

***North Warwickshire Local Plan***

***Annual Monitoring Report***

***Up to 31 March 2023***



**North Warwickshire  
Borough Council**

## What is an AMR?

The Annual Monitoring Report (AMR) provides information and data on the policies from the North Warwickshire Local Plan 2021. It helps to monitor the policies, seeing how progression is being made towards their implementation.

This is the second full AMR since the adoption of the North Warwickshire Local Plan 2021. The base data for the Local Plan is from the 31<sup>st</sup> March 2019. Where possible data is provided from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2023.

### 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 current planning IT system. The system is being changed but it is unclear if the expected improvements to monitoring information will be achieved. This will be regularly reviewed.

### **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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**Executive Summary**








**Summary of Local Plan Policy**

<b>Policy</b>	<b>Title</b>	<b>Indicator/ metrics</b>	<b>Target</b>	
<b>LP1</b>	<b>Sustainable Development</b>	Achievement of all indicators in the Local Plan which contribute towards LP1	<ul style="list-style-type: none"> <li>i. All monitoring targets met or exceeded</li> <li>ii. Development supported by required infrastructure with reference to IDP and NWBC26 Appendix A</li> </ul>	
<b>LP2</b>	<b>Settlement Hierarchy</b>	Achievement of all indicators in the Local Plan which contribute towards LP2	<ul style="list-style-type: none"> <li>i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure,</li> <li>ii. All development outside of defined settlements justified and appropriate.</li> </ul>	
<b>LP3</b>	<b>Green Belt</b>	<p>Change to extent/ character of Green Belt</p> <p>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</p>	<ul style="list-style-type: none"> <li>i. Protection of Green Belt's essential characteristics and purposes,</li> <li>ii. Any inappropriate development justified by very special circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>i </li> <li>ii </li> </ul>
<b>LP4</b>	<b>Strategic Gap</b>	<p>Change to extent/ character of Strategic Gap</p> <p>Numerical loss of area defined as Strategic Gap (in hectares/ square metres)</p>	<ul style="list-style-type: none"> <li>i. Retaining a meaningful gap within the terms of LP4</li> <li>ii. Any exceptions to protection accorded via LP4 justified.</li> </ul>	<ul style="list-style-type: none"> <li>i </li> <li>ii </li> </ul>
<b>LP5</b>	<b>Amount of development</b>	<p>Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate</p> <p>Employment land delivered by Use Class and by hectare and</p>	<ul style="list-style-type: none"> <li>i. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B,</li> <li>ii. Minimum of 100 hectares of employment land delivered to 2033 in line with the employment</li> </ul>	<ul style="list-style-type: none"> <li>i </li> <li>ii </li> </ul>









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		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>

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<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	

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		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	












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<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	

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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>	

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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	




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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 second full AMR since the adoption of the North Warwickshire Local Plan in September 2021.
- 1.2 The Local Plan monitoring year takes place between 1<sup>st</sup> April and 31<sup>st</sup> March. 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 the full monitoring year from 1<sup>st</sup> April is used. The data in the Local Plan where relevant is as of 31<sup>st</sup> March 2021. Information in this AMR is 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 4<sup>th</sup> July 2023 and ratified by Executive Board on 19<sup>th</sup> July 2023 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	Scope, Issues and Options prepared		Consultation to take place in Spring 2024	2024
Employment	DPD	Scope, Issues and Options prepared		Consultation to take place early 2024	2024
Open Space and Recreation	SPD	Adopted			2023
Bin Storage	SPD	Adopted			2023
Affordable Housing	SPD			Spring 2024	Winter 2024
Developer Contributions	SPD			Spring 2024	Winter 2024
Residential Design	SPD			Spring 2024	Spring 2025
Design Principles (Site H4)	SPD			Winter 2023	Summer 2024
Design Principles (Site H2)	SPD			Winter 2023	Winter 2024
Parking	SPD			Spring 2024	Summer 2024
Shop Fronts	SPD			Spring 2024	Autumn 2024
Lighting	SPD			Spring 2024	Autumn 2024

### **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. The Statement covers the period up to the end of 31<sup>st</sup> March 2023.

- 4.2 It is attached as Appendix A to this report and can be found at [Infrastructure Funding Statement | North Warwickshire \(northwarks.gov.uk\)](#).

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

- 5.1 The Duty to Co-operate is currently 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 (NPPF) sets out that authorities should produce, maintain, and update one or more statement(s) of common ground, throughout the plan-making process. The Levelling Up and Regeneration Act 2023 is updating the plan making process and proposes to replace the Duty to Cooperate with a more flexible alignment test. The alignment test is yet to be defined/described so there is no information on how cross-border planning will work.

## **6 Neighbourhood Plans**

- 6.1 As at March 2023 there were 7 made Neighbourhood Plans:
- 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)
  - Dordon Neighbourhood Plan (adopted December 2023)
- 6.2 Between April to December 2023 the Dordon Neighbourhood Plan was made (adopted) in December 2023 and Nether Whitacre Neighbourhood Plan went to referendum. Following a positive referendum in favour of the Neighbourhood Plan the Borough Council is looking to adopt it in early 2024. In addition, there continues to be some progress on the Polesworth Neighbourhood Plan and Curdworth Neighbourhood Plan.

6.3 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

## 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
2022/23	265	168	3	1	164

\* 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
2022/23	32

**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
2022/23	5.3 years

\* Adjusted for covid – see LP5 for further information

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

<b>Year</b>	<b>Conversion gross completions</b>	<b>COU gross completions</b>	<b>New build completions</b>		<b>Percentage</b>
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%
2022/23	10	0	50	60/168	36%



## 8 North Warwickshire Local Plan

8.1 The Local Plan was adopted on 29<sup>th</sup> September 2021. At Full Council in June 2023, it was agreed that the review of the Local Plan will take place once the new plan making regulations are in place and it is clear the process for review.

## 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 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 IT system is to be introduced 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:

- 1 The opening of the Hartshill Medical Centre
- 2 The opening of the new Hartshill Secondary School
- 3 HS2: Phase 1 is currently under construction in the M42 corridor. Progress is being made on the construction of the line. Changes to HS2 are under consideration but these are unclear as how they will affect North Warwickshire at the current time.

## LP2 Settlement Hierarchy

<i>Indicator/ metrics</i>
<i>Achievement of all indicators in the Local Plan which contribute towards LP2</i>
<i>Target</i>
<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>

***i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure***

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.

iii In addition an Appeal at Curlew Close, Warton was also dismissed as contrary to Policy LP2 and a site at Warton Lane, Austrey, (in addition to cumulative significant landscape, ecological, heritage and visual harm). This indicates both Inspectorate support of the LP2 policy principles and its use and application in Development Control decisions. Nevertheless, examples of continuing pressure and need for LP2 are highlighted by a further planning

application resubmission, following an earlier refusal, pending for 9 dwellings at Land to rear of 1 - 3 Birmingham Road Ansley.

**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.</i>	<i>Protection of Green Belt’s essential characteristics and purposes</i>
<i>ii.</i>	<i>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 major applications approved within the Green Belt, including the Surf Park, application reference PAP/2019/0496, the Wall of Prayer Landmark Structure, reference PAP/2019/0701, for which development has commenced for both .

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. The proposed HGV/Lorry Park west of Hams Hall Roundabout, reference PAP/2020/0295, also submitted as addressing wider than local need, has, however, been refused as inappropriate development within the Green Belt and is currently undergoing a Planning Appeal.

Further work remains ongoing for infrastructure development in relation to HS2 implementation. These works are approved on National Infrastructure need, through Act of Parliamentary, that is accommodated within National and Local Green Belt Policy.

The last monitoring year one Appeal been dismissed on Policy LP3 grounds, lack of “very special circumstances” and ‘loss of openness’ to the Green Belt including;

- PAP/2021/0531 – New dwelling - Orchards, Bennetts Road North, Corley – Dismissed 19/12/2022

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**

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

There have been no planning applications submitted and/or approved within the Strategic Gap between 01/04/2022 and 31/03/2023 and no numerical/spatial loss of Strategic Gap area over the last monitoring year..

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 including an Outline Application for B1, B8 warehousing development and lorry park, that may/will have a significant impact on the visual separation between the settlements. The residential application off Robey’s Lane, part within the local; Plan allocation area and part outside but within the Strategic Gap is also still pending. There is also one residential flats proposal just impacting the edge of the Strategic Gap, off Tamworth Road, east of Bridge Street, also pending. However, this site also falls within, and impacts on, Flood Zones 2 and 3,

**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>
ii.	<i>Minimum of 100 hectares of employment land delivered to 2033</i>
iii.	<i>19 permanent residential Gypsy &amp; Traveller Pitches by 2033</i>
vi.	<i>Needs for travellers and travelling showpeople met with regard to latest evidence/monitoring for policy LP10</i>
vii.	<i>Provision of adequate infrastructure to support development requirements</i>
viii.	<i>Maintenance of a five-year supply of deliverable housing sites.</i>

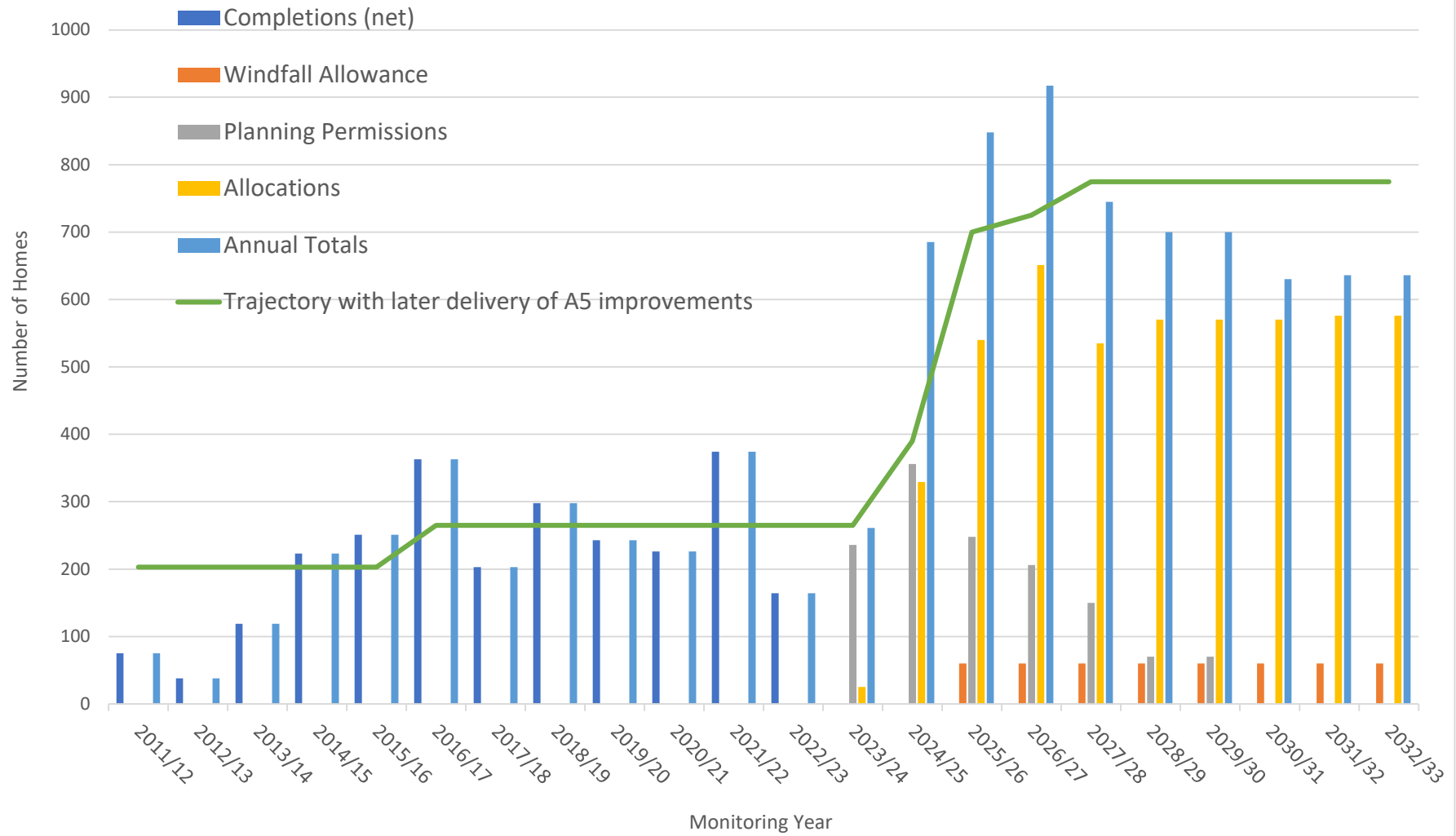
**i) Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B**

