of development and timing of delivery (see entry for LP5)
<i>Target</i>
Report trends (see entry for LP5)

The latest situation with the employment site allocations is as follows:

**Table 27: Update on Employment Site Allocations**

<b>Site Ref</b>	<b>Location</b>	<b>Area (ha)</b>	<b>Latest Situation (September 2022)</b>
E1	Land south of Rowlands Way east of Aldi, Atherstone	6.8	PAP/2018/0159 – approved 13 December 2019 Proposed extension to the Aldi Regional Distribution Centre and UK & Ireland Head Office facility on land at Rowlands Way, Atherstone, North Warwickshire. 'Full' planning permission sought for Class B8 warehousing and distribution space (comprising cold handling, chiller and freezer areas), Class B1(a) offices and a multi-storey car park and other car parking, together with landscaping and other associated works. 'Outline' planning permission sought (with all matters reserved for future approval except for access) for additional Class B1(a) office space.
E2	Land to the west of Birch Coppice, Dordon	5.1	Discussions have been held with allotment holders
E3	Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm	3.45	Nothing to report
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone, A5	42	<ul style="list-style-type: none"> <li>• Pre-app discussions</li> <li>• Presentation to Members</li> <li>• Local consultation on proposals</li> <li>• Planning application submitted September 2022</li> </ul>
<b>TOTAL</b>		<b>57.35</b>	

## Appendices

<b>A</b>	Relevant to various policies	NWBC's Annual infrastructure Funding Statement	
<b>B</b>	Relevant to various policies	Gross Completions For 1 April 2019 – 31 March 2022 by Settlement Hierarchy for North Warwickshire	
<b>C</b>	<i>LP5</i>	Employment Land Supply from 1 <sup>st</sup> April 2019 to 31 March 2022	
<b>D</b>	<i>LP15</i>	Extract from Historic England's Heritage at Risk Register 2021	
<b>E</b>	<i>LP19</i>	North Warwickshire Local Nature Reserve Reports for 2019/20 and 2020/21	
	Relevant to various policies	Building Regulations Statutory Guidance	



North Warwickshire  
Borough Council

**NORTH WARWICKSHIRE BOROUGH COUNCIL**  
**Infrastructure Funding Statement**  
**December 2021**

## **1. Introduction**

1.1 An Infrastructure Funding Statement (“IFS”) is an annual report published to provide a summary of all financial contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy contributions (“CIL”) within a Local Planning Authority’s area for a given financial year. The Borough Council is not a Charging Authority under the CIL Regulations and this IFS only relates to Section 106 contributions.

1.2 Planning Obligations – also known as Section 106 Agreements – are legal Agreements which can be attached to the grant of a planning permission to mitigate the impact of new development. They can only be sought where they are directly related to the development; fairly and reasonably related in scale and kind to the development and necessary to make the development acceptable in planning terms. Financial contributions arising from these Agreements can be used on-site or off-site according to the terms of the Agreement and are paid at times as set out in the respective Agreements.

1.3 The Borough Council is not a Unitary Authority and thus many of the contributions to mitigate the impacts of new developments are paid to the Council and then transferred to the Authority or Agency responsible for the delivery of the mitigation. In the Borough Council’s case they are mostly transferred to Warwickshire County Council acting as the Highway, Public Health and Education Authority for the Borough. Other recipients are the local NHS Trust and the Police Authority. Several contributions are also made directly to the Warwickshire County Council, without coming through the Borough Council.

1.4 The majority of the contributions retained by the Borough Council go towards the provision either directly or indirectly of affordable housing and for recreation/ amenity provision.

1.5 Contributions set out in Section 106 Agreements may not be realised if the associated development does not proceed. Payments are also often phased through the lifetime of a development and as a consequence, the contributions received in one year will not necessarily be expended in that same year.

1.6 Agreements often include repayment clauses if there is no expenditure undertaken in respect of contributions made by an applicant or developer.

## **2. Section 106 Contributions**

2.1 Table One below summarises the total value of contributions received since 2013 by the purpose of the payment. It includes contributions that will be expended by the Borough Council, as well as those to be forwarded to the County Council and other Agencies. It can be seen that the contributions for the Borough Council are mainly to be directed at affordable housing as well as recreation and open space purposes. These contributions have been regularly received.

2.2 Table Two illustrates the expenditure from these contributions

2.3 In respect of the affordable housing expenditure this has been spent in part or in full on the delivery of affordable housing provision in Church Lane Corley; Cadman Close in Mancetter, the former garage sites at Lister and Princes Road, Atherstone, the acquisition of plots at Spon Lane, Grendon and St Helena, Polesworth and the redevelopment the club site in Hurley. The more recent contributions have been directed to the new builds at Long Street and Coleshill Road in Atherstone.

2.4 In respect of open space and recreation expenditure, this has assisted in the delivery of open space and recreation enhancements at Kitwood Avenue, Dordon; Boot Hill, Grendon together with Meadow Gardens and Rowlands Way in Atherstone.

2.5 It should be noted that the contributions in Table One also includes payments for the maintenance of new or existing facilities that are to be enhanced. They are thus not available for new works. These payments will necessarily reduce over time.

2.6 Table Three identifies the contributions held, yet to be spent. These will be expended by the Borough Council as set out below in the next few paragraphs. Some will be transferred to the County Council and other Agencies as appropriate.

2.7 In respect of the affordable housing (£135,800 from Table Three) this will go towards the Atherstone new builds.

2.8 In respect of open space and recreation (£821,393 from Table Three excluding the maintenance contributions), the majority of this sum (some 75%) is to be directed towards related undertakings in Abbey Green Park in Polesworth and in Warton. The balance is for developments in Atherstone, at Boot Hill Recreation Ground, Grendon, Cole End Park in Coleshill and towards play-related projects in Austrey.

2.9 In respect of skills and training (£175,000 from Table Three) this will go towards actions following a Business Survey undertaken in mid-2021 which identified future training and skills needs within the Borough.

