

**To: The Chairman and Members of the Local Development Framework Sub-Committee**

**(Councillors Reilly, Chambers, T Clews, Hancocks, Osborne and Simpson)**

**For the information of the other Members of the Council**

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**For enquiries about specific reports please contact the officer named in the reports.**

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## **LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE**

**28 November 2022**

The Local Development Framework Sub-Committee will meet on Monday, 28 November 2022 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

The meeting can also be viewed on the Council's YouTube channel at [NorthWarks - YouTube](#).

### **AGENDA**

- 1 Evacuation Procedure.**
- 2 Apologies for Absence/ Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests.**
- 4 Minutes of the meeting of the Local Development Framework Sub-Committee held on 17 October 2022 - copy herewith, to be approved as a correct record and signed by the Chairman.**

## **ITEMS FOR DISCUSSION AND DECISION**

### **(WHITE PAPERS)**

**5 Annual Monitoring Report – Report of the Chief Executive**

**Summary**

This report brings to Members the first Annual Monitoring Report following the adoption of the North Warwickshire Plan in 2021.

The Contact Officer for this report is Dorothy Barratt (719250).

**6 South Staffordshire local Plan and Statements of Common Ground – Report of the Chief Executive**

**Summary**

This report seeks Members' agreement for comments on South Staffordshire District Council's Regulation 19 Local Plan; signing of a Statement of Common Ground with South Staffordshire District Council; and, to seek views on the Statement of Common Ground for the Greater Birmingham & Black Country Housing Market Area (GBBCHMA).

The Contact Officer for this report is Mike Dittman (719499).

**7 Draft Local Transport Plan LTP4 Consultation – Report of the Chief Executive**

**Summary**

Warwickshire County Council is carrying out a consultation on the Draft Local Transport Plan LTP4. The closing date for comments is formally 20 November 2022, however the Borough Council has been given a time extension for responses by 30th of November. The Borough Council have initially considered the Draft Local Transport Plan LTP4 at the Executive Board on 21 November 2022

The Contact Officer for this report is Mike Dittman (719499).

STEVE MAXEY  
Chief Executive

**NORTH WARWICKSHIRE BOROUGH COUNCIL**

**MINUTES OF THE LOCAL  
DEVELOPMENT FRAMEWORK SUB-COMMITTEE**

**17 October 2022**

Present: Councillor Reilly in the Chair.

Councillors Chambers and Hancocks

Apologies for absence were received from Councillors T Clews and Simpson

Cllr H Phillips was also in attendance.

**9 Disclosable Pecuniary and Non-Pecuniary Interests.**

There were none declared at the meeting.

**10 Minutes of the meeting of the Local Development Framework Sub-Committee held on 23 May 2022**

The minutes of the meeting of the Local Development Framework Sub-Committee held on 23 May 2022, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

**11 Housing and Employment Land Availability Assessment (HELAA) Methodology – Report of the Chief Executive**

The Chief Executive sought Member's approval of the final version of the Housing and Employment Land Availability Assessment (HELAA) Methodology which had previously been out for consultation.

**Resolved:**

- a That the Housing and Employment Land Availability Assessment (HELAA) Methodology be approved; and**
- b Any future call for sites by the Borough Council be carried out in general compliance with the methodology.**

**12 Local Development Scheme (LDS) September 2022**

The Chief Executive sought approval for a revised up to date Local Development Scheme.

**Resolved:**

**That the Local Development Scheme be approved.**

13 **A5 Consultation on Dordon to Atherstone by National Highways**

With the consent of the Chairman this item, which was considered by the Executive Board at its meeting held on 12 October 2022, was considered as an urgent item.

The Chief Executive reported on a consultation that had taken place between 5 September and 16 October 2022 (extended to 27 October 2022) by National Highways on proposed works to the A5 between Dordon and Atherstone.

**Resolved:**

**That delegated authority be given to the Chief Executive to submit the Council's response incorporating comments from the Board.**

D Reilly  
Chairman

**Agenda Item No 5**

**LDF Sub-Committee**

**28 November 2022**

**Report of the Chief Executive**

**Annual Monitoring Report**

**1 Summary**

- 1.1 The report brings to Members the first Annual Monitoring Report following the adoption of the North Warwickshire Local Plan in 2021

<p><b>Recommendation to the sub-committee</b></p> <p><b>That the report be noted.</b></p>
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**2 Consultation**

- 2.1 Consultation has taken place with the relevant Members and any comments received will be reported at the meeting.