The graph on page 22 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 Annum 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>

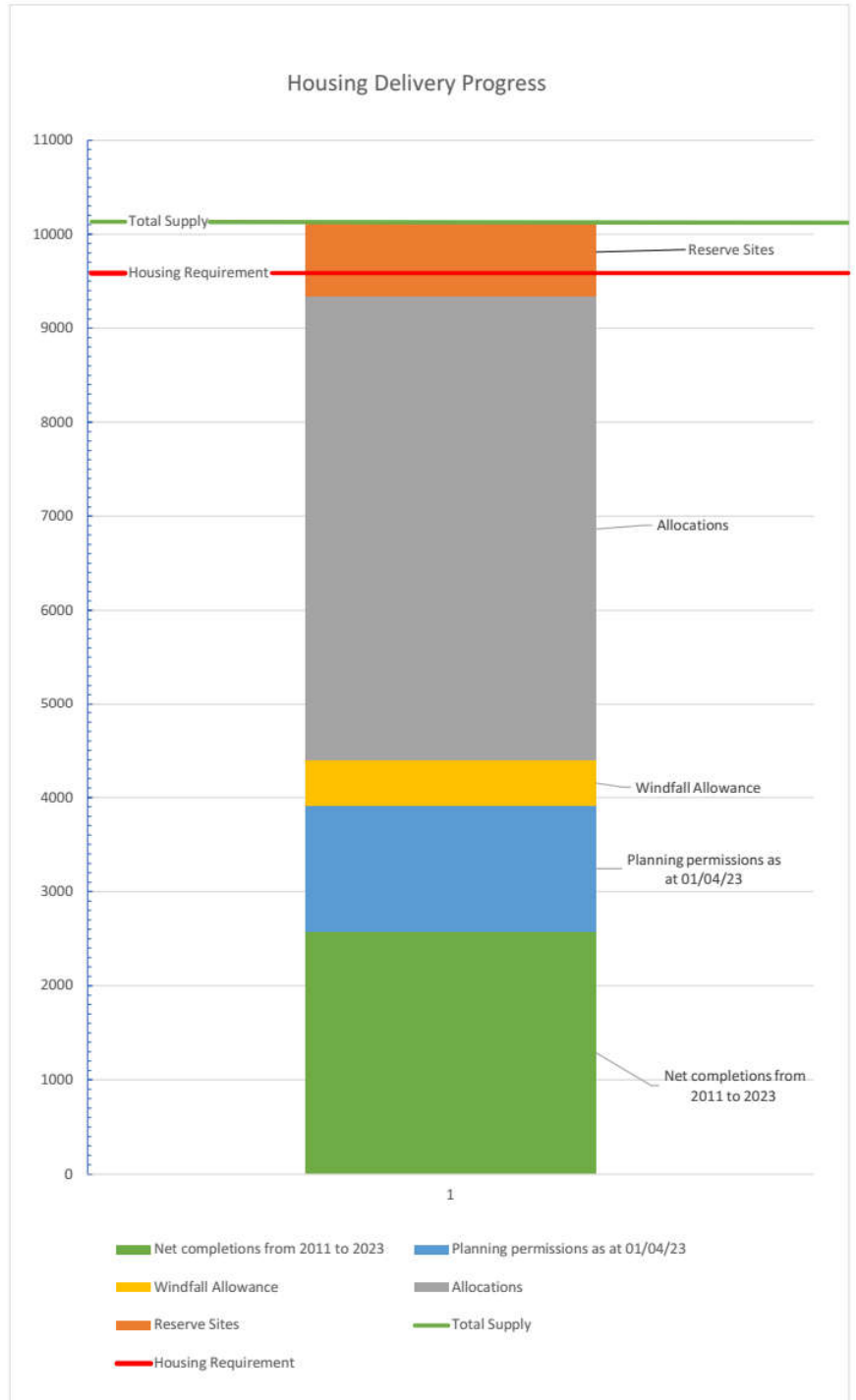
**Chart 1: Updated Housing Trajectory from Local Plan Appendix B**



The following chart shows the progression towards the housing requirement of 9598. Currently it is expected that supply will deliver 9335 homes by 2033 a potential shortfall 263 units. However Local Plan policy LP38 identifies an additional 794 units available on the Reserve Housing Sites RH1, RH2 and RH3. As a result the overall total potential supply exceeds the housing requirement as indicated in Chart 2 below.

**Chart 2: Housing Delivery Progress as at 31<sup>st</sup> March 2023**

<b>Housing Requirement</b>	<b>9598</b>
<b>Reserve Sites</b>	<b>794</b>
<b>Allocations</b>	<b>4942</b>
<b>Windfall Allowance</b>	<b>480</b>
<b>Planning permissions as at 01/04/23</b>	<b>1336</b>
<b>Net completions from 2011 to 2023</b>	<b>2577</b>
<b>Total Supply</b>	<b>10129</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 149.74 hectares. The detailed information is supplied in Appendix C.

**Table 7: Total Land Supply as at 31<sup>st</sup> March 2022 - 2023**

	over 0.4 hectares	under 0.4 hectares	Total
<i>Total Completions Since 2019/20 – 2021/2022</i>			
2019/20	0	0.39	
2020/21	24.25	0.47	
2021/22	42.79	0.25	
2022/23	0.00	0.25	
<i>Allocations In Local Plan</i>	57.2	0	
<i>Outstanding Sites with Planning Permissions as at 2022/23</i>	23.14		
<b>Total</b>	<b>147.38</b>	<b>2.36</b>	<b>149.74</b>
<i>Loss of employment land</i>	0	0.04	0.04
<b>Overall Total</b>			<b>149.70</b>

**iii. 19 permanent residential pitches**

Policy LP5 identifies a requirement of 19 traveller pitches 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 24 pitches have been delivered to date as shown in Table 8 below.

**Table 8: All Planning Permissions Granted Since 2019**

Planning Reference	Total Pitches	Caravans: as per application at Appeal date.	Date
<b>a) Kirby Glebe</b>			
PAP/2019/0203	4	8	16/5/19
PAP/2019/0457	2	4	19/12/22
PAP/2019/0256	4	8	
3 Planning Appeals (Combined Enforcement and Planning)	7	10	
<b>b) Mancetter</b>			
PAP/2018/0050	1	2	8/12/21
<b>c) Corley</b>			
PAP/2017/0547	2	4	29/8/19



PAP/2019/0529	2	4	9/12/21
<b>d) Austrey</b>			
PAP/2020/0156	2	4	29/06/2022
<b>TOTAL</b>	24	44	

As noted, Policy LP5 identifies a requirement of 19 traveller pitches required between 2019 and 2033. The 24 residential pitches granted consent between 01/04/2019 to 31/03/2023 shows good progress towards meeting the needs of Gypsy and Travellers in the Borough.

A Gypsy and Traveller Development Plan Document will be going out for consultation in early 2024 and it identifies the following issues:

1 whether there is a need for the identification of further pitch capacity through new sites or within existing sites for the period up to 2040, covered by the GTAA. The Kirby Glebe site may provide opportunities for future pitches. The issue of intensification is one to be considered through the GT DPD consultation. The situation will need monitoring to identify availability in future appeals or applications.

In applying the requirement going forward from 2023, as the Borough has approved 24 pitches by 2023, and these pitches have been completed/implemented. 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 4.2 pitch requirement over the next 5 years (2023/24-2027/28 , based on 1 year at 1.8 pitches per annum and 4 years at 0.6 pitches per annum from GTAA 2019) , the requirement for a minimum 19 pitches within the Local Plan has been more than addressed through the 24 planning consents granted. There are currently no outstanding, unimplemented planning consents for pitches available to contribute towards future supply.

The issues of need, supply and availability of sites and pitches will be addressed through the forthcoming Gypsy and Traveller DPD, including the potential allocation of pitches.

There is no current 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 during monitoring year 2022/23.

**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 2023	Gross completions minus any losses including demolitions	2577
c	Planning permissions as at 01/04/	1336 minus 3% for lapse rate = 1296	1296
d	Windfall Allowance	An allowance of 60 dwellings per annum (2024 to 2033)	480
e	<b>Sub-total of supply</b>	b+ c + d	<b>4353</b>
	<b>Part B</b>		
f	<b>Outstanding Requirement</b>	Land to be allocated (9598 – 4353) (a-e)	<b>5245</b>
g	Allocations	H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12	4942
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>9295</b>
j	Supply	beyond 2033	420

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

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

	<i>Dwellings per annum (dpa)</i>	<i>Total per period</i>
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)\***

	<i>Net</i>	<i>Pandemic adjustment</i>
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
2022/23	164	
<b>TOTAL</b>	<b>2482</b>	<b>2577</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)\***

<i>Year</i>	<i>dpa</i>
2023/24	25
2024/25	329
2025/26	540
2026/27	651
2027/28	535
	<b>2080</b>

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

<b>As at 31<sup>st</sup> March 2021</b>	<b>1336</b>
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**Table 16: Windfall (10)\***

<i>Year</i>	<i>dpa</i>
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 2011-2223		2870
2	Net Completions 2011-23 – <i>adjusted for pandemic*</i>		2577
3	Shortfall		293
4	Requirement 22/2323/24 – 26/2727/28		2855
5	Requirement 22/2323/24 – 26/2727/28 + Shortfall (4 + 3)		3148
6	Buffer	5%	157
<b>7</b>	<b>Total requirement (5 + 6)</b>	661 dpa	3305
8	Supply from Allocated Sites**		2080
9	Sites with planning permission		1336
10	Windfall (Years 4 - 5)		120
11	sub-total of deliverable sites		3536
12	Lapse rate (-) 3% ( <i>of row 9</i> )		40
<b>13</b>	<b>Total Deliverable Supply (11 – 12)</b>		3496
<b>14</b>	<b>5YLS Position (13/7 *5 or 13 / 661dpa)</b>		<b>5.3</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**

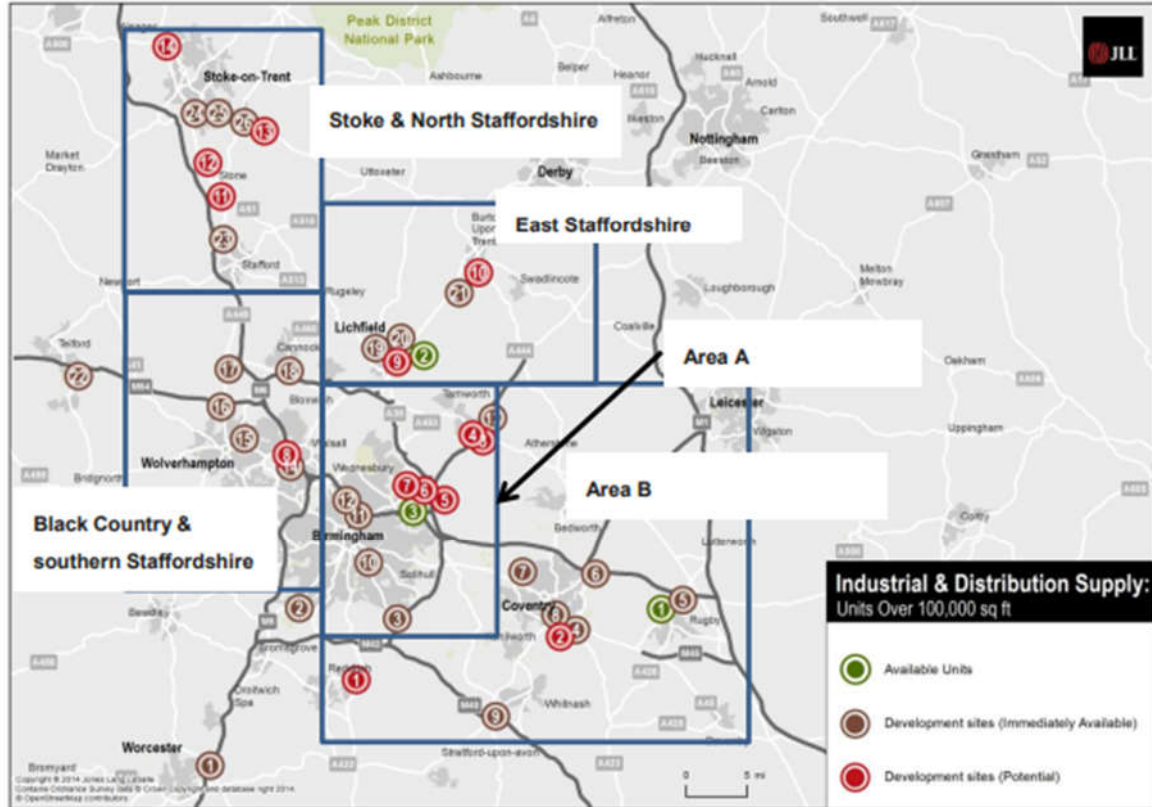
<i>Indicator/ metrics</i>
Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic 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, notwithstanding the recent Gov't decisions on the next phases of HS2 and scale of development) 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. The two main proposals have partially commenced development and 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 39 individual entries on the Custom/ Self Build Register for the period up to 31/03/2023, which is available on the Council's website – [link](#).