2.10 The transport and cycle routes item (£90,000 from Table Three) is to be used to better connect the Birch Coppice and Core 42 employment sites with Dordon through improvements to existing routes in conjunction with the County Council.

2.11 The planning and liaison items (£20,000 referred to in the Table) will be directed to a Conservation Area Appraisal for Caldecote (£10,000) and to a Baxterley Community Fund (£10,000). Work has already commenced on procuring a consultant for the first with a publication date for a consultation draft later this year. The Baxterley Parish Council is aware of the Fund.

2.12 There have been no refunds or repayments made to applicants or to developers because of there being no expenditure within any respective time periods set out in the Agreements.

<b>Table 1</b>		Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	Total
		£	£	£	£	£	£	£	£	£
The value of the payment received										
Affordable Housing		180,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00	-	160,000.00	1,424,564.41
Staff Training & Education		10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	175,000.00
Transport & Cycle routes		-	-	-	50,000.00	-	40,000.00	-	-	90,000.00
Open Space Etc		592,461.87	27,039.76	152,582.55	376,305.00	10,000.00	-	112,430.84	177,649.50	1,448,469.52
Maintenance of Onsite open spaces		-	-	-	275,044.25	-	-	80,000.00	-	355,044.25
Planning Plus Liaison Committee		20,000.00	-	-	-	-	-	-	-	20,000.00
Footpaths		-	-	-	-	-	-	-	-	-
Leisure Facilities		-	-	-	-	-	-	-	-	-
Biodiversity		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
George Elliott Hospital		-	-	-	-	-	41,442.45	25,365.00	62,122.00	128,929.45
Local GP Surgeries		-	-	-	-	-	-	-	12,583.00	12,583.00
Warwickshire Police		-	-	-	-	-	-	-	-	-
Warwickshire County Council		630,591.85	-	15,000.00	-	-	-	12,965.00	-	658,556.85
Wheeled Bins		-	-	-	18,421.00	17,331.60	-	-	-	35,752.60
		1,433,953.72	286,715.76	803,282.55	798,020.25	142,848.01	210,964.45	260,760.84	412,354.50	4,348,900.08

<b>Table 2</b>	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	Total
	£	£	£	£	£	£	£	£	£
The amount of the payment that has been spent									
Affordable Housing	-	-	73,600.00	884,850.00	175,792.41	154,522.00	-	-	1,288,764.41
Staff Training & Education	-	-	-	-	-	-	-	-	-
Transport & Cycle routes	-	-	-	-	-	-	-	-	-
Open Space Etc	524,325.26	-	5,731.00	4,491.35	-	4,675.00	22,364.76	65,488.54	627,075.91
Maintenance of Onsite open spaces	-	-	-	-	-	-	-	-	-
Planning Plus Liason Committee	-	-	-	-	-	-	-	-	-
Footpaths	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	-
Local GP Surgeries	-	-	-	-	-	-	-	-	-
Warwickshire Police	-	-	-	-	-	-	-	-	-
Warwickshire County Council	630,591.85	-	-	-	-	-	-	-	630,591.85
Wheeled Bins	-	-	-	-	-	-	-	-	-
	1,154,917.11	-	79,331.00	889,341.35	175,792.41	159,197.00	22,364.76	65,488.54	2,546,432.17



Table 3	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	Total	
									£	£
The amount that has been comm										
Affordable Housing	180,900.00	259,676.00	562,100.00	-846,600.00	-60,276.00	-120,000.00	-	160,000.00		135,800.00
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-		175,000.00
Transport & Cycle routes	-	-	-	50,000.00	-	40,000.00	-	-		90,000.00
Open Space Etc	68,136.61	27,039.76	146,851.55	371,813.65	10,000.00	-4,675.00	90,066.08	112,160.96		821,393.61
Maintenance of Onsite open spa	-	-	-	275,044.25	-	-	80,000.00	-		355,044.25
Planning Plus Liason Committee	20,000.00	-	-	-	-	-	-	-		20,000.00
Footpaths	-	-	-	-	-	-	-	-		-
Leisure Facilities	-	-	-	-	-	-	-	-		-
Biodiversity	-	-	-	-	-	-	-	-		-
Other	-	-	-	-	-	-	-	-		-
George Elliott Hospital	-	-	-	-	-	41,442.45	25,365.00	62,122.00		128,929.45
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00		12,583.00
Warwickshire Police	-	-	-	-	-	-	-	-		-
Warwickshire County Council	-	-	15,000.00	-	-	-	12,965.00	-		27,965.00
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-		35,752.60
	279,036.61	286,715.76	723,951.55	-91,321.10	-32,944.40	51,767.45	238,396.08	346,865.96	-	1,802,467.91

**Relevant to various policies**
**GROSS COMPLETIONS for 1 APRIL 2019 – 31 MARCH 2022  
by SETTLEMENT HIERARCHY for NORTH WARWICKSHIRE**

<b>CATEGORY 1</b>	<b>Market Towns of Atherstone with Mancetter &amp; Polesworth with Dordon &amp; the Green Belt Market Town of Coleshill</b>
<b>CATEGORY 2</b>	<b>Settlements Adjoining the Outer Boundary of The Borough</b>
<b>CATEGORY 3</b>	<b>Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New &amp; Old Arley, Kingsbury, Water Orton</b>
<b>CATEGORY 4</b>	<b>Other Settlements with A Development Boundary – Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Ridge Lane, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End</b>
<b>CATEGORY 5</b>	<b>All Other Locations</b>