**3 AMR**

- 3.1 An Annual Monitoring Report (AMR) is a document which seeks to look at how the adopted Local Plan is performing. It is to be published annually by the Council and is the main mechanism for assessing the performance, implementation and effects of the Local Plan. The AMR presents an update on progress on preparation of any other planning policy documents and other related documents, and an assessment of planning policy performance based on output indicators. This first AMR where information is available reports back to the Local Plan base date of 2019/20.

- ... 3.2 The AMR is attached as Appendix A.

- 3.3 Members are asked to note the report.

**4 Future Work**

- 4.1 The AMR has highlighted where it is difficult to collect data to be able to monitor some of the policies. It is envisaged that some of the issues can be addressed through the implementation of the new planning IT system expected to be in place by April 2023. By the time the system is up and running it will not filter through to the AMR until the reporting of the 2022/23 monitoring year in 2024.

## **5 Report Implications**

### **5.1 Legal Implications**

- 5.1.1 As indicated in the body of the report, an AMR has to be published by the Council at least once in every 12 month period. This requirement is imposed by the Planning and Compulsory Purchase Act 2004 and regulations made under it. The AMR appended to this report contains the information which is required under those regulations.

The Contact Officer for this report is Dorothy Barratt (01827 719250).

***North Warwickshire Local Plan***

***Annual Monitoring Report***

***Up to 31 March 2022***



**North Warwickshire  
Borough Council**

## What is an AMR?

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

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

### Limitations:

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

### **Purpose of the Report**

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

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

### **Contact the Forward Planning Team via:**

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**Executive Summary**

**Summary of Local Plan Policy**

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

		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>
LP6	<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	
LP7	<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	