Between 2020/22 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. Two additional consents, one for a replacement dwelling (PAP/2021/0602) and one site with planning consent (PAP/2021/0267) have also been marketed as a self-build opportunities this monitoring year, now subsequently sold. It is notable that the latter consent was not identified at the application submission stage as a 'self-build' opportunity, despite potentially according with the self-build definition, but lacking the primary input into its final design and layout by the initial owner. There are other opportunities similar to this, that may come forward and provide further opportunities for sites for potential self-build developments (with input from initial purchasers/owners), to come forward.

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**

2022/23 Whole Borough	28.86 dwelling dwellings per ha
2022/23 Urban	37.31
2022/23 Rural	8.09

The average density of dwellings per hectare for the whole of the applications granted consent in the Borough area and extant for the 2022/23 monitoring year is 28.86 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 sites within designated Settlement Development Boundaries and Site Allocations (which includes sites adjoining DB's which comply with Policy LP2 requirements) a figure of **37.31** 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 8.09 dwellings per hectare has been achieved, clearly indicating the much lower density delivery and site circumstances (in relation to character/layouts) of proposals, including some large dwellings in large landscaped plots, 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.

No further planning applications were refused on Policy LP7 density grounds in the last monitoring year 2022/23.

## 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>

A windfall site is defined in the NPPF as:

*“Windfall sites: Sites not specifically identified in the development plan.”*

It is a site that cannot be planned for and comes forward through the submission of a planning application rather than through a site allocation in a Local Plan. Table 20 below indicates the amount of development from windfall sites.

In the previous AMR 2021/22 information provided indicated that windfall applications had exceeded the expected 60 dwellings per annum over the last three years up to that point. However, it is important to note that there are some nuances in the interpretation of what makes a site a windfall site. It is generally considered that they should be small in nature and not have been identified as a development site in any form in the Local Plan process. This would include the Strategic Land Site Assessment which sits behind the Local Plan allocations.

Windfall can thus be interpreted and calculated in different ways and various figures are provided below.

From the Local Plan examination, it was expected that windfall would generally be those sites less than 0.2 hectares and/ or be for 5 units or less. The table below includes sites that are not allocated in the Local Plan and shows a continuing supply of windfall sites.

**Table 20: Amount of Windfall**

Year	Number of new Windfall Applications		No of windfall sites on list – all sites	Number of completions	
	Small site	Large site		Small site	Large site
2019/20	50	9	95	44	183
2020/21	34	7	147	30	96
2021/22	55	4	94	23	339
2022/23	45	3	182*	22	123

Note: Small sites - less than 0.2 hectares and / or have 5 units or less  
 Large sites - greater than 0.2 hectares and / or more than 5 units  
 \* All sites excluding Allocated Local Plan sites

## LP9 Affordable Housing Provision

Indicator/ metrics
Amount of affordable housing provision
Target
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 4 monitoring years. As can be seen, although completions were high in 2021/22 they dropped in 2022/23, and the percentage of affordable housing completions is relatively low at 19% 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%
2022/23	168	164	32	19%	20%
<b>TOTAL</b>	<b>945</b>	<b>912</b>	<b>229</b>	<b>24%</b>	<b>25%</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>	11	

**Progression towards the 19 pitch requirement**

As noted, Policy LP5 identifies a minimum requirement of 19 traveller pitches required between 2019 and 2033. The 24 pitches, granted consent between 01/04/2019 to 31/03/2023 highlighted in the section on Policy LP5 ‘Amount of Development’, shows good progress towards meeting the needs of G&T in the Borough.

The need for the identification of further pitch capacity through new sites or within existing sites is an issue that will be addressed through the forthcoming Gypsy and Traveller DPD.

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 in 2022/23.

**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. These two sites have recently commenced development through the construction of the access road serving both sites/venues.

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 applications to monitor this indicator. Changes to regulations around "permitted development rights" involving employment and commercial change of use to residential without requiring a planning application, and a rationalising/simplifying of use classes between which commercial uses and properties can transfer, may make a detailed, accurate analysis of loss of employment land, or any changes of use resulting in loss of employment and commercial land or uses, difficult to track, particularly within Town Centres. Analysis of Business Rates may be the most useful method of monitoring these changes.

## 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

22/23 - 11 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

22/23 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.

The impact on rural communities, settlements and their economies in terms of lack of rural employment opportunities, lack of rural commercial premises and impacts on sustainability generating greater pressure and need for car-based travel (in absence of comprehensive public transport or safe cycle ways/routes) need to be considered. The emerging Employment DPD will consider this issue and the possibility of seeking employment and commercial specific sites, with permitted development rights removed, in order to maintain some supply of small commercial and employment sites, uses and premises within rural areas.

**LP14 Landscape**

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

In addition a number of planning application refusals over the last monitoring year have addressed adverse (negative and harmful) impacts on landscape character, using Policy

LP14 and the Landscape Character Area assessment as justification for the refusal. These include;

1. PAP/2022/0331 - Outline application for No.1 two storey dwelling with garage / studio, The Old Farm House New Road, Shuttington
2. PAP/2021/0676 - Erection of one no. dwelling (C3 use) by recycling an existing agricultural building, Land at South Hill Farm Appleby Hill, Austrey
3. PAP/2020/0246 - Erection of 28 affordable dwellings, Land adjacent 15 Curlew Close, Warton
4. PAP/2020/0295 – Outline application for an overnight truck stop comprising 200 HGV spaces and associated facilities including fuel refuelling station, Land West Of Hams Hall Roundabout, Curdworth
5. PAP/2021/0044 – Change of use of land to use as a residential caravan site for 6 touring caravans, Barn Fishery Atherstone Road, Hartshill
6. PAP/2021/0403 - Outline application for the residential development for up to 5 no. dwellings, Land rear of Fox and Dogs Warton
7. PAP/2021/0617 - Change of use of land for siting of glamping pods and associated facilities including woodland lodge, Land 350 Metres South West Of Warwick View Appleby Hill, Austrey
8. PAP/2022/0030 – Construct seven Holiday Lodges, Delamere Purley Chase Lane, Mancetter
9. PAP/2022/0334 – Change of use to residential and erection of 2 self build homes, Warton Lane, Austrey
10. PAP/2022/0615 - Outline planning permission for the erection of a single dwelling, detached double garage, Newton Close Farm Austrey Lane, Newton Regis
11. PAP/2021/0707 - Outline planning development of land for up to 10 dwellings. Land To The West Of Wulfric Avenue, Austrey
12. PAP/2022/0409 - Proposed Telecommunications Mast, Arley Industrial Estate Colliers Way

Similarly, the Policy has successfully been defended at planning appeal for two sites, at Newton Regis and including more recently the site above at Curlew Close, Warton. All the above applications and appeals were decided between 01/04/2019 and 31/03/2023 monitoring years. An appeal is also pending for the entry at No8, refusal noted above. In addition a small number of advertisement applications have also been refused on design and landscape impacts, but not specifically referencing Policy LP14.

**LP15 Historic Environment**

<b>Indicator/ metrics</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.
<b>Target</b>
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**

<b>Heritage Assets</b>	
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 2023**

	<b>Entry Name</b>	<b>Heritage Category</b>	<b>Detail (where noted)</b>	<b>Condition 2022</b>	<b>Condition 2023</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*	Added to Register in 2022. Repairs grant awarded in March 2022.	Poor	Poor
11	Middleton Hall, Middleton	Listed Building grade II*	Stables range north east of Middleton Hall	Poor	Poor

*North Warwickshire Local Plan  
Annual Monitoring Report 2022 – 2023*

12	Beech House, 19 Market Street, Atherstone	Listed Building grade II*		Poor	Poor
13	Alvecote priory and dovecote, Shuttington*	Scheduled Monument		Poor	Poor
14	Merevale Abbey, Merevale*	Scheduled Monument	Cistercian monastery, associated water control features and industrial remains	Poor	Poor
15	Oldbury Camp, Hartshill	Scheduled Monument	Univallate hillfort	No longer on register	No longer on register
16	Roman Camp, Mancetter	Scheduled Monument		No longer on register	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.

A number of proposals and applications have been refused on Policy LP15 grounds as impacting detrimentally either upon the Listed Building itself, a Conservation Area, or impacting harmfully on the character and setting of a Listed Building. The following table highlights those relevant refusals issued this monitoring year:

<b><i>Application reference Number, Proposal description and location</i></b>	<b><i>Policy LP15 Listed building Impact, Including setting</i></b>	<b><i>Policy LP15 Conservation Area Impact</i></b>
PAP/2022/0144 – Install 0.94m high black cast iron railings, Newton Cottages Seckington Lane, Newton Regis		X
PAP/2022/0202 - Prior Approval for erection of agricultural building, Field next to Fillongley Hall Broad Lane Fillongley	X	
PAP/2022/0334 - Change of use to residential and erection of 2 self build homes, Warton Lane, Austrey	X	
PAP/2023/0021 - Replacing the existing height restriction sign on the Friars Gate building with a height warning triangular sign, Friars Gate North Street, Atherstone	X	
PAP/2022/0184 - Installation of flood resistance measures related to doors, Little Bell Cottage Coventry Road Fillongley	X	
PAP/2022/0186 - Installation of flood resistance measures related to doors, mortar works and rear stonewater guard, Bell Cottage Coventry Road, Fillongley	X	

One appeal has been dismissed on grounds of Policy LP15, Heritage Policy, in terms of adverse effect upon the setting and thereby the significance of the Grade II\* listed St Nicholas Church, over the last monitoring year, indicating the Policy is performing reasonably well.

- PAP/2021/0077 - Appeal Ref: APP/R3705/W/22/3310379 - Land 50m North of St Nicholas Church, Church Lane, Austrey CV9 3EF



**LP16 Natural Environment**

<i>Indicator / metrics</i>	
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.
<i>Target</i>	
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 2023 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 % biodiversity net gain.

The update and review of the Warwickshire Green Infrastructure Strategy, used as an evidence base document for all Local Plans within the sub-region, has also progressed. The Strategy covers the topics of Biodiversity, Landscape and Accessibility and to support any local strategies or used as a stand-alone document. It is expected the Strategy will be finalised early over the forthcoming Monitoring Year 2023/24 to accommodate in addition the Biodiversity Net Gain (BNG) requirements as prescribed by Defra (to be launched early 2024), plus the emergence of other Nature Markets, such as nutrient neutrality, net zero carbon aspirations, etc.

In addition the Tame Valley partnership (NWBC Board Member) has also progressed a number of projects aimed and biodiversity improvements and enhancements. For example, Blythe Alive Again is a wildlife-focussed project to restore and re-naturalise critical areas of the River Blythe. Funded by the Environment Agency and Severn Trent, and working alongside Natural England, the Tame Valley Partnership will be working from 2022 onwards on over 140 hectares of land within the River Blythe SSSI (Site of Special Scientific Interest) area, to create a wide range of habitats.

Wildlife-focussed improvements will be delivered from over 5 years, and will involve the creation and management of vital wetland habitats, planting of trees, hedges and wildflower meadows, and restoration and re-naturalisation of critical areas of the River Blyth.

**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

The table below provides a snapshot of work currently undertaken within this monitoring year, focusing on areas of work around enhancement, improvements and restoration works undertaken:

<b>Tame Valley Wetlands reporting metrics - April 2022 - March 2023</b>		
<b>Activity</b>	<b>Metric</b>	<b>Notes</b>
<b>Habitat creation/restoration (ha)</b>	48.8	30ha wildflower meadow, 6ha wetland scrapes, 12.8ha habitat management for willow tit
Trees planted	7750	Via projects on River Blythe - tree planting and hedgerow creation. Continuing from 2021/22 work
Hedgerow restoration/creation (m's)	2000	Hedgerow creation/restoration along River Blythe
River/waterway restored (m)	370	River restoration at Cole Bank Park continuing from 2021/2 work
Features installed to improve water quality	2	Sustainable Urban Drainage Systems installed at Cole Bank Park and Babbs Mill
Waterbodies addressed for INNS	2	River Blythe and River Cole addressed for Invasive Non Native Species (Himalayan Balsam) via manual removal

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. A resubmission of the proposal affecting this area of Green Space, reference PAP/2022/0152 for Athag Ltd, is currently pending. The site has also been subject to Tree Preservation Orders. The situation and outcome will need monitoring over the forthcoming 2023/24 year.