YEAR: 2019/20

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	1	0	Over Whitacre	5	2	
Polesworth	1	26	25	Astley	5	1	
Coleshill	1	52	39	Corley	4	3	
Grendon	3	7	7	Fillongley	5	7	5
Baddesley	3	2	2	Middleton	5	3	3
Ansley	4	32	30	Nether Whitacre	5	2	
Fillongley	4	3	3	Baxterley	5	2	1
Austrey	4	31	30	Wishaw	5	1	
Arley	3	1	0	Hurley	4	1	
Warton	4	42	42	Whitacre Heath	4	1	
Mancetter	1	12	12	Polesworth	1	6	6
Newton Regis	4	1	0	Wood End	4	3	3
				Coleshill	1	1	1
<b>Total</b>		<b>210</b>	<b>190</b>	<b>Total</b>		<b>33</b>	<b>19</b>
<b>Total By Settlement Category</b>	<b>1</b>	<b>91</b>	<b>76</b>	<b>Total By Settlement Category</b>	<b>1</b>	<b>7</b>	<b>7</b>
<b>Total By Settlement Category</b>	<b>3</b>	<b>10</b>	<b>9</b>	<b>Total By Settlement Category</b>	<b>4</b>	<b>8</b>	<b>3</b>
<b>Total By Settlement Category</b>	<b>4</b>	<b>109</b>	<b>105</b>	<b>Total By Settlement Category</b>	<b>5</b>	<b>18</b>	<b>9</b>
<b>Total By Settlement Category</b>				<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>				<b>Total By Settlement Category</b>			

YEAR: 2020/21

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	1	1	Over Whitacre	5	2	2
Polesworth	1	22	11	Caldecote	5	4	2
Coleshill	1	12	10	Corley	5	2	
Grendon	3	7	7	Fillongley	4	6	5
Baddesley	3	1	1	Middleton	5	1	
Chapel End	5	4	2	Shuttington	4	1	
Fillongley	4	5	5	Baxterley	5	1	1
Austrey	4	33	33	Atherstone	1	4	4
Hartshill	3	15	15	Newton Regis	4	1	
Warton	4	26	18	Piccadilly	4	1	
Corley	5	1		Polesworth	1	5	3
Newton Regis	4	1	1	Wood End	4	3	3
				Maxstoke	5	1	1
<b>Total</b>		<b>128</b>	<b>104</b>	<b>Total</b>		<b>32</b>	<b>21</b>
<b>Total By Settlement Category</b>	<b>1</b>	<b>35</b>	<b>22</b>	<b>Total By Settlement Category</b>	<b>1</b>	<b>9</b>	<b>7</b>
<b>Total By Settlement Category</b>	<b>3</b>	<b>23</b>	<b>23</b>	<b>Total By Settlement Category</b>	<b>4</b>	<b>12</b>	<b>8</b>
<b>Total By Settlement Category</b>	<b>4</b>	<b>65</b>	<b>57</b>	<b>Total By Settlement Category</b>	<b>5</b>	<b>11</b>	<b>6</b>
<b>Total By Settlement Category</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>				<b>Total By Settlement Category</b>			

YEAR: 2021/22

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	18	5	Shustoke	4	0	0
Polesworth	1	35	35	Wood End	4	11	11
Coleshill	1	5		Ansley	4	72	72
Grendon	3	89	89				
Dordon	1	8	8				
Chapel End	5	2					
Hurley	4	2					
Mancetter	1	1					
Ansley	4	18	18				
Warton	4	114	114				
Wood End	4	2	2				
<b>Total</b>		<b>294</b>	<b>271</b>	<b>Total</b>		<b>83</b>	<b>83</b>
<b>Total By Settlement Category</b>	<b>1</b>	<b>67</b>	<b>48</b>	<b>Total By Settlement Category</b>	<b>4</b>	<b>83</b>	<b>83</b>
<b>Total By Settlement Category</b>	<b>3</b>	<b>89</b>	<b>89</b>	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>	<b>4</b>	<b>136</b>	<b>134</b>	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>				<b>Total By Settlement Category</b>			

**NUMBER OF GROSS COMPLETIONS FROM 1 APRIL 2019 – 31 MARCH 2022 SPLIT BETWEEN GROSS TOTAL & NEW BUILD**

**TOTAL GROSS COMPLETIONS 1 APRIL 2019 – 31 MARCH 2022 = 780**

**Inside Development Boundary**

	<i>Gross Completions</i>	<i>Percentage</i>	<i>Of Which New Build</i>
Total By Settlement Category 1	193	24.74%	146
Total By Settlement Category 2	0		0
Total By Settlement Category 3	122	15.64%	121
Total By Settlement Category 4	310	39.74%	296
Total By Settlement Category 5	7	0.90%	2

**Outside Development Boundary**

	<i>Gross Completions</i>	<i>Percentage</i>	<i>Of Which New Build</i>
Total By Settlement Category 1	16	2.05%	14
Total By Settlement Category 2	0		0
Total By Settlement Category 3	0		0
Total By Settlement Category 4	103	13.21%	94
Total By Settlement Category 5	29	3.72%	15

LP5

Employment Land Supply from 1<sup>st</sup> April 2019 to 31 March 2022

2019/20

## Completions of sites over 0.4 hectares

*None*

## Outstanding on sites over 0.4

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
Core 42	Dordon	PAP/2017/0014	UC	17.42	B1, B2 & B8
Land north east of the Beanstalk - Plot 7	Dordon	PAP/2015/0679	UC	2.2	B1, B2, B8
SE of Junction 10 M42 (won at appeal)	Dordon	PAP/2018/0149	UC	25.37	B1/2/8
Kingsbury Road	Curdworth	PAP/2017/0521	NS	0.99	A1, Other
Power Station B Site	Hams Hall	PAP/2018/0036	UC	20	B1, B2, B8
Plot 13 Marconi Way	Hams Hall	PAP/2018/0763	NS	1.069	Office
Land south of Rowland Way	Atherstone	PAP/2018/0159	NS	1.92	B1(a), B8
				<b>92.109</b>	

### Completions of sites under 0.4 hectares

Unit 11	Atherstone	PAP/2018/0139	<b>COM</b>	0.39	B1(a), B2
				<b>0.39</b>	

### Outstanding of sites under 0.4

Site		Planning application number	Status	Size	Use class
BEC Engineering Ltd	Atherstone	PAP/2014/0432	NS	0.11	loss of factory
Lane's Yard	Lea Marston	PAP/2017/0234	NS	0.02	B2
3 Springhill	Arley	PAP/2017/0179	NS	0.01	B8
Plot W1A	Dordon	PAP/2018/0284	NS	0.1	B1(a)
Park Gate Farm	Middleton	PAP/2018/0696	NS	0.29	Other
Land rear of unit 12B	Atherstone	PAP/2018/0475	NS	0.15	B1(c)
Langley Brook business park	Middleton	PAP/2018/0711	NS	0.30	B8
Magna House	Atherstone	PAP/2019/0403	NS	0.04	loss of office
The Boot	Grendon	PAP/2019/0151	NS	0.07	A4, A1, B1(a), D2
The Black Swan	Grendon	PAP/2017/0219	NS	0.01	A3
				<b>1.1</b>	