		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	

<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	

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>	

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

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

## 2 Local Development Scheme (LDS)

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

*Current stage of Production*

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

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

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

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

### **3 CIL**

3.1 The Borough Council has not introduced CIL.

### **4 Infrastructure Funding Statement**

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

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

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

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

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

### **6 Neighbourhood Plans**

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

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

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

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

## 7 Performance Indicators

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

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

\* Adjusted for covid – see LP5 for further information

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

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

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

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

\* Adjusted for covid – see LP5 for further information

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

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

## 8 North Warwickshire Local Plan

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

## 9 Policy by Policy

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

## LP1 Sustainable Development

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

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

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

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

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

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

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



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



Source: Planning application PAP /2021/0627

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

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

**LP2 Settlement Hierarchy**

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

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

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

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

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

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

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

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

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

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

#### **LP4 Strategic Gap**

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

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

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

**LP5 Amount of development**

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

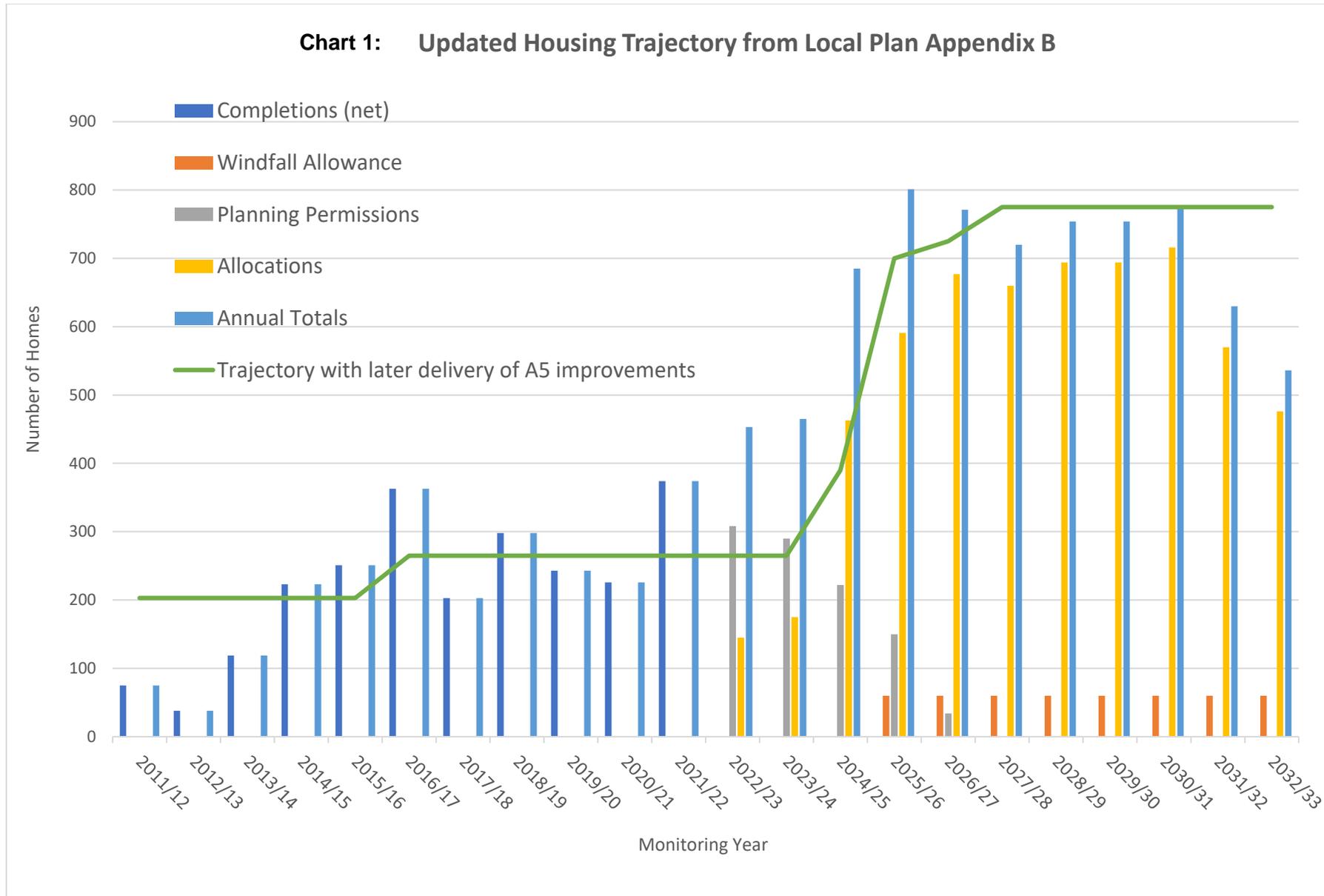
***i) Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B***

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

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

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

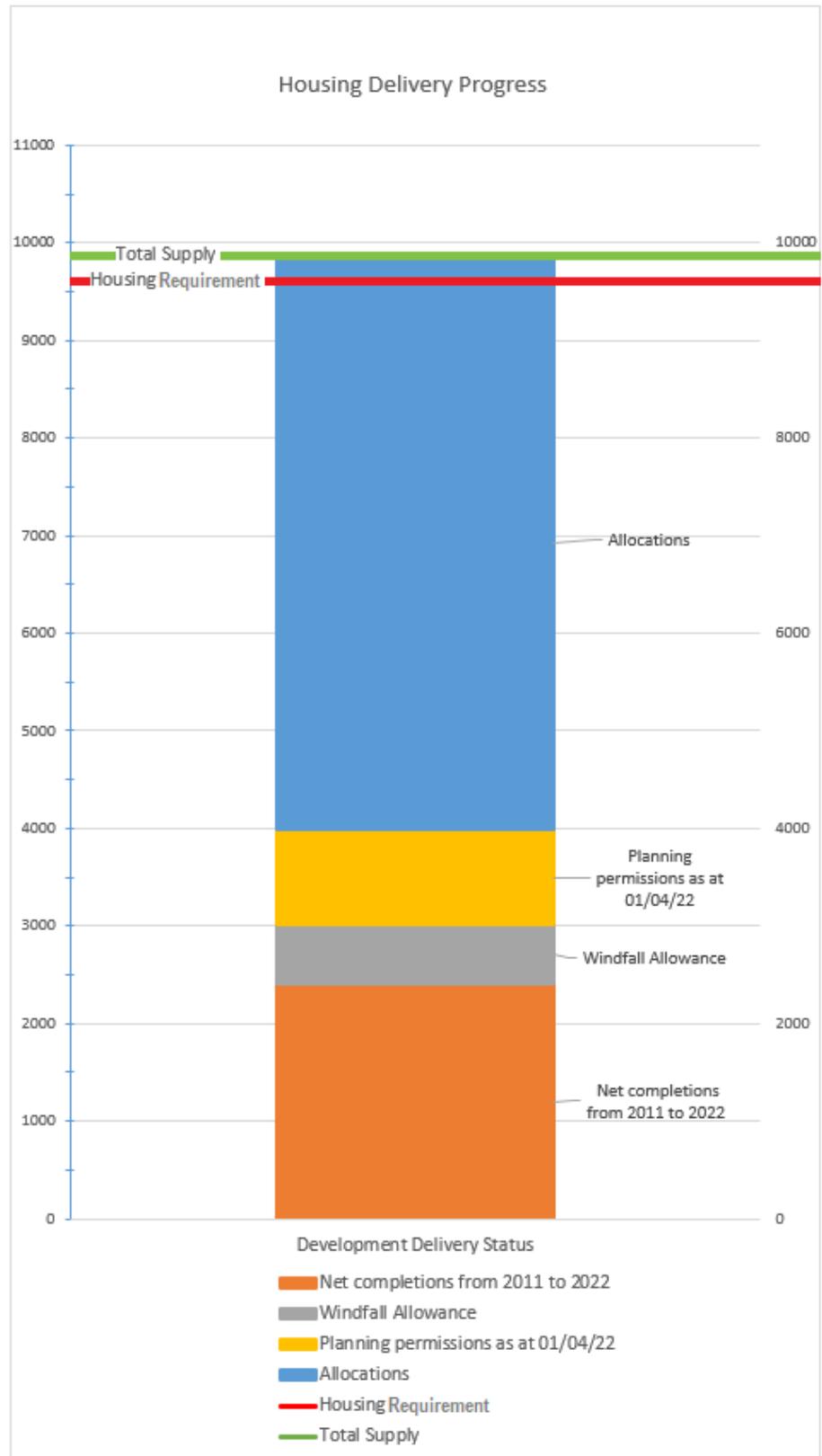
**Chart 1: Updated Housing Trajectory from Local Plan Appendix B**