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. No further applications directly impacting on designated Green Space within the Local plan have been received the last monitoring year.

**LP21 Services and facilities**

<i>Indicator / metrics</i>	
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
<i>Targets</i>	
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.

Unfortunately due to further recent changes around retail permitted development rights, which mean greater flexibility to change use from retail and commercial uses (now Class 'E') to residential within town centres without requiring planning permission, makes monitoring of the Policy more difficult. Nevertheless, the regulatory changes do include some controls particularly within The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Class MA.2. Schedule 2 whereby premises that are located in a conservation area, and where the development involves a change of use of the whole or part of the ground floor, or the property is a listed building or scheduled monument will require prior approval, Premises must also be vacant for 3 months prior to application for

prior approval. This may enable monitoring of retail loss where Town Centres are also covered by Conservation Area designation.

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

No unjustified loss reported. Further monitoring of this situation and review of approach to monitoring, perhaps through use of Non-Domestic Rate changes to properties, may be necessary to be able to monitor and assess any future losses accurately.

**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**

<i>Indicator / metrics</i>	
1	Improved availability and accessibility of recreation provision
2	Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought
<i>Targets</i>	
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 terms of projects the following examples were enabled and funded by S106 contributions;

**2021/22**

- Holly Bank, Austrey - £30,706 Play area Improvements
- Cole End Park, Coleshill - £6000 footpath and access (informal recreation) improvements



**22/23**

- Abbey Green Park – £18,706 Play area Improvements
- Cole End Park – £9,150 Play area Improvements

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**

The Open Space, Leisure and Sport SPD was adopted in January 2023 and is being used in 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 2021/22. The data for the stations in North Warwickshire may reflect the impacts of reduction 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 indicated in the table below (source ONS 2022);

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. No further progress or information is available on a study this monitoring year.

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. Coleshill Parkway has, however, been impacted by the recent proposals from West Midlands Railway to modernise the way train tickets are sold at stations. Coleshill Parkway ticket office is one of the stations identified as expected to close. The office is currently still open until end of year 2022/23 however this is expected to change over the next monitoring year. , Mobile teams would move between stations and would be deployed to offer extra help where needed. Ticket vending machines will be upgraded to make sure customers can still buy the most popular tickets at stations and many staff will have hand-held devices. New customer ‘help’ points would also be introduced at stations as part of the proposals.

3 Polesworth/Polesworth Parkway – desire to provide an improved or new access point to the railway.

## Station information

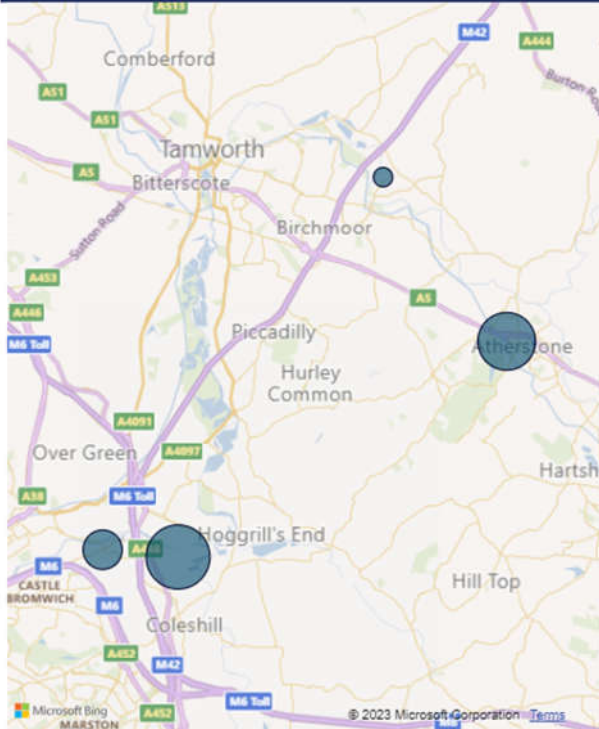
**Coleshill Parkway**  
Station Name

**North Warwickshire**  
Constituency

**North Warwickshire**  
Local Authority

**West Midlands Trains (West Midlands...**  
Station Facility Owner

## Station map



## Top stations

Station Name	Entries and Exits (2021-22)	Entries and Exits (2020-21)	Interchanges	Limitations
Coleshill Parkway	127,956	38,466	0	
Atherstone	95,118	29,300	0	
Water Orton	25,812	9,470	0	
Polesworth	136	22	0	

The data contained in this dashboard can be found in [Table 1410](#) and [Table 1415](#).

Further detail on quality limitations, including the impact of methodology changes on station usage estimates can also be found in [Table 1410](#) and in the quality & methodology report.

## Station map

## Time series

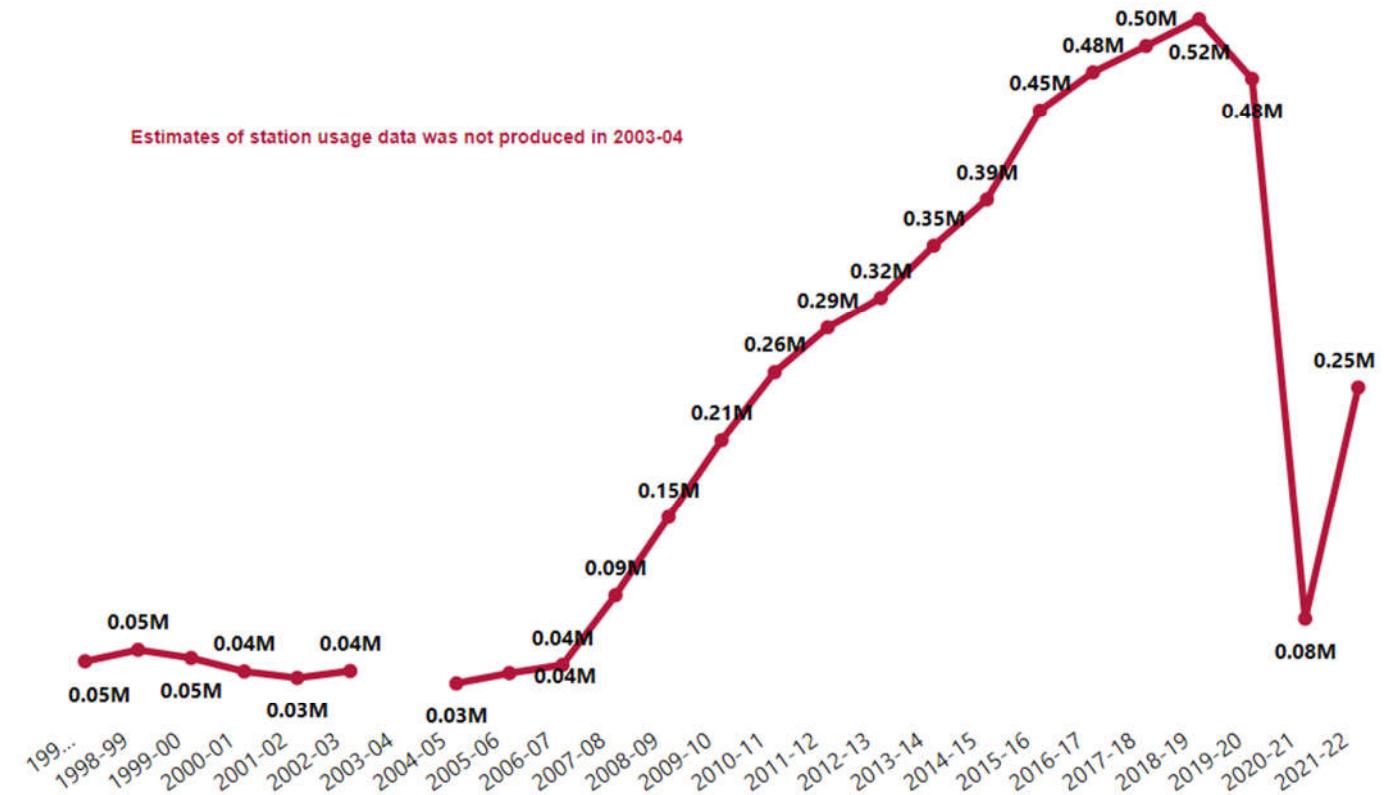
The following table provides the ONS Estimates of station usage April 1997 to March 2022 for all stations within North Warwickshire.

North Warwickshire Local Plan  
Annual Monitoring Report 2022 – 2023

Time series (Entries and exits)

Financial year	Entries and Exits
1997-98	45,787
1998-99	54,261
1999-00	48,223
2000-01	38,266
2001-02	33,501
2002-03	38,596
2003-04	
2004-05	29,416
2005-06	37,053
2006-07	43,102
2007-08	94,644
2008-09	152,558
2009-10	209,922
2010-11	260,406
2011-12	293,706
2012-13	316,024
2013-14	354,712
2014-15	388,886
2015-16	454,942
2016-17	483,418
2017-18	502,804
2018-19	522,620
2019-20	478,522
2020-21	77,258
2021-22	249,022

Entries and exits by financial year



The data contained in this dashboard can be found in [Table 1410](#) and [Table 1415](#).

Further detail on quality limitations, including the impact of methodology changes on station usage estimates can also be found in [Table 1410](#) and in the quality & methodology report.

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 and this may also be impacted by ongoing driver staffing and strike impacts over the last year.

## 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. Further discussions have been undertaken around works to address these concerns and extent of works required.

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, has been 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. A “lost” Tudor Gatehouse and Formal Garden was discovered as a result of the operational works at this site. The site and remains have been recorded and subsequently removed for re-siting possible preservation elsewhere locally.

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

**LP26 Strategic Road Improvements**

<i>Indicator / metric</i>
Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)
<i>Target</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 & 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 partially 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 2024 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. A date for decision on RIS 3 is expected early 2024.

**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. The consultation on the emerging Local Cycling and Walking Infrastructure Plan (LCWIP) was completed in August 2022. A consultation report and revised LCWIP is to be taken to the County Council's Cabinet on 23 January 2024. The outcome of this report and revised LCWIP will be noted in the next monitoring year AMR.

***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**

Indicator / metric
Improvements made where affected by development or alternative arrangements proposed to ease traffic flow
Target
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

<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 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.

As the most common Policy used in determining planning decisions, Policies LP29 and LP30 factored in approximately 30 planning refusals in the last monitoring year , using the various specific criteria within the Policies or applied as a general policy whole. The number of refusals using these policies separately and jointly indicate they are operating appropriately.

### 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. Nevertheless, a number of planning applications have been refused within the last monitoring year, for inappropriate signage under the aegis of Policy LP31 as unduly prominent and discordant, as well as visual amenity under Policies LP29 and 30 as follows:

1. PAP/2021/0686 - Advertisement for No.2 Billboards , Land At Junction Of Victoria Road And, School Hill, Hartshill,
2. PAP/2023/0021 - Replacing the existing height restriction sign on the Friars Gate building, Friars Gate North Street, Atherstone.

**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. No planning applications for new or extensions to existing agricultural, forestry and equestrian buildings or structures, or applications that involved the application of Policy LP32, were submitted in 2022/23, The lack of applications may reflect a slowdown in the agricultural and horticultural economy/industry within the Borough, despite the clear demand and the pressure for older agricultural buildings to be released to the market for residential redevelopment under the recent years permitted development right changes.

**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 **only 6** planning applications approved within Flood Zone areas 2 and 3 over the last monitoring year between 01/04/2022 and 31/03/2023. Most applications were minor proposals, non-residential or residential, changes of use or conversions, or demolition and replacement buildings that were permissible within the Flood Zones, which did not generate any objection, or “No objection subject to conditions in terms of finished floor levels” from the Environment Agency and/or where exempt from the exception and sequential tests required by policy.

Only **2** applications received initial Environment Agency (EA) Objections. . Both proposals involved submitted Surface Water Land Drainage or Flood risk assessments and/ sequential tests as part of the applications. One proposal, PAP/2021/0605 for a major Solar Farm, renewable led energy generating station and associated infrastructure, lay wholly within flood zone 1 (i.e. not directly impacting Flood Risk Zones) but the main concern from flooding is considered to be the capacity of the culverts. This was addressed through additional information and the provision of drainage attenuation ponds.