### Loss of Employment Land

Unit 6	Atherstone	PAP/2017/0673	NS	0.04	loss B1/B2/B8
				<b>0.04</b>	



## Completions of above 0.4 hectares

Site		Planning application number	Status	Size	Use class
Land north east of the Beanstalk - Plot 7	Dordon	PAP/2015/0679	COM	2.2	B1, B2, B8
Kingsbury Road	Dordon	PAP/2017/0521	COM	0.99	A1, Other
Power Station B Site	Hams Hall	PAP/2018/0036	COM	20	B1, B2, B8
Plot 13 Marconi Way	Hams Hall	PAP/2018/0763	COM	1.069	Office
				<b>24.259</b>	

## Outstanding applications of over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B2
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1, B2 & B8
Core 42	Dordon	PAP/2017/0014	UC	17.42	B1(c), B2, B8
SE of Junction 10 M42 (won at appeal)	Dordon	PAP/2018/0149	UC	25.37	B1/2/8
Land south of Rowland Way	Atherstone	PAP/2018/0159	NS	1.92	B1(a), B8
				<b>67.85</b>	

### Completions of under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Plot W1A	Dordon	PAP/2018/0284	COM	0.1	B1(a)
Park Gate Farm	Middleton	PAP/2018/0696	COM	0.29	Other
The Boot	Grendon	PAP/2019/0151	COM	0.07	A4, A1, B1(a), D2
The Black Swan	Grendon	PAP/2017/0219	COM	0.01	A3
				<b>0.47</b>	

### Outstanding applications of under 0.4 hectares

Site		Planning application number	Status	Size	Use class
3 Springhill	Arley	PAP/2017/0179	NS	0.01	B8
Land rear of unit 12B	Atherstone	PAP/2018/0475	NS	0.15	B1(c)
Langley Brook business park	Middleton	PAP/2018/0711	NS	0.30	B8
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
Crida House	Curdworth	PAP/2020/0269	NS	0.24	B1(c)
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
				<b>1.23</b>	

### Loss of Employment land

BEC Engineering Ltd	Atherstone	PAP/2014/0432	NS	0.11	loss of factory
Unit 6	Atherstone	PAP/2017/0673	NS	0.04	loss B1/B2/B8
Magna House	Atherstone	PAP/2019/0403	UC	0.04	loss of office
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
				<b>0.22</b>	

## Completions over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Core 42	Dordon	PAP/2017/0014	COM	17.42	B1, B2 & B8
SE of Junction 10 M42 (won at appeal)	Dordon	PAP/2018/0149	COM	25.37	B1/2/8
				<b>42.79</b>	

## Outstanding over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
Land south of Rowland Way	Atherstone	PAP/2018/0159	NS	1.92	B1(a), B8
				<b>25.06</b>	

## Completions under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Land south-west of M42 roundabout Dordon	Dordon	PAP/2021/0108	COM	0.23	B8
112 High Street	Coleshill	PAP/2021/0139	COM	0.02	loss of office
				<b>0.25</b>	

**Outstanding under 0.4 hectares**

<b>Site</b>		<b>Planning application number</b>	<b>Status</b>	<b>Size</b>	<b>Use class</b>
Magna House	Atherstone	PAP/2019/0403	UC	0.04	loss of office
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
Crida House	Curdworth	PAP/2020/0269	NS	0.24	B1(c)
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
Kingsbury Link	Kingsbury	PAP/2021/0220	NS	0.01	B1(c)
70-72 High Street	Coleshill	PAP/2021/0289	NS	0.07	loss of office
104, High Street	Coleshill	PAP/2020/0031	NS	0.08	loss of office
133a, Long Street	Atherstone	PAP/2020/0144	NS	0.00	loss of office
Westbourne Leisure, 45 Parkfield Road	Coleshill	PAP/2020/0494	UC	0.03	loss of office
				<b>0.81</b>	

***Allocations in adopted Local Plan***





<b>SITE</b>	<b>USE CLASS</b>	<b>Gross Area – Ha's</b>
E1 - Holly Lane, Atherstone	B1/B2/B8	6.6
E2 - West of Birch Coppice	B1/B2/B8	5.1
E3 - Playing fields south of A5	B1	3.5
E4 - MIRA	<b>B1/B2</b>	42
<b>TOTAL</b>		<b>57.2</b>





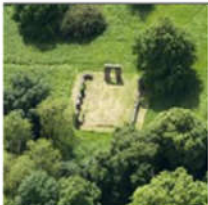
**Total Land Supply as at 31<sup>st</sup> March 2022**

	<b>over 0.4 hectares</b>	<b>under 0.4 hectares</b>	<b>Total</b>
<i>Total Completions Since 2019/20 – 2021/2022</i>			
<i>2019/20</i>	0	0.39	
<i>2020/21</i>	24.25	0.47	
<i>2021/22</i>	42.79	0.25	
<i>Allocations In Local Plan</i>	57.2	0	
<i>Outstanding Sites with Planning Permissions as at 2021/22</i>	25.06	0.81	
<b>Total</b>	<b>149.3</b>	<b>1.92</b>	<b>151.22</b>
<i>Loss of employment land</i>	0	0.26	0.26
<b>Total minus losses</b>			<b>150.96</b>