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

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

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



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

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

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

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

**iii. 19 permanent residential pitches**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\* 1 month adjustment for 2019/20

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

**LP6 Additional employment land**

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

**Strategic Employment Study**

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



**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
Total		1,237		

Source: JLL

### **Other Employment Land**

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

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

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

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

## LP7 Housing development

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

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

#### **Older People**

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

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

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

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

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

**Custom/ self-build housing**

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

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

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

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

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

**Table 19: Housing Density**

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

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

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

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

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

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

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

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

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

**LP8 Windfall Allowance**

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

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

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

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

**LP9 Affordable Housing Provision**

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

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

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

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

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

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

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

**LP10 Gypsy & Travellers Sites**

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

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

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

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

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

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

### Progression towards the 19 pitch requirement

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

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

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

## LP11 Economic Regeneration

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

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

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

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

The online planning application reference are respectively as follows:-

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

#### **LP12 Employment Areas**

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

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

#### **LP13 Rural Employment**

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

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

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

**Residential:**

19/20 – 48 applications approved; 8 sites completed

20/21 – 8 applications approved; 2 sites completed

21/22 – 12 applications approved; 0 sites completed

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

**Employment:**

19/20 NIL

20/21 1 application

21/22 NIL

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

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

**LP14 Landscape**

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

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

**LP15 Historic Environment**

<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**

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

\* Figures taken from English Heritage (15.09.22)

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

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

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

Table 24: Heritage at Risk Register 2017 and 2021

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

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

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

### Conservation Areas

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

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

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

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

### List of local Heritage Assets

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

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

## LP16 Natural Environment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ii. Increase in biodiversity enhancements**

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

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

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

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

**LP19 Local Nature Reserves**

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

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

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

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

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

## LP20 Green Spaces

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

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

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

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

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

There has been no unjustified loss of green space.

**LP21 Services and facilities**

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

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

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

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

No unjustified loss reported.

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

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

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

**LP22 Recreation Provision**

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

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

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

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

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

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

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

### LP23 Transport Assessments

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

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

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

***ii. Report trends***

There are no trends to report at the present time.

### LP24 Station

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

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

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

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

(Source of information – Warwickshire County Council)

## LP25 Railway lines

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

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

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

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

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

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

There is no update.

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

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

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

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

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

**LP26 Strategic Road Improvements**

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

**A5:**

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

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

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

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

**LP27 Walking and Cycling**

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

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

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

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

Further work is required to monitor this indicator.