The most significant proposal affected was PAP/2014/0542, the Outline application for the development of up to 620 dwellings, open space, landscaping and associated infrastructure. – The Agency initially objected to the scheme due to the Flood Risk Assessment (FRA) lacking essential information. Following amendments being made to the FRA and appendices, the exclusion of all built development form from within Flood Zones 2 or 3, as proposed and adopted in the Local Plan Strategic Allocation H1, and confirmation that the surface water drainage features are to be sited outside flood zone footprint the EA amended their response to no objection subject to a series of conditions. These include limiting the surface water run off so that it does not increase the risk of flooding offsite; the location of the surface water retention basin to be located outside the 1 in 100 year fluvial outline and, the final drainage layout and calculation to be submitted prior to any development taking place.

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 2022/23.

**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**

<i>Indicator / metric</i>	
Ensure all new development meets national requirements in respect of efficiency	
<i>Targets</i>	
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 that now fall within national BR requirements (Part S).

### 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

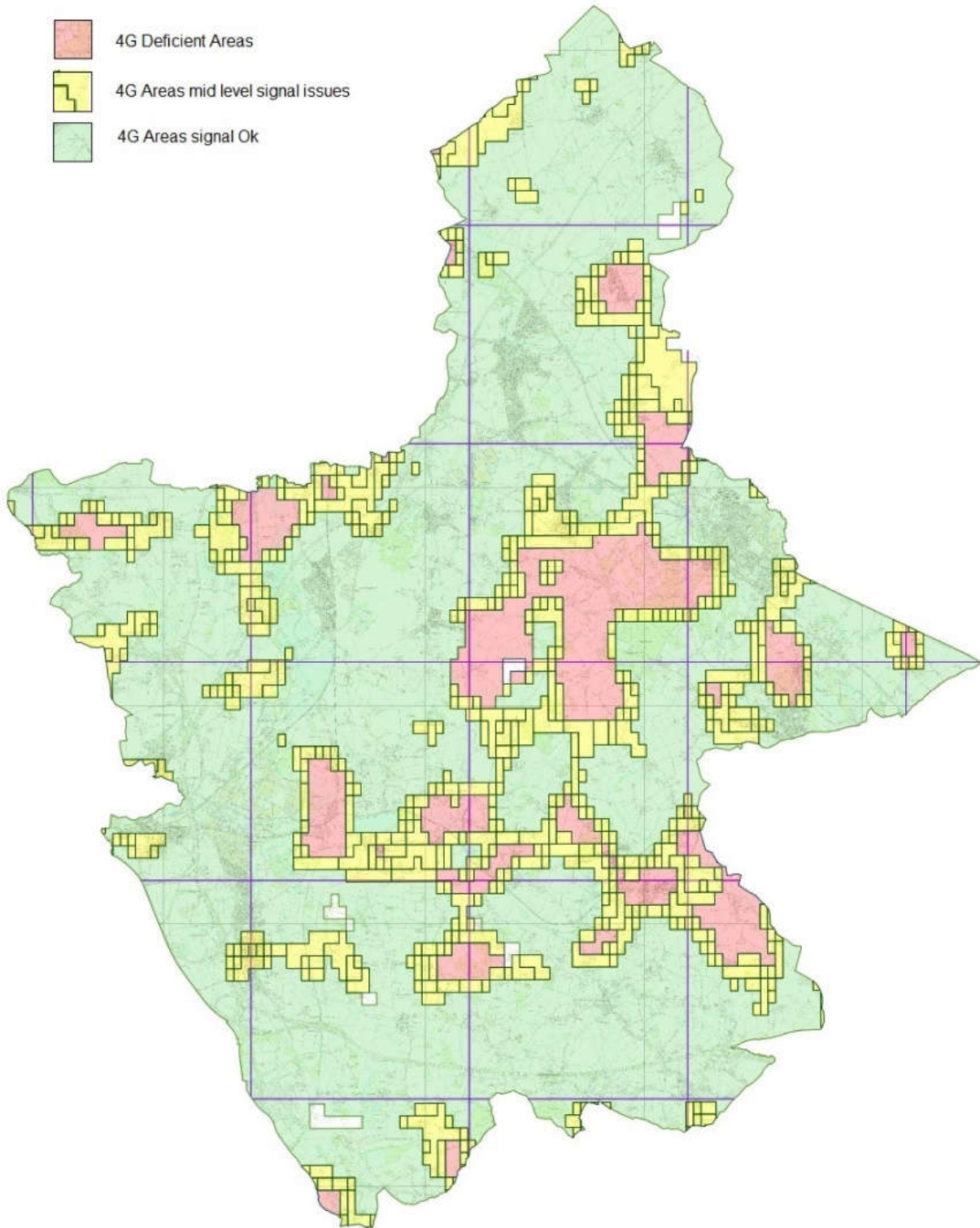
The CWS Broadband project sought to increase the coverage of internet connectivity throughout the sub-region. This has led to an estimate of 97% of the population being able to connect to the internet via a 3G connection. Data for how much of the population is covered by 4G is shown in the map below:

Mobile 4G Broadband coverage is reasonably well provided for and improving annually across the Borough. Map 1 shows the 4G coverage and signal strength map for 2020 providing some indication of the current coverage and strength for 4G mobile services/provision.

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.

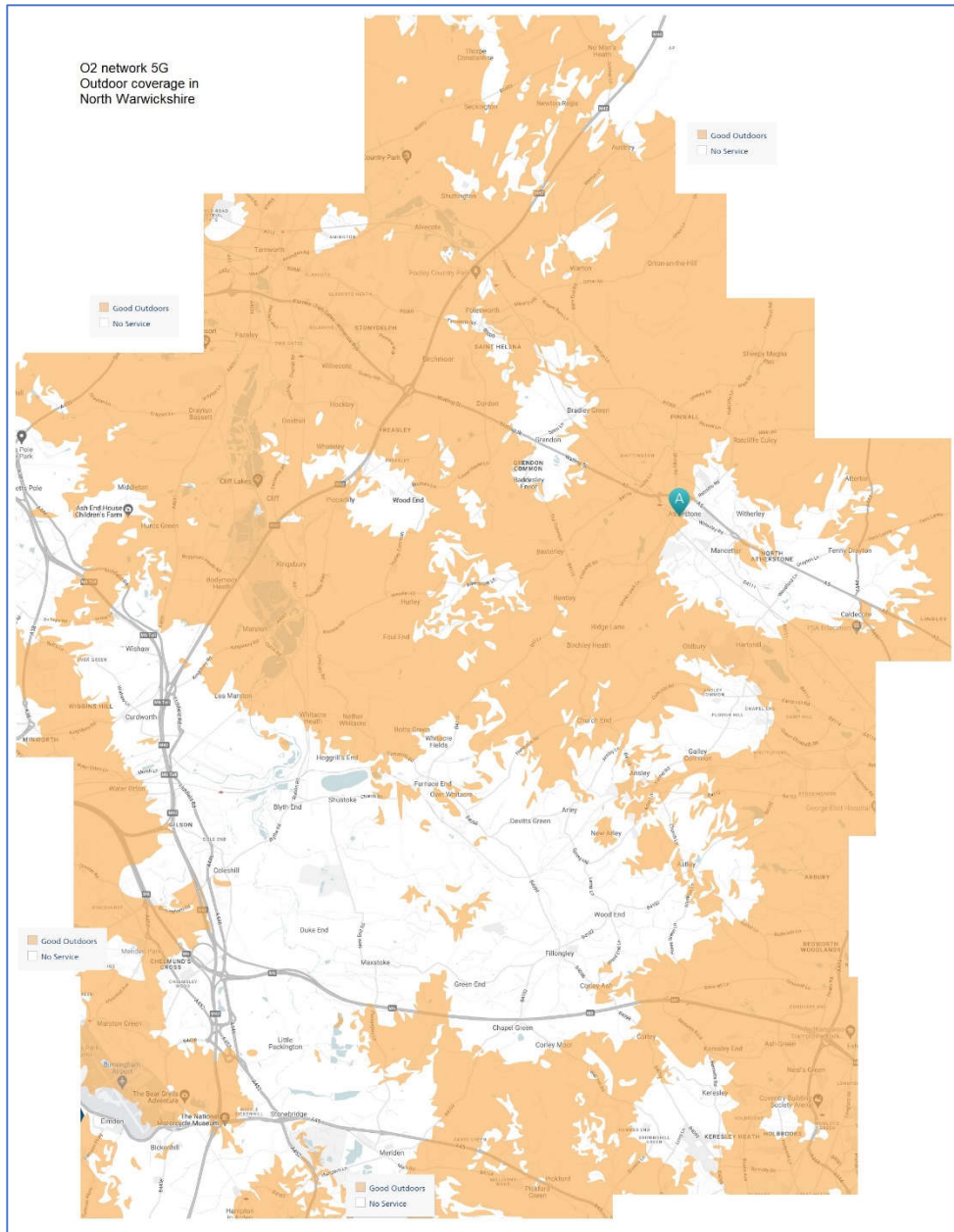
The following Maps 2, 3 and 4 provide the 2023 Map 5G coverage for the North Warwickshire Area by three of the main Mobile Operators for North Warwickshire, including “O2”, “3” and “EE”. As can be seen, although there have been some improvements from 2022, 5G coverage is still limited within both rural and some urban areas of North Warwickshire including Atherstone.

**Map 1: 4G Signal Strength 2020**



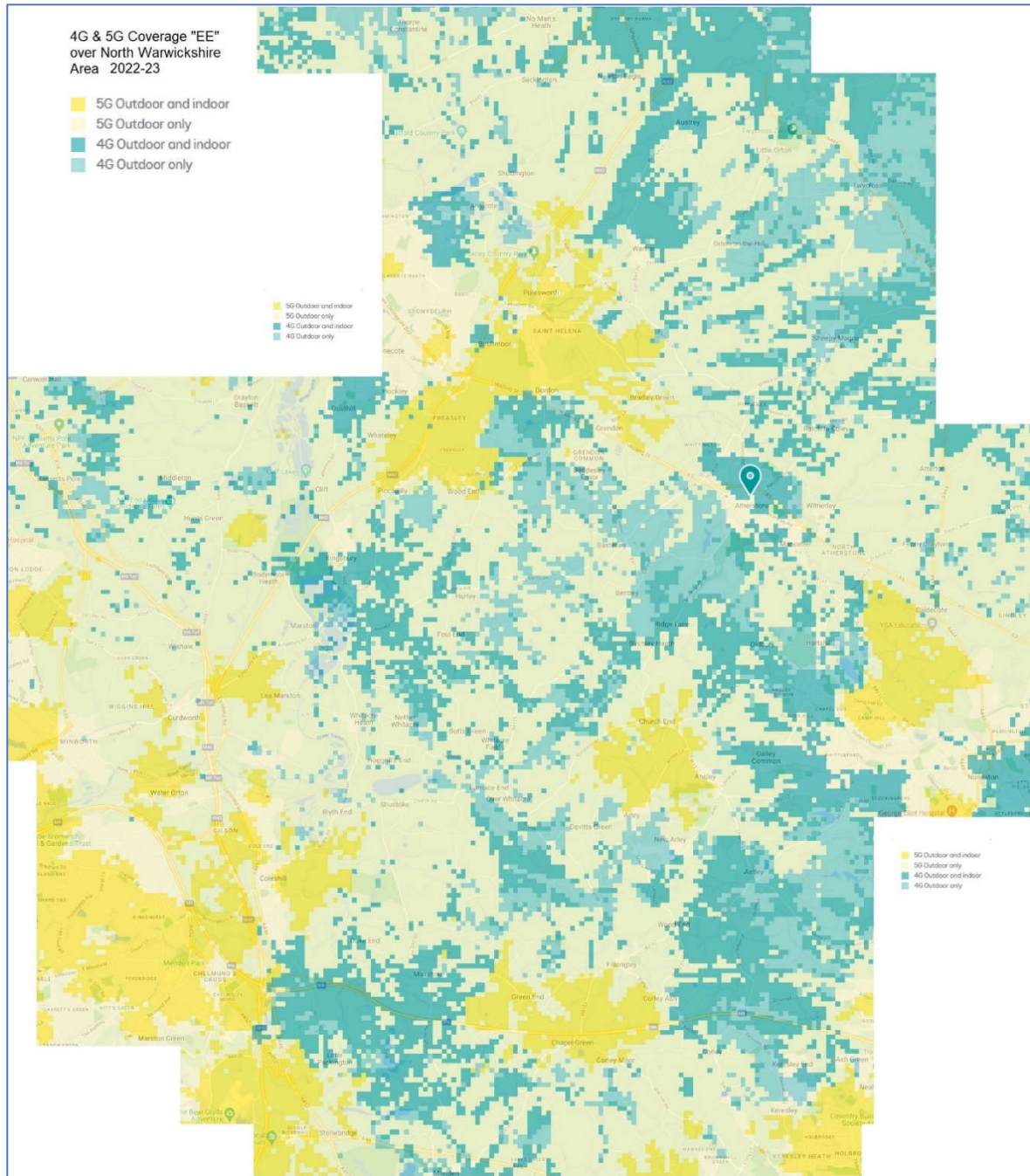


Map 2: O2 Network Coverage 5G North Warwickshire 2022-2023





Map 3: EE Network Coverage 5G 2022-2023





Work with partners (including NWBC) to encourage the expansion of Fibre to the Premise (FTTP) gigabit connectivity, 4G and 5G coverage across Warwickshire, aiming for connectivity by 2025:

- 85% of premises are gigabit connected
- 99% of areas have access to Broadband superfast
- 100% of areas have 4G coverage (including rural locations)
- 60% of urban areas have 5G coverage

Target by 2025

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.