## Extract from Historic England's Heritage at Risk Register 2021

HERITAGE AT RISK 2021 / MIDLANDS / NORTH WARWICKSHIRE

 <p>© Historic England</p>	<p><b>SITE NAME:</b> Maxstoke Priory, Church Road, Maxstoke</p> <p><b>DESIGNATION:</b> Scheduled Monument and Listed Buildings - 6 grade II*, 2 LBs</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> A (A)</p> <p><b>OWNER TYPE:</b> Private, multiple owners</p> <p><b>LIST ENTRY NUMBER:</b> 1011195 and 1034822; 1034823; 1365129; 1034821; 1116038; 1320105</p>	<p>Substantial remains of an early C14 Augustinian monastery including infirmary, precinct walls and outer gatehouse with attached barn and farmhouse. The buildings are steadily decaying, the granary range is in poor condition and the infirmary structure is propped. Historic England has part funded repairs to the boundary walls and is working with the owners to review the condition of the gatehouse and other sections, looking to address their condition.</p> <p>Contact: Marie Twomey 0121 625 6838</p>
 <p>© Historic England</p>	<p><b>SITE NAME:</b> Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains, Merevale</p> <p><b>DESIGNATION:</b> Scheduled Monument, 6 LBs, part in RPG grade II*</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> C (C)</p> <p><b>OWNER TYPE:</b> Private</p> <p><b>LIST ENTRY NUMBER:</b> 1014682</p>	<p>Mid-C12 Cistercian monastery retaining several visible fragments of major monastic buildings but also earthwork and buried remains which illustrate the development of the monastery. Stonework in the refectory is eroding and needs addressing through a condition assessment to inform conservation. Historic England is continuing to work with the Estate to address the site.</p> <p>Contact: Marie Twomey 0121 625 6838</p>
 <p>© Historic England</p>	<p><b>SITE NAME:</b> Stables range north east of Middleton Hall, Middleton</p> <p><b>DESIGNATION:</b> Listed Building grade II*</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> Vacant/not in use</p> <p><b>PRIORITY CATEGORY:</b> D (D)</p> <p><b>OWNER TYPE:</b> Charity (heritage)</p> <p><b>LIST ENTRY NUMBER:</b> 1365197</p>	<p>Originally stables and a lodging block C1570, this building is timber framed with brick infill panels. It consists of a four-bay main range with a two-bay cross wing at the north end and a two-storey gabled porch to the left of the centre. There is a courtyard of farm buildings to rear. The building is disused and in need of repair to ensure its structural stability and keep it weatherproof. A Master plan to develop the site as a heritage visitor centre has been produced, repurposing the stable block and adjacent courtyard as the new visitor entrance to the Middleton Hall Estate.</p> <p>Contact: John Tieman 0121 625 6839</p>
	<p><b>SITE NAME:</b> Moat, footbridge and gatepiers to Shustoke Hall Farmhouse, Moat House Lane, Shustoke</p> <p><b>DESIGNATION:</b> Listed Building grade II*</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> A (A)</p> <p><b>OWNER TYPE:</b> Private</p>	<p>Homestead moat, footbridge and gate piers c.1686, with late C18 service wing which is in poor condition. Substantial sections of overgrown walls and buttresses were previously leaning outwards and required rebuilding. Much of this work has been carried out by the Estate. Progress has been made since 2013 with repointing to the moat walls, but further repairs are needed. Historic England is advising on repairs to the remaining sections.</p>

	<p><b>SITE NAME:</b> Maxstoke Priory, Church Road, Maxstoke</p> <p><b>DESIGNATION:</b> Scheduled Monument and Listed Buildings - 6 grade II*, 2 LBs</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> A (A)</p> <p><b>OWNER TYPE:</b> Private, multiple owners</p> <p><b>LIST ENTRY NUMBER:</b> 1011195 and 1034822; 1034823; 1365129; 1034821; 1116038; 1320105</p>	<p>Substantial remains of an early C14 Augustinian monastery including infirmary, precinct walls and outer gatehouse with attached barn and farmhouse. The buildings are steadily decaying, the granary range is in poor condition and the infirmary structure is propped. Historic England has part funded repairs to the boundary walls and is working with the owners to review the condition of the gatehouse and other sections, looking to address their condition.</p> <p>Contact: Marie Twomey 0121 625 6838</p>
	<p><b>SITE NAME:</b> Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains, Merevale</p> <p><b>DESIGNATION:</b> Scheduled Monument, 6 LBs, part in RPG grade II*</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> C (C)</p> <p><b>OWNER TYPE:</b> Private</p> <p><b>LIST ENTRY NUMBER:</b> 1014682</p>	<p>Mid-C12 Cistercian monastery retaining several visible fragments of major monastic buildings but also earthwork and buried remains which illustrate the development of the monastery. Stonework in the refectory is eroding and needs addressing through a condition assessment to inform conservation. Historic England is continuing to work with the Estate to address the site.</p> <p>Contact: Marie Twomey 0121 625 6838</p>
	<p><b>SITE NAME:</b> Stables range north east of Middleton Hall, Middleton</p> <p><b>DESIGNATION:</b> Listed Building grade II*</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> Vacant/not in use</p> <p><b>PRIORITY CATEGORY:</b> D (D)</p> <p><b>OWNER TYPE:</b> Charity (heritage)</p> <p><b>LIST ENTRY NUMBER:</b> 1365197</p>	<p>Originally stables and a lodging block C1570, this building is timber framed with brick infill panels. It consists of a four-bay main range with a two-bay cross wing at the north end and a two-storey gabled porch to the left of the centre. There is a courtyard of farm buildings to rear. The building is disused and in need of repair to ensure its structural stability and keep it weatherproof. A Master plan to develop the site as a heritage visitor centre has been produced, repurposing the stable block and adjacent courtyard as the new visitor entrance to the Middleton Hall Estate.</p> <p>Contact: John Tiernan 0121 625 6839</p>
	<p><b>SITE NAME:</b> Moat, footbridge and gatepiers to Shustoke Hall Farmhouse, Moat House Lane, Shustoke</p> <p><b>DESIGNATION:</b> Listed Building grade II*</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> A (A)</p> <p><b>OWNER TYPE:</b> Private</p> <p><b>LIST ENTRY NUMBER:</b> 1226189</p>	<p>Homestead moat, footbridge and gate piers c.1686, with late C18 service wing which is in poor condition. Substantial sections of overgrown walls and buttresses were previously leaning outwards and required rebuilding. Much of this work has been carried out by the Estate. Progress has been made since 2013 with repointing to the moat walls, but further repairs are needed. Historic England is advising on repairs to the remaining sections.</p> <p>Contact: Marie Twomey 0121 625 6838</p>
	<p><b>SITE NAME:</b> Alvecote priory and dovecote, Shuttington</p> <p><b>DESIGNATION:</b> Scheduled Monument, 2 LBs</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>PRIORITY CATEGORY:</b> C (C)</p> <p><b>OWNER TYPE:</b> Local authority, multiple owners</p> <p><b>LIST ENTRY NUMBER:</b> 1020623</p>	<p>The listed and scheduled remains of a C12 Benedictine monastery. The primary structure on site represents the C14 remodelling of the building and has been subject to heritage crime and natural deterioration. An associated medieval dovecote is also affected by issues with its roof covering, water penetration and vandalism. Historic England is encouraging the Local Authority to establish a management plan for the site and carry out repairs to the standing remains of the priory and dovecote.</p> <p>Contact: Marie Twomey 0121 625 6838</p>