**LP28 Level crossings**

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

**Report trends**

There are no trends to report at the present time.

**LP29 Development considerations**

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

**Report Trends**

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

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

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

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

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

#### LP30 Built Form

<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.

### LP31 Frontages, Signage and External Installations

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

#### **Report trends**

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

### LP32 New Agricultural, Forestry and Equestrian Buildings

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

#### **Report trends**

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

### LP33 Water and Flood Risk Management

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

**Report trends**

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

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

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

**LP34 Parking**

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

**i. Report trends**

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

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

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

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

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

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

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

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

**LP35 Renewable energy and energy efficiency**

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

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

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

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

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

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

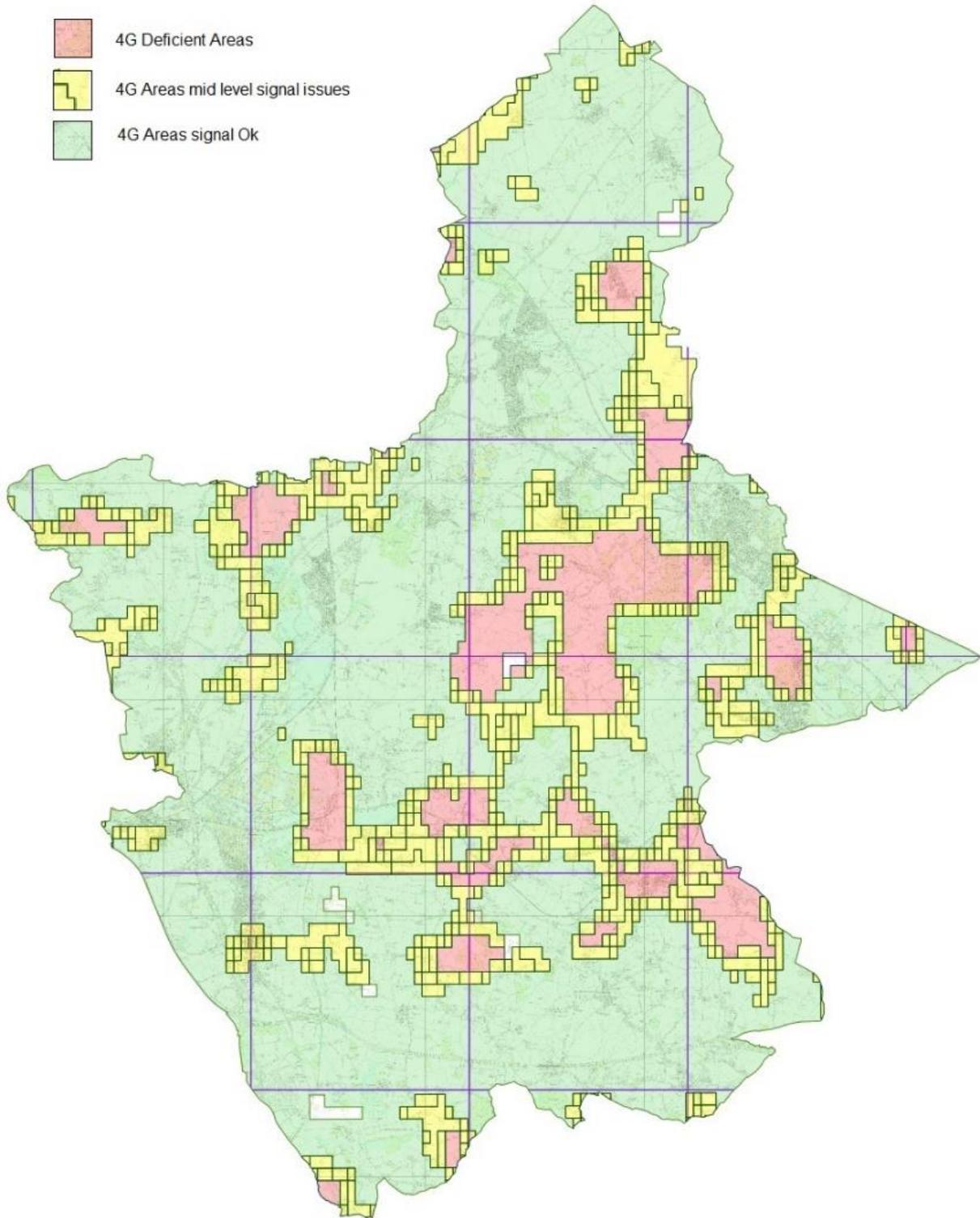
#### **LP36 Information and Communication Technologies**