The current 2022-23 situation for Broadband Fibre coverage within North Warwickshire is indicated in the tables and graph below provided by “**thinkbroadband**” – see link to Local Authority coverage page - <https://labs.thinkbroadband.com/local/E07000218> ;

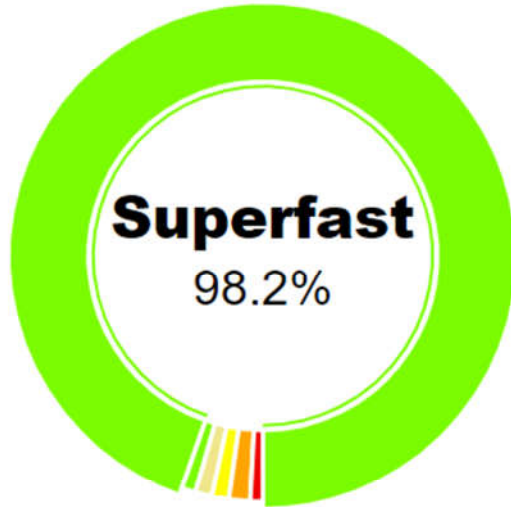
The Coverage percentages indicated include both residential and business premises and is based around postcode level data. The speed available are determined by a model that reconstructs the Openreach exchange/cabinet-based network and takes into account the distance limitations of ADSL2+ and VDSL2/G fast (FTTC) services.



## North Warwickshire Superfast and Fibre Coverage

Latest Figures

History



Authority classed as Rural-50 (R50)

Superfast (>24 Mbps):	<b>98.36%</b>	Below 2 Mbps down:	<b>0.09%</b>
Superfast (>=30 Mbps):	<b>98.20%</b>	Below 10 Mbps down: (Legal USO)	<b>0.81%</b>
Gigabit (DOCSIS 3.1 or FTTP):	<b>48.73%</b>	Below 10 Mbps, 1.2 Mbps up:	<b>0.72%</b>
Full Fibre (FTTP or FTTH):	<b>34.49%</b>	Below 15 Mbps: (High Speed Broadband)	<b>1.24%</b>
Alt Net FTTP: FTTP excluding Openreach, KCOM and Virgin Media RFOG	<b>0.81%</b>	Ultrafast (>100 Mbps):	<b>50.31%</b>
Openreach FTTP:	<b>26.82%</b>	Virgin Media Cable:	<b>22.62%</b>
'Fibre' partial/full at any speed: (FTTC/VDSL/G.fast/Cable/FTTP)	<b>99.77%</b>	Openreach (>30 Mbps):	<b>97.13%</b>
		Openreach G.fast:	<b>1.71%</b>

## North Warwickshire Speed Test Results (Mbps)

Last Quarter

History

Any Openreach ADSL FTTC Cable FTTH 3G/4G

ADSL, ADSL2+, FTTC, fibre, cable, mobile and wireless speeds

Technology Split: FTTC 100%



Estimated Maximum Mean Download Speed:

**421 Mbps**

This figure is based around everyone buying the fastest Virgin Media, KC or Openreach product available to them, based on current product availability. Distance limitations of ADSL2+ and VDSL2 are factored into the calculation.

Speed test results are based on the analysis of results from our [speed test](#) or partners who use our speed test service. We believe this is the largest analysis of crowd sourced speed test data for the UK and the technology splits by area help to show what the public is experiencing for the different types of services across the UK.

Between 1<sup>st</sup> April 2022 and 31 March 2023 there has been 4 Prior Approval Notices submitted for installation of antenna masts, poles and base stations/ancillary equipment, all of which involved new 18m Masts or higher. Of these prior notices , 3 have been accepted/approved and one prior approval for a 24m Mast was required and refused on grounds of harm to the character and appearance of the area by virtue of the height and appearance, out-of-keeping with the scale of the surrounding area in conflict with policies LP14 and LP30.

A further 4 Preliminary Enquiries Consultations were made for potential further 18m masts, new mobile phone base station installations or for the replacement and upgrading of existing masts with larger masts (20 to 25m) and additional equipment. These were primarily to enable planning for 5G Network implementation, as well as improved mobile signals, crucial to drive productivity and growth.. All these applications support greater connectivity and mobile phone coverage sought in Policy **LP36**. Applications following these enquiries are expected in the forthcoming monitoring year. Three of these Preliminary Enquiry consultations were supported in initial North Warwickshire responses, however, one has not been supported in light of potential visual impact on an open, well landscaped area, raising concerns around Policy **LP14 Landscape**.

The remaining 3/prior notices were accepted as permitted development or approved, with no adverse impacts on landscape character and Green Belt openness raised.

### LP37 Housing allocations

<b>Indicator/ metrics</b>
<i>Amount of development and timing of delivery (see entry for LP5)</i>
<b>Target</b>
<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. Bloors looking to take control of the site and start on site in Autumn winter 2022. Ground being cleared. Outline planning application approved for an additional 499 dwellings. Total number 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	Master planning underway with Council, highway improvements scheduled 2025 following part consent on adjoining site (same ownership). Initial onsite works to begin 2026/27.
H3	Allotments adjacent to Memorial Park, Coleshill	1.4	30	0	0	0	Initial design layout undertaken. Site in public ownership, possible schemes under discussion. Expected application 2025 to 2028. Possible schemes discussed but no further progress
H4	Land to east of Polesworth and Dordon	160.8	1675	31	0	31	Master planning underway with Council. Trunk Road highway improvements design underway, scheduled 2026/27. House builder now involved on part of site, and part of site now completed (Owl homes)
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	0	0	0	Planning application being considered.
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	0	0	0	Planning permission now granted for recent application, decision pending S106. (PAP/2022/0371 for 178 dwellings). Start expected 2024/25 by Taylor Wimpey.
H7	Land at Church Farm, Baddesley	2.2	47	0	0	0	Planning application recently submitted, now pending, pre app discussions already held and on-site surveys undertaken. Expected start late 2024/25
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7	0	0	0	County Council site. Discussions on potential application held. Delivery not expected till late 2026/27 or later.

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H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	0	0	0	Planning application PAP/2018/0140 recommended approval at Board but currently pending outcome of appeal on highway grounds on land outside Borough boundary (adjoining Borough refused the access junction) Early start expected once appeal outcome released. Site is allocated within Neighbourhood Plan also and the County Highway Authority has not objected to the highway arrangements.
H10	Land south of Coleshill Road, Ansley Common	17.2	450	0	0	0	Surveys are being carried out. Planning application and start expected between 2026 and 2028.
H11	Former School redevelopment site (excluding original historic school building) Hartshill	2.8	48	48	0	0	Brownfield site. Planning Application now submitted (PAP/2023/0266), site clearance started. Decision pending S106 negotiations. Potential start 2025
H12	Land at Village Farm, Birmingham Road	0.6	12	0	0	0	Part Brownfield site. Pre application discussion taken. Initial planning application submitted (PAP/2022/0156) but refused as site submitted was larger than allocation and part within Green Belt. Discussions held over revised site for application. Resubmission with revised site proposal expected 2024/25.
H14	, Land North East Of Manor Farm Buildings Main Road Shuttington	1.0	24	24	0	0	Outline Planning permission granted Reserved Matters decision pending
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	26	28	0	0	Planning permission granted Not started 22/23 Approval of reserved matters dated 13/12/22
	<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.

<b>Target</b>
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**

<b>Indicator/ metrics</b>
Amount of development and timing of delivery (see entry for LP5)
<b>Target</b>
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.



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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	83
<b>B</b>	Relevant to various policies	Gross Completions For 1 April 2019 – 31 March 2023 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 2023	
<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, 2020/21 and 2021/22	
	Relevant to various policies	Building Regulations Statutory Guidance	

Relevant to a range of policies

# Infrastructure Funding Statement

## December 2023



North Warwickshire  
Borough Council

## **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 over a year. The Borough Council is not a charging Authority under the CIL Regulations and this IFS therefore 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 against the impact of new development. Contributions can only be sought where they are directly related to the development, fairly and reasonably related in scale and in kind to the development and necessary to make the development acceptable in planning terms. Financial contributions can be used on-site or off-site according to the terms of the Agreement and are paid at times as set out in each respective Agreement.
- 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 another Authority or Agency responsible for delivering that mitigation. In the Borough’s case, these are mainly 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. Contributions are also made direct to 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 and leisure 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 which are received in one year will not necessarily be expended in that year. Additionally, contributions are not usually paid until after a development has commenced.
- 1.6 Agreements often include repayment clauses if there is no expenditure undertaken in respect of contributions made by a developer.

## **2. Section 106 Contributions**

- 2.1 Table One below summarises the total value of contributions received since 2014 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 to the Borough Council are mainly for affordable housing as well as for recreation/leisure 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 redevelopment of the former garage sites at Lister Road and Princes Road in Atherstone, the acquisition of plots at Spon Lane Grendon and St Helena in Polesworth and the redevelopment of the club site in Hurley. The more recent contributions have been directed to the acquisition of two houses in New Street in Dordon and the new build at Long Street and Coleshill Road in Atherstone.
- 2.4 In respect of open space and recreation expenditure, this has assisted the delivery of open space and recreation enhancements at Kitwood Avenue, Dordon and Boot Hill, Grendon together with Meadow Gardens and Rowland Way in Atherstone.
- 2.5 It should be noted that the contributions in Table One also include payment for the maintenance of new or existing facilities that are to be enhanced. They will thus not be available for new works. These payments will reduce over time.
- 2.6 Table Three identifies the contributions held, but yet to be spent. These will be expended by the Borough Council as set out in the next few paragraphs. Some will be transferred to the County Council and other Agencies as appropriate.
- 2.7 In respect of affordable housing (£126,817) from Table Three, this is to be retained for when a suitable scheme comes forward.
- 2.8 In respect of Open Space and Recreation (£1,017,007 from Table Three excluding the maintenance contributions) the majority is to be directed towards undertakings in Atherstone (the Royal Meadow Drive Recreation Ground and connections to it as well as the MUGA at the Queen Elizabeth School), Abbey Green Park in Polesworth and at the Boot Hill Recreation Ground in Grendon. Other smaller developments are programmed for Cole End Park in Coleshill, at Ridge Lane and in Warton. The figure also includes contributions towards new indoor provision in Polesworth.
- 2.9 The Council's Economic Development Strategy will inform how best to direct the outstanding figure to be spent on "skills and training".
- 2.10 The transport and cycle routes item (£90,000 from Table three) is to be spent 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 are directed to the designation of the Conservation Area at Caldecote and to a Baxterley Community Fund. The full amount (£10k) for the former has now almost been spent and the Area is to be formally adopted by the Council in January 2024.
- 2.12 There have been no refunds or repayments made to developers because of there being no expenditure within any respective time periods as set out in the Agreements.