**PRIORITY CATEGORIES**

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.

- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

**NOTE**  
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

**ABBREVIATIONS**

<b>CA</b>	Conservation Area
<b>LB</b>	Listed Building
<b>LPA</b>	Local Planning Authority
<b>NP</b>	National Park
<b>RPG</b>	Registered Park and Garden
<b>SM</b>	Scheduled Monument
<b>LUA</b>	Unitary Authority
<b>WHS</b>	World Heritage Site



© Historic England

SITE NAME:	<b>Church of St Mary, Sheepy Road, Atherstone</b>	Large imposing church constructed in two parts with a central tower. Chancel may date from C12 as an independent chapel, and then remodelled c1383 when the nave was added. Older parts are built in rubble. Nave and aisles were rebuilt in 1849 in rubble granite, wagon roof with moulded braces and purlins. The octagonal tower was part of the original chapel, but was remodelled in the C13/C14. Works to the roof have been completed but the high level stonework of the tower remains in poor condition and in need of repair.
DESIGNATION:	Listed Place of Worship grade II*, CA	
CONDITION:	Poor	
PRIORITY CATEGORY:	C (C)	
OWNER TYPE:	Religious organisation	
LIST ENTRY NUMBER:	1365164	Contact: Marie Twomey 0121 625 6838

SITE NAME:	<b>Roman Camp, Mancetter</b>	LIST ENTRY NUMBER:	1005736
DESIGNATION:	Scheduled Monument, part in CA	TREND:	Unknown
CONDITION:	Unknown	NEW ENTRY?:	No
PRINCIPAL VULNERABILITY:	Other	CONTACT:	Marie Twomey 0121 625 6838
OWNER TYPE:	Mixed, multiple owners		

SITE NAME:	<b>Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains, Merevale</b>		
DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*	LIST ENTRY NUMBER:	1014682
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Deterioration - in need of management	NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners	CONTACT:	Marie Twomey 0121 625 6838

SITE NAME:	<b>Alvecote priory and dovecote, Shuttington</b>		
DESIGNATION:	Scheduled Monument, 2 LBs	LIST ENTRY NUMBER:	1020623
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Scrub/tree growth	NEW ENTRY?:	No
OWNER TYPE:	Local authority	CONTACT:	Marie Twomey 0121 625 6838



**LP19 Local Nature Reserves****NORTH WARWICKSHIRE LOCAL NATURE RESERVE REPORT FOR 2019 / 20**

The following comprises a summary of works delivered over the last twelve months by the Warwickshire Wildlife Trust (“WWT”) in connection with Abbey Green Park, Cole End Park, Daffern’s Wood and Kingsbury Meadow Local Nature Reserves (“LNR”s).

The year began with the finalisation of new management plans for the four LNR’s. During this process the plans, which were due for review, were put into WWT’s new management plan format and following consultation with North Warwickshire Borough Council (“NWBC”) were updated and approved. The plans will cover the period to 2022.

The programme of habitat management commenced with the annual task of Himalayan balsam control at Cole End Park. In addition to four days of volunteer time manually pulling the non-native invasive plant, we also received the support of colleagues at Tame Valley Wetlands. Working with CABI scientists, the team introduced a biocontrol to help manage the balsam, which currently dominates the plantation woodland. The biocontrol is a ‘species specific’ rust fungus that has been given Government approval for release after ten years of research and consultation. A control area was designated for the fungus application with the remaining areas being removed by hand.

An important part of our work is to engage with people about their local green spaces. One of the ways in which we do this is by taking the time to speak to local residents when on site. We receive a lot of positive feedback in this way and this year has been no different. At Abbey Green Park, our volunteers received praise for their efforts from a local businessman who showed his support by providing the team with some much needed chocolate! At Cole End Park, the team were thanked for tackling the never ending balsam and opening up the paths. At Daffern’s Wood, a new resident to the local area was pleased to see the team managing the woodland and a long conversation was had about how special a place he felt the wood was.

We also welcomed comments from residents regarding opportunities for habitat management improvement. At Daffern’s Wood, residents had been pleased to see the array of wild flowers that had developed over the last few years but were concerned as to the amount of bramble that had begun to encroach. We agreed and planned in targeted bramble removal, which should allow for a continued display of wild flowers once again this year. At Cole End Park, we were asked to provide some viewing points in the vegetation along the river bank, which we did and which will be factored into future management.

In July 2019, our team of survey volunteers visited Abbey Green Park to conduct a survey of the back water channel vegetation and plantation woodland. Not content with this, they also reported all manner of other species including dragonflies, damselflies, butterflies, birds and even galls. The session also allowed the team to engage with local families and children and encourage them to see what they could spot on the reserve.

At Kingsbury Meadow, the team got stuck into a task that doesn't come along very often; the removal of a giant Russian vine, which had escaped from an adjacent garden. Whilst it was a hard days' work; a lot of fun was had by all. This lovely reserve continues to be a haven for wildlife.