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

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

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

**Map – 4G Signal Strength 2020**



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

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

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

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

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

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

### **LP37 Housing allocations**

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

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

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

**Table 26: Update on Housing Allocations**

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

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

### LP38 Reserve Housing Sites

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

There are 3 reserved housing sites which are:

#### RH1 Dairy House Farm Phase 3

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

#### RH2 Land north of Ansley Common

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

#### RH3 Atherstone Football Ground

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

### LP39 Employment allocations

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

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

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

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

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



North Warwickshire  
Borough Council

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

## **1. Introduction**

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

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

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

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

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

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

## **2. Section 106 Contributions**

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

2.2 Table Two illustrates the expenditure from these contributions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YEAR: 2019/20

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

YEAR: 2020/21

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

YEAR: 2021/22

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

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

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

**Inside Development Boundary**

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

**Outside Development Boundary**

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

LP5

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

2019/20

## Completions of sites over 0.4 hectares

*None*

## Outstanding on sites over 0.4

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

### Completions of sites under 0.4 hectares

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

### Outstanding of sites under 0.4

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

### Loss of Employment Land

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

## Completions of above 0.4 hectares

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

## Outstanding applications of over 0.4 hectares

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

### Completions of under 0.4 hectares

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

### Outstanding applications of under 0.4 hectares

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

### Loss of Employment land

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

## Completions over 0.4 hectares

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

## Outstanding over 0.4 hectares

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

## Completions under 0.4 hectares

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

**Outstanding under 0.4 hectares**

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

***Allocations in adopted Local Plan***

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

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

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

## LP 15

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

HERITAGE AT RISK 2021 / MIDLANDS / NORTH WARWICKSHIRE



© Historic England

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: Marie Twomey 0121 625 6838



© Historic England

SITE NAME:	<b>Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains, Merevale</b>
DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*
CONDITION:	Poor
OCCUPANCY:	N/A
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1014682

Mid-C12 Cistercian monastery retaining several visible fragments of major monastic buildings but also earthwork and buried remains which illustrate the development of the monastery. Stonework in the refectory is eroding and needs addressing through a condition assessment to inform conservation. Historic England is continuing to work with the Estate to address the site.

Contact: Marie Twomey 0121 625 6838



© Historic England

SITE NAME:	<b>Stables range north east of Middleton Hall, Middleton</b>
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Charity (heritage)
LIST ENTRY NUMBER:	1365197

Originally stables and a lodging block C1570, this building is timber framed with brick infill panels. It consists of a four-bay main range with a two-bay cross wing at the north end and a two-storey gabled porch to the left of the centre. There is a courtyard of farm buildings to rear. The building is disused and in need of repair to ensure its structural stability and keep it weatherproof. A Master plan to develop the site as a heritage visitor centre has been produced, repurposing the stable block and adjacent courtyard as the new visitor entrance to the Middleton Hall Estate.

Contact: John Tiernan 0121 625 6839



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

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.



© Historic England

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: Marie Twomey 0121 625 6838



© Historic England

SITE NAME:	<b>Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains, Merevale</b>
DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*
CONDITION:	Poor
OCCUPANCY:	N/A
PRIORITY CATEGORY:	C (C)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1014682

Mid-C12 Cistercian monastery retaining several visible fragments of major monastic buildings but also earthwork and buried remains which illustrate the development of the monastery. Stonework in the refectory is eroding and needs addressing through a condition assessment to inform conservation. Historic England is continuing to work with the Estate to address the site.

Contact: Marie Twomey 0121 625 6838



© Historic England

SITE NAME:	<b>Stables range north east of Middleton Hall, Middleton</b>
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Charity (heritage)
LIST ENTRY NUMBER:	1365197

Originally stables and a lodging block C1570, this building is timber framed with brick infill panels. It consists of a four-bay main range with a two-bay cross wing at the north end and a two-storey gabled porch to the left of the centre. There is a courtyard of farm buildings to rear. The building is disused and in need of repair to ensure its structural stability and keep it weatherproof. A Master plan to develop the site as a heritage visitor centre has been produced, repurposing the stable block and adjacent courtyard as the new visitor entrance to the Middleton