**Table 1: The value of the payment received & purpose of payment.**

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
Affordable Housing	180,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00	-	160,000.00	146,553.00	84,680.00	1,655,797.41
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	255,000.00
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	41,442.45	105,512.84	177,649.50	231,647.92	72,477.17	1,787,119.06
Maintenance of Onsite open space	-	-	-	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	-	-	-	-	-	-	32,283.00	62,122.00	127,504.00	53,620.00	275,529.00
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	21,267.96	-	33,850.96
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	14,906.00
Warwickshire County Council	630,591.85	-	15,000.00	-	-	-	12,965.00	-	-	1,260.00	659,816.85
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	4,680.00	-	40,432.60
	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	546,558.88	292,037.17	5,187,496.13

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**Table 2: The amount of the payment that has been spent**

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
Affordable Housing	-	-	73,600.00	884,850.00	175,792.41	154,522.00	-	-	-	240,216.00	1,528,980.41
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	19,251.73	123,783.52	770,111.16
Maintenance of Onsite open space	-	-	-	-	-	-	-	-	-	-	-
Planning Plus Liaison Committee	-	-	-	-	-	-	-	-	-	4,583.29	4,583.29
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	85,896.00	136,013.00	221,909.00
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	-	-	-	-	-	-	-	-	40,432.60	-	40,432.60
	1,154,917.11	-	79,331.00	889,341.35	175,792.41	159,197.00	22,364.76	65,488.54	173,163.33	517,560.81	3,237,156.31

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**Table 3: The amount that has been committed but not spent**

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
Affordable Housing	180,900.00	259,676.00	562,100.00	846,600.00	60,276.00	120,000.00	-	160,000.00	146,553.00	155,536.00	126,817.00
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	255,000.00
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	36,767.45	83,148.08	112,160.96	212,396.19	51,306.35	1,017,007.90
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	4,583.29	15,416.71
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	41,608.00	82,393.00	53,620.00
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	8,684.96	-	21,267.96
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	14,906.00
Warwickshire County Council	-	-	15,000.00	-	-	-	12,965.00	-	15,000.00	11,705.00	1,260.00
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	373,395.55	225,523.64	1,950,339.82



**Relevant to various policies**
**GROSS COMPLETIONS for 1 APRIL 2019 – 31 MARCH 2023by 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>

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**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>			

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**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>			

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**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>	1	67	48	<b>Total By Settlement Category</b>	4	83	83
<b>Total By Settlement Category</b>	3	89	89	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>	4	136	134	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>	5	2	0	<b>Total By Settlement Category</b>			
<b>Total By Settlement Category</b>				<b>Total By Settlement Category</b>			

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YEAR: 2022/23

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	7	7	Shustoke	4	1	1
Polesworth	1	9	9	Dordon	1	1	1
Coleshill	1	6	5	Arley	3	1	0
Grendon	3	53	53	Corley	5	5	3
Dordon	1	12	11	Lea Marston	5	1	1
Hartshill	5	10	9	Middleton	5	3	2
Newton Regis	4	21	21	Nether Whitacre	5	1	0
Fillongley	4	1	0				
Kingsbury	3	9	9				
Warton	4	17	14				
Wood End	4	7	5				
Austrey	4	1	1				
Curdworth	4	2	2				
<b>Total</b>		<b>155</b>	<b>146</b>	<b>Total</b>		<b>13</b>	<b>8</b>
<b>Total By Settlement Category</b>	<b>1</b>	<b>34</b>	<b>32</b>	<b>Total By Settlement Category</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Total By Settlement Category</b>	<b>3</b>	<b>62</b>	<b>62</b>	<b>Total By Settlement Category</b>	<b>3</b>	<b>1</b>	<b>0</b>
<b>Total By Settlement Category</b>	<b>4</b>	<b>49</b>	<b>43</b>	<b>Total By Settlement Category</b>	<b>4</b>	<b>1</b>	<b>1</b>
<b>Total By Settlement Category</b>	<b>5</b>	<b>10</b>	<b>9</b>	<b>Total By Settlement Category</b>	<b>5</b>	<b>10</b>	<b>6</b>
<b>Total By Settlement Category</b>				<b>Total By Settlement Category</b>			

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**NUMBER OF GROSS COMPLETIONS FROM 1 APRIL 2019 – 31 MARCH 2023 SPLIT BETWEEN GROSS TOTAL & NEW BUILD**

**TOTAL GROSS COMPLETIONS 1 APRIL 2019 – 31 MARCH 2023 = 948**

**Inside Development Boundary**

	<i>Gross Completions</i>	<i>Percentage</i>	<i>Of Which New Build</i>
Total By Settlement Category 1	227	23.95%	178
Total By Settlement Category 2	0	0	0
Total By Settlement Category 3	183	19.41%	183
Total By Settlement Category 4	339	37.87%	339
Total By Settlement Category 5	711	1.79%	211

**Outside Development Boundary**

	<i>Gross Completions</i>	<i>Percentage</i>	<i>Of Which New Build</i>
Total By Settlement Category 1	17	1.79%	14
Total By Settlement Category 2	0	0	0
Total By Settlement Category 3	1	0.11%	0
Total By Settlement Category 4	104	10.97%	95
Total By Settlement Category 5	39	4.11%	21

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>	

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**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**

<b>Site</b>		<b>Planning application number</b>	<b>Status</b>	<b>Size</b>	<b>Use class</b>
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>	



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**2020/21**

**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>	

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**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>	

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**2021/22**

**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>	

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**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>

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**2022/23**

**Completions over 0.4 hectares**

Site		Planning application number	Status	Size	Use class
NIL					

**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
				<b>23.14</b>	

**Completions under 0.4 hectares**

Site		Planning application number	Status	Size	Use class
Magna House	Atherstone	PAP/2019/0403	COM	0.04	loss of office
Crida House	Curdworth	PAP/2020/0269	COM	0.24	B1(c)
Kingsbury Link	Kingsbury	PAP/2021/0220	NSCOM	0.01	B1(c)
				0.25	

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**Outstanding under 0.4 hectares**


<b>Site</b>		<b>Planning application number</b>	<b>Status</b>	<b>Size</b>	<b>Use class</b>
Planters Garden Centre	Kingsbury	PAP/2021/0435	NS	0.09	B8
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
The Smithy	Grendon	PAP/2022/0244	NS	0.29	B8
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
Holme Villa & Holmville House	Atherstone	PAP/2022/0619	NS	0.01	Loss of residential to office
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>0.70</b>	

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**Total Land Supply as at 31<sup>st</sup> March 2023**

	<b>over 0.4 hectares</b>	<b>under 0.4 hectares</b>	<b>Total</b>
<i>Total Completions Since 2019/20 – 2021/22</i>			
<i>2019/20</i>	0	0.39	0.39
<i>2020/21</i>	24.25	0.47	24.72
<i>2021/22</i>	42.79	0.25	43.04
<i>2022/23</i>	0	0.25	0.25
<i>Allocations In Local Plan</i>	57.2	0	57.2
<i>Outstanding Sites with Planning Permissions as at 2022/23</i>		0.70	23.84
	<b>147.38</b>	<b>2.06</b>	<b>149.44</b>
<i>Loss of employment land</i>	0	0-0.25	-0.25
<b>Total minus losses</b>	<b>147.38</b>	<b>1.81</b>	<b>149.19</b>

## Extract from Historic England's Heritage at Risk Register 2023

WARWICKSHIRE		
NORTH WARWICKSHIRE		
 <p>© Historic England</p>	SITE NAME:	Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains
	DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*
	CONDITION:	Poor
	OCCUPANCY:	N/A
	PRIORITY CATEGORY:	C (C)
	OWNER TYPE:	Private
	LIST ENTRY NUMBER:	I014682

## 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>UA</b>	Unitary Authority
<b>WHS</b>	World Heritage Site



## North Warwickshire Local Plan Annual Monitoring Report 2022 – 2023

HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE



© Historic England

SITE NAME:	<b>Beech House, 19 Market Street, Atherstone</b>
DESIGNATION:	Listed Building grade II*, CA
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Commercial company
LIST ENTRY NUMBER:	1185175

Town house in the Queen Anne style dated 1708. The interiors are largely unaltered and most of the original features are intact. The property has been vacant for several years. A scheme for the repair and refurbishment of the building has been agreed following discussions between the owner and the Local Planning Authority. Recent work undertaken to refurbish the exterior. No site visit has been possible this year.

Contact: Rosamund Worrall 0121 625 6893



© Historic England Archive

SITE NAME:	<b>Hartshill Castle, Castle Road, Hartshill</b>
DESIGNATION:	Scheduled Monument and Listed Building grade II
CONDITION:	Poor
OCCUPANCY:	N/A
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1011197 and 1034748

Motte and bailey castle, converted C14 enclosure castle with remains of C16 farmhouse. Upstanding remains have decayed due to erosion, structural problems and vandalism. Some on-going vegetation impacts. The Harold Lapworth Charitable Trust has undertaken consolidation works on the enclosure wall, vegetation management and good steps to reduce vandalism, anti-social behaviour and theft. Further vegetation works are needed and repair and consolidation of the C16 remains. Historic England are liaising with the landowners regarding these works and the on-going maintenance of the site.

Contact: Neil Rimmington 07775 550 674



© Historic England

SITE NAME:	<b>Kingsbury Hall, Kingsbury</b>
DESIGNATION:	Scheduled Monument and Listed Buildings - 1 grade II*, 1 grade II, part in CA
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	E (E)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1019978 and 1116550; 1034721

A manor house of c.1500 with late C16 and C18 rebuilding and early C19 wing. A scheme for the residential conversion of the building was approved and structural works undertaken. A new scheme in association with some neighbouring development has been applied for which could see the building repaired and in use.

Contact: Rosamund Worrall 0121 625 6893



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SITE NAME:	<b>Maxstoke Priory, Church Road, Maxstoke</b>
DESIGNATION:	Scheduled Monument and Listed Buildings - 6 grade II*, 2 LBs
CONDITION:	Poor
OCCUPANCY:	N/A
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private, multiple owners
LIST ENTRY NUMBER:	1011195 and 1034822; 1034823; 1365129; 1034821; 1116038; 1320105

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.

Contact: Imogen Newcombe 07387 524030



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SITE NAME:	<b>Middleton Hall, Middleton</b>
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Occupied/in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Charity (heritage)
LIST ENTRY NUMBER:	1365196

The main C18 house at Middleton hall is located on the west side of an enclosed courtyard which incorporates C14 and C16 buildings with extensive early C19 additions. The house is L-shaped on plan with rendered walls, tiled roofs and moulded eaves cornices, the latter feature concealing a perimeter gutter of variable width. These gutters have been modified over time, built up and repaired with inappropriate materials to the point where urgent repairs are now required. An Historic England repairs grant was awarded in March 2022 and repair works are due to commence in autumn 2023.

Contact: John Tiernan 0121 625 6839

### 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

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


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# North Warwickshire Local Plan Annual Monitoring Report 2022 – 2023


HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE

	SITE NAME:	Stables range north east of Middleton Hall, Middleton	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 to 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.  Contact: John Tiernan 0121 625 6839
	DESIGNATION:	Listed Building grade II*	
	CONDITION:	Poor	
	OCCUPANCY:	Vacant/not in use	
	PRIORITY CATEGORY:	D (D)	
	OWNER TYPE:	Charity (heritage)	
	LIST ENTRY NUMBER:	1365197	


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	SITE NAME:	Grendon Bridge, Polesworth / Grendon	Stone bridge, probably C15 constructed in sandstone. Now in poor condition with parts of the parapet missing. A condition survey is needed to assess the scale of repairs. The owners are exploring funding options regarding its future assessment and repair.
	DESIGNATION:	Scheduled Monument and Listed Building grade II*	
	CONDITION:	Poor	
	OCCUPANCY:	N/A	
	PRIORITY CATEGORY:	C (C)	
	OWNER TYPE:	Private	
	LIST ENTRY NUMBER:	1005756 and 1186247	


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	SITE NAME:	Moat, footbridge and gatepiers to Shustoke Hall Farmhouse, Moat House Lane, Shustoke	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.
	DESIGNATION:	Listed Building grade II*	
	CONDITION:	Poor	
	OCCUPANCY:	N/A	
	PRIORITY CATEGORY:	A (A)	
	OWNER TYPE:	Private	
	LIST ENTRY NUMBER:	1226189	

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	SITE NAME:	Alvecote priory and dovecote, Shuttington	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.
	DESIGNATION:	Scheduled Monument, 2 LBs	
	CONDITION:	Poor	
	OCCUPANCY:	N/A	
	PRIORITY CATEGORY:	C (C)	
	OWNER TYPE:	Local authority, multiple owners	
	LIST ENTRY NUMBER:	1020623	

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	SITE NAME:	Church of St Mary, Sheepy Road, Atherstone	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.  Contact: Imogen Newcombe 07387 524030
	DESIGNATION:	Listed Place of Worship grade II*, CA	
	CONDITION:	Poor	
	PRIORITY CATEGORY:	C (C)	
	OWNER TYPE:	Religious organisation	
	LIST ENTRY NUMBER:	1365164	

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## 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

- CA Conservation Area
- LB Listed Building
- LPA Local Planning Authority
- NP National Park
- RPG Registered Park and Garden
- SM Scheduled Monument
- UA Unitary Authority
- WHS World Heritage Site

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HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE / NUNEATON AND BEDWORTH / RUGBY

SITE NAME:	<b>Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains</b>		
DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*	LIST ENTRY NUMBER:	I014682
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:	Imogen Newcombe 07387 524030
SITE NAME:	<b>Roman Camp, Mancetter</b>		
DESIGNATION:	Scheduled Monument, part in CA	LIST ENTRY NUMBER:	I005736
CONDITION:	Unknown	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Other	NEW ENTRY:	No
OWNER TYPE:	Mixed, multiple owners	CONTACT:	Imogen Newcombe 07387 524030
SITE NAME:	<b>Alvecote priory and dovecote, Shuttington</b>		
DESIGNATION:	Scheduled Monument, 2 LBs	LIST ENTRY NUMBER:	I020623
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Scrub/tree growth	NEW ENTRY:	No
OWNER TYPE:	Local authority	CONTACT:	Imogen Newcombe 07387 524030

**LP19 Local Nature Reserves**

**NORTH WARWICKSHIRE LOCAL NATURE RESERVE REPORT FOR 2021/22 and WARWICKSHIRE WILDLIFE TRUST REPORT for APRIL 22/ MARCH 23 AND APRIL 2023 to SEPTEMBER 2023**

**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

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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)



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





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Willow arch maintenance at Kingsbury Meadow. Eddie Asbery



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





**Report on Warwickshire Wildlife Trust Support for Local Nature Reserves Management in North Warwickshire  
April 2022 to March 2023**



**Introduction**

The following comprises a summary of works delivered over the last 11 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). There is a remaining month in March 2023 where further works on sites are planned.