Our work with local schools continued with the education team delivering to Hurley and Kingsbury Schools through which they engaged with 285 children. A further session with Arley Primary School is scheduled in for March 2020.

This is only a snapshot of the year's work, as from April 2019 to date; volunteers gave over 962 hours of their time to managing the four LNR's with associated staff guidance time at 166 hours.

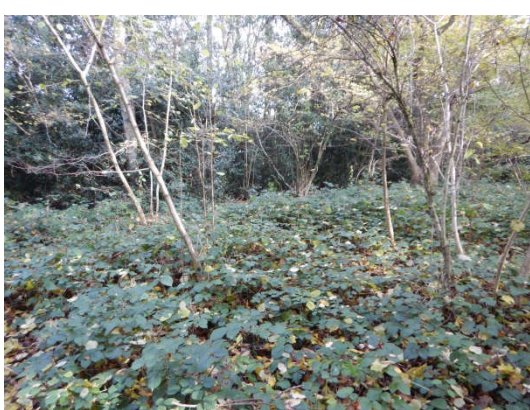
### *Photographs*

#### **Opening up the paths at Cole End Park**



**Credit WWT**

#### **Bramble control (before and after) at Daffern's Wood**



**Credit Rachael Crew**



**Credit Rachael Crew**

#### **Meadow management at Kingsbury Meadow**



**Credit Peter Thorne**

## **NORTH WARWICKSHIRE LOCAL NATURE RESERVE REPORT - APRIL 2020 to MAR 2021**

The following comprises a summary of works delivered over the last twelve months by Warwickshire Wildlife Trust (“WWT”) in connection with Abbey Green Park, Cole End Park, Daffern’s Wood and Kingsbury Meadow Local Nature Reserves (“LNR”s).

This year was made considerably more challenging with the outbreak of the Covid 19 pandemic, lockdowns, the furloughing of staff and suspension of volunteering at certain points during the spring and summer. As such; not all habitat management tasks ordinarily undertaken could be completed. From August onwards, however, our usual programme of volunteering (with extra measures put in place to ensure tasks were Covid secure) resumed and a fantastic autumn and winter season was enjoyed with the vast majority of tasks being completed.

Momentum was gained in our Nature Force sessions that ran every Monday throughout late summer, the autumn and until December. Posters were put up at Abbey Green Park in an attempt to engage with local people and this was successful with two new volunteers being recruited, who not only worked at Abbey Green Park, but also joined work parties at other sites too. At Daffern’s Wood, local residents were contacted with some, subsequently joining our work parties.

Our volunteer sessions were greatly received by the participants during the autumn and into the winter. Participants stated that the sessions became an important part of their routine and mental wellbeing during increasing Covid 19 restrictions and decreasing liberties.

At Kingsbury Meadow, we completed all of the habitat and site management works on the programme. These included cutting and raking a proportion of the sedge bed and surrounding vegetation, cutting back scrub, cutting the drier grassland and raking off the uprisings, pulling non-native plant species and maintaining the living willow arches.

At Daffern’s Wood, we completed all of our outlined works for the site. Tasks included coppicing of hazel to bring structure and light into this beautiful ancient woodland, removal of non-native invasive tree species, cutting back scrub in the pit, cutting and raking the grassland and pulling up the invasive garden escape plant, yellow archangel.

At Cole End Park, staff will complete a woodland management and grassland task on the w/c 22<sup>nd</sup> of February, which has been rescheduled several times due to high water levels, which have prevented access to areas requiring management.

At Abbey Green Park, staff and volunteers cut and raked the ‘top meadow’, raked areas of the island and cut back and raked the ‘buffer’ between the water channel and the playing field. High water levels meant wetland vegetation could not be pulled at the appropriate time.

An important part of our work is to engage with people about their local green spaces. One of the ways in which we do this is by taking the time to speak to local residents when on site. Staff and volunteers have been overwhelmed with the positive feedback from site users this year across all of the sites. At Abbey Green Park, our volunteers received praise for their works to maintain and enhance the site and at Daffern’s Wood, neighbours to the site commented upon how special the wood is. Our usual work with local schools and other community engagement events with local

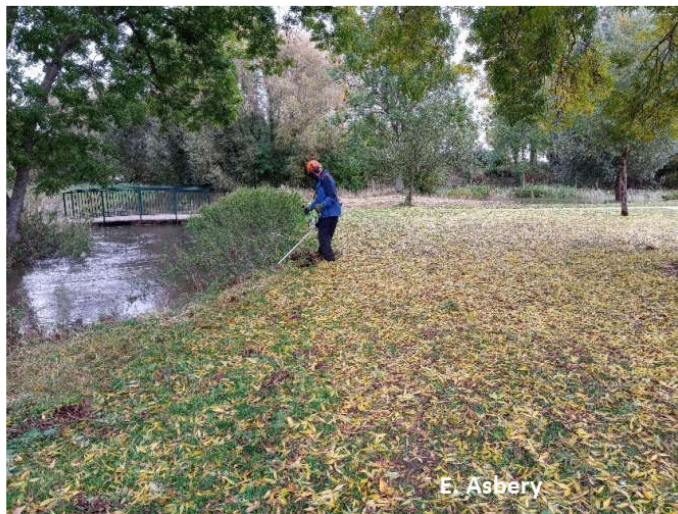
people, e.g. at guided walks, has not taken place this year due to the pandemic but we are keen to pick this up and continue in 2021 and into the future when restrictions are lifted.

This is only a snapshot of the year's work, as from August 2020 to date; volunteers gave over 155 hours of their time to managing the four LNR's with associated staff guidance time at 35 hours. In addition; staff have undertaken a further 63 hours of management.

We look forward to resuming a full programme of site and habitat management, surveying and monitoring and community and school engagement in 2021 and into 2022 if Covid 19 restrictions permit. An ambitious and varied programme is currently in draft!