The principle aim of management is to maintain and enhance these high value sites and their habitats for wildlife – these primarily being woodland, grassland, wetland habitats and ruderal/scrub. This is achieved through practical delivery of management often utilising local volunteers and the communities that use the sites and building diversity for nature. It's important to ensure the habitats maintain a good condition as this perpetuates structural and age diversity of the habitats that benefits a wide range of species from birds, mammals and invertebrates. Water is part of all four sites, and this is an essential facet for the wildlife that calls the sites home and is important to sustain. Of note, the spring and summer being the most important months for breeding for a host of wildlife, practical tasks are limited to maintenance, meadow management and invasive species control as detailed in the

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management schedules with woodland management and tree planting undertaken during the autumn and winter as a rule.

**Headlines**

Over the period of reporting, there has been **a total of 89 individual incidences of volunteering** occurring at the sessions **across 4 sites on 18 sessions**.

The work achieved has been varied and detailed below, but cumulatively the time committed by the **volunteers equates to 396 hours**. This can be represented as **56.57 days of volunteering input**.

**Based on the £14.00 rate for volunteering value this totals and in-kind cash value of £5,110.00 for the period being reported on.**

**Summary of Activity:**

**Cole End Park:**

The summer works of Himalayan Balsam pulling and maintenance of the newly planted tree whips and plug plants were completed in the correct season at Cole End Park. The grassland management was completed at the end of autumn and across winter coppicing of the woodland blocks and some additional tree planting was completed.



Tree planting at Cole End Park to increase tree species diversity and age structure which benefits more wildlife and the resilience of the woodland.



Balsam pulling at Cole End Park to reduce the impact of the invasive species on our native wildlife and reduce the spread in the water catchment

**Abbey Green:**

Balsam was also pulled before seeding in early summer and summer grassland management saw the 'top meadow' cut and raked by Trust staff and volunteers. Later in the year reed pulling occurred in the river back channels to stop it choking the water course and a new volunteer leader was trained who has been supported to successfully lead some sessions for local volunteers. This is a positive example of local people taking action and the Trust is appreciative of the recruitment of the volunteer and the input into the site. We look forward to being able to support that further across 2023/2024.



Maintaining the back water channels to retain open water and the right balance of reeds and open vegetation to benefit birds and invertebrates



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**Kingsbury Meadow:**

A third of the sedge bed was cut, a proportion of the invasive bramble was cut back (see photos) along with other scrub and the drier grassland areas were started. As a bonus, the walking path on the south side of the brook received a cut back whilst there were brushcutters operators on site. Further work over the winter included more grassland and bramble patch management.

Of note, the sedge bed has increased its total extent due to the repeated yearly management and this important habitat is important to wetland species of invertebrates. The Hurley Brook project for woody debris to alleviate the flow and increase wetland habitat through more variety in the channel has been delayed due to the permitting requirements of the Environment Agency. This will be pursued and completed across 2023/24. Finally, the willow arches received some repairs in the winter months to further stabilise and maintain the living structures.



Grassland management at Kingsbury Meadow to maintain a diversity of wildflowers for pollinators



Sedge bed cutting at Kingsbury Meadow to retain the extent and condition of this important wetland habitat



Bramble control at Kingsbury Meadow to promote new growth and benefit butterflies and pollinators



Willow arch repairs at Kingsbury Meadow

**Daffern's Wood:**

Tasks for 2022/23 woodland management has been postponed and the resource of time allocated to other LNR's due to the delay with the management plan sign off and TPO consenting processes. Some low-level bramble clearance has occurred but there is a need

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to consult with the local community about the future woodland plan and get this in place for the next 5-year period.

The school in New Arley will be visiting the site with the Trusts education team in March 2023 and will be taking wildlife inspiration back to improve their school grounds for wildlife on from the visit and supported by the Trust staff.

'Woodland Wellbeing' work parties led by colleagues have added value to our work and engaged local people at the Cole End Park and Daffern's Wood. They have undertaken low key tasks on site such as path cut back and cleaning interpretation boards. Finally, a woodland wellbeing taster course was run in Daffern's wood under our Team Project and further one was delivered in October 2022.



Bramble control at Daffern's Wood to promote ground flora for a wider array of spring flowers and assist in natural regeneration of tree saplings

**Volunteer Input**

Below is a breakdown of the volunteer sessions and hours committed for the 11 months of this report to date (a complete report for the year will be submitted in April 2023).

Activity Name	Role/Site	Start Date	Vol s	Sum of Hours	Sum of £ value	Comments
VOL Local Reserves Groups	LRG Abbey Green	29/01/2023	2	6	£84.00	Clearing reed mace
VOL Nature Force / Friday Force	NF Abbey Green	21/10/2022	5	25	£350.00	Reed pulling / grasslands / litter pick
VOL Nature Force / Friday Force	NF Abbey Green	24/10/2022	5	25	£350.00	Reed pulling/ Grasslands/ Litter Pick



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VOL Nature Force / Friday Force	NF Abbey Green	27/07/2022	7	35	£490.00	Grass raking
VOL Nature Force / Friday Force	NF Daffern's Wood	13/02/2023	6	30	£420.00	Bramble + Coppicing
VOL Nature Force / Friday Force	NF Daffern's Wood	21/11/2022	8	32	£448.00	Grassland Scrub Management
VOL Nature Force / Friday Force	NF Kingsbury Meadow	26/09/2022	3	15	£210.00	Sedge bed cutting / bramble cut
VOL Nature Force / Friday Force	NF Kingsbury Meadow	20/02/2023	3	15	£210.00	Wetland Scrub Management
VOL Nature Force / Friday Force	NF Kingsbury Meadow	23/01/2023	4	20	£280.00	Willow Arches/ Scrub/ Russian Vine
VOL PV TVW	Tame force - Kingsbury Meadow	15/11/2022	4	22	£308.00	Grassland Management
VOL PV TVW	Tame force - Cole End Park	12/04/2022	9	45	£630.00	Tree planting
VOL PV TVW	Tame force - Cole End Park	03/05/2022	9	45	£630.00	Install 2 x interpretation boards, balsam
VOL PV Wilder Wellbeing	WWB Cole End Park	27/04/2022	3	9	£42.00	Bird survey & invasive species management
VOL PV Wilder Wellbeing	WWB Cole End Park	23/06/2022	4	8	£28.00	Balsam management
VOL PV Wilder Wellbeing	WWB Cole End Park	03/08/2022	3	6	£28.00	Litter pick
VOL Nature Force / Friday Force	NF Cole End Park	12/08/2022	2	10	£140.00	Balsam / Trees weeding
VOL Nature Force / Friday Force	NF Cole End Park	07/11/2022	6	30	£420.00	Grassland management
VOL PV Wilder Wellbeing	WWB Cole End Park	21/09/2022	6	18	£42.00	Scrub management
		<b>Total</b>	<b>89</b>	<b>396</b>	<b>£5,110.00</b>	<b>Match funding at £14 p/h</b>

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Photo credits: WWT 2023



## **Report on Warwickshire Wildlife Trust Support for Local Nature Reserves Management in North Warwickshire April 2023 to September 2023**

### **Introduction**

The following comprises a summary of works delivered in the first half of 2023 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). There is a remaining 7 months to March 2024 where further works on sites are planned and a final report will be produced.

### **Headlines**

Over the period of reporting, there has been **a total of 40 individual incidences of practical volunteering** occurring at the sessions **across 4 sites on 5 sessions**. There was an additional contribution of 6.2 hours across four sessions at Dafferns Wood by a newly recruited breeding bird surveyor.

The work achieved has been varied and detailed below, but cumulatively the time committed by the **volunteers to date equates to 206.2 hours. This can be represented as 29.45 days of volunteering input.**

**Based on the £14.00 rate for volunteering value this totals and in-kind cash value of £2,886.80 for the period being reported on.**

A full summary of volunteering contribution will be provided in the final report in April 2024.

### **Summary of Activity:**

#### **Cole End Park:**

The summer works of Himalayan Balsam pulling, maintenance of the newly planted tree whips and plug plants was completed. The late summer works of cutting the River Cole buffer strip to knee height was also completed in early September. The Trust’s midweek volunteers ‘Tame Force’ and ‘Nature Force’ have worked on these projects, and as a bonus, a Severn Trent corporate group gave a day of their time too. A guided walk also took place in early July. Trust staff enjoy a good working relationship with new Councillor Peter Fowler and we hope to sign him up as a volunteer in the future.

#### **Abbey Green:**

All the Himalayan Balsam was pulled on this site before seeding and we shall keep a close eye next summer. The ‘top meadow’ was cut and raked by Trust staff and volunteers in late July. A proportion of the wetland vegetation in the channels will be pulled in September and

October. A local person is signed up as a Trust volunteer, allowing them to undertake some tasks on site.

**Kingsbury Meadow:**

A third of the sedge bed was cut, and drier grassland areas were sensitively cut (due to the presence of ant hills) in August and September) As a bonus, the walking path on the south side of the brook received a cut back whilst we had power tools and volunteers on site and a willow tree that had fallen on the path was dealt with. Invasive variegated yellow archangel and Virginia Creeper were cut back or pulled. Work parties are scheduled for the autumn to cut back a proportion of bramble and scrub and weave the willow structures.

A guided walk was run in late June.

As of early September, we are in the latter stages of getting permission to install 2 Natural Flood Management structures in the Hurley Brook that runs through the site. We had a meeting with Councillor Andy Jenns who is supportive and we agreed some actions to keep local people informed. The structures will be installed once permission is thorough this autumn.

**Dafferns Wood:**

The bulk of the work at this site is woodland management and this is scheduled for the winter months. We did make a start on the grassland management works though in mid-August. The 5-year and 10-year woodland management plan and, for the latter, Tree Preservation Order permission, is granted and in place. A guided walk took place late June. A constructive working relationship is being enjoyed with a local person who is acting as our 'eyes and ears' for the site and with local Councillor Jodie Gosling.



Abbey Green, grassland management on the 'top meadow' with mid week volunteers.  
Photo credit Eddie Asbery





Kingsbury Meadow path cut backs and removal of fallen tree. Photos credit Eddie Asbery.



Cole End Park Cutting back to knee height of the buffer strip along the River Cole.  
Photos credit Eddie Asbery.

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**Relevant to various policies**

**Building Regulations Statutory Guidance**

<b>Approved Document</b>	<b>Topic</b>	<b>Date</b>
A	Structure	1 Sept 2013
B	Fire safety	1 December 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	30 September 2022
K	Protection from falling, collision and impact	3 Jan 2013
L	Conservation of fuel and power	2 February 2023
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	2 October 2022
S	Infrastructure for charging electric vehicles	17 April 2023
7	Material and workmanship	29 Nov 2018