### *Photographs*

*Below: Buffer strip cut back and raked at Abbey Green Park.*



*Below: gradual sycamore removal at Daffern's Wood to create space for native trees.*



## **NORTH WARWICKSHIRE LOCAL NATURE RESERVE REPORT**

### **SEPTEMBER 2021 to JANUARY 2022**

The following comprises a brief summary of works delivered over the last six months by Warwickshire Wildlife Trust (“WWT”) in connection with Abbey Green Park, Cole End Park, Daffern’s Wood and Kingsbury Meadow Local Nature Reserves (“LNR”s). This complements the report sent in September 2021.

Works across the sites are progressing well and nearing completion. Winter works have started in November and continued until January.

At Daffern’s Wood, winter woodland management works are largely complete. We have continued with the gradual removal of trees in the ‘pit’ and the cutting of a proportion of the bramble. The coppice regime in the centre of the wood and in compartment A has seen over mature hazel shrubs regenerated and allows light down on to the woodland floor. This will benefit the dormant woodland flora this spring. Smaller sycamore have been removed to across further areas of the wood and a small number of hollies along the boundary to reduce the likelihood of spreading as they can become invasive and shade out other plants and trees. Our volunteers enjoy working in the wood and we invite along two local long term volunteers. Local residents are very supportive of our work and we have a high level of engagement whilst on site.

Kingsbury meadow management was completed (with the exception of the woody debris installation) in the autumn with a focus on cutting and removing the arisings from the sedge beds and grassland areas to maintain floristic diversity. The 2 willow arches are now regenerated and tamed! It is proposed that the woody debris installation project be unclaimed for this year and receives further planning and consideration next year.

At Abbey Green; the top meadow there was a mix up which meant it got cut by NWBC and Nature Force raked and removed the cuttings on their visit. Further grassland cutting and raking took place on the island. Two days of reed and vegetation pulling in the channels took place but this task was made difficult by the silty/muddy bed. School engagement with the Trust’s Education team in the autumn term took place.

Building on the summer work of Himalayan Balsam pulling, Cole End park grasslands alongside the river Tame have been cut to knee height and two trees have been coppiced in the woodland compartment, bringing light and structure to the plantations. Tree planting after the LYriC funded tree management is planned alongside wildflower plug planting. Local people continue to support our work and we receive many positive comments when on site. We continue a policy of inviting local contacts to work parties and tasks on their local sites.

Finally, the Trust secured funding to run a health and wellbeing project at Daffern’s Wood. Funded by the NHS Coventry & Warwickshire CCG – Winter pressures fund the Trust is delivering 2 x 8-week bush craft courses, between September 2021 and 31st March 2022. The outcomes for the project are to meet increased demand from local people, to promote the uptake of physical health checks and vaccines with all participants and to maintain their wellbeing.

Woodland wellbeing courses, run by colleagues, are also taking place at Cole End Park with a focus on mental health and a return to Daffern's Wood will occur later in 2022 due to its success.

Below is a breakdown of the volunteer sessions and hours committed for the year 2021/2022 to date along with a few photos of activities across the autumn and winter.

Site	Date	Number of volunteers	Hours	Comments
NF Abbey Green	04/10/2021	3	15	Reed / plant pulling / brush cutting, litter picking
NF Abbey Green	13/10/2021	2	7	Backwater channel; clearance
NF Abbey Green	25/10/2021	4	20	Grassland raking
		<b>Total</b>	<b>42</b>	
NF Cole End Park	03/06/2021	5	35	Balsam pulling
NF Cole End Park	29/07/2021	7	38.5	Balsam pulling
NF Cole End Park	15/11/2021	2	10	Grassland - paths and woodland management
NF Cole End Park	10.1.2022	3	15	Grassland man and tree planting prep
		<b>Total</b>	<b>98.5</b>	
NF Dafferns Wood	02/08/2021	2	5	Variegated yellow archangel pull
NF Dafferns Wood	26/08/2021	7	35	Grassland management
NF Dafferns Wood	27/08/2021	3	11	Scrub management, revisiting regrowth
NF Dafferns Wood	17.1.2022	8	40	Woodland management
NF Dafferns Wood	24.1.2022	3	15	Woodland management
		<b>Total</b>	<b>106</b>	
NF Kingsbury Meadow	16/08/2021	4	22	Grassland management
NF Kingsbury Meadow	27/09/2021	3	15	Sedge bed / grassland / wetland cut
NF Kingsbury Meadow	11/10/2021	4	20	Grassland / wetland management
Tameforce - Cole End Park	20/07/2021	8	40	Balsam pulling
SF Kingsbury Meadow	23/07/2021	4	20	Wet grassland condition survey
		<b>Total</b>	<b>117</b>	
		<b>Total Hours</b>	<b>363.5</b>	
		<b>Days</b>	<b>51.92</b>	
		<b>Volunteer match in £</b>	<b>£5088.16</b>	(based on £98.00 per day based on WCAVA figures)





Reed pulling in the channels at Abbey Green Park. Eddie Asbery.



Willow arch maintenance at Kingsbury Meadow. Eddie Asbery



Raking the 'top meadow' at Abbey Green. Eddie Asbery

**Relevant to various policies**
**Building Regulations Statutory Guidance**

Approved Document	Topic	Date
A	Structure	1 Sept 2013
B	Fire safety	23 Aug 2022
C	Site preparation and resistance to contaminants and moisture	3 Sept 2013
D	Toxic substances	2 Dec 2010
E	Resistance to sound	4 Mar 2015
F	Ventilation	15 June 2022
G	Sanitation, hot water safety and water efficiency	9 Mar 2016
H	Drainage and waste disposal	4 Dec 2010
J	Combustion appliances and fuel storage systems	29 July 2022
K	Protection from falling, collision and impact	3 Jan 2013
L	Conservation of fuel and power	15 June 2022
M	Access to and use of buildings	7 June 2021
O	Overheating	15 June 2022
P	Electrical safety	1 Jan 2013
Q	Security in dwellings	5 Mar 2015
R	High speed electronic communications networks	20 April 2016
S	Infrastructure for charging electric vehicles	25 Feb 2022
7	Material and workmanship	29 Nov 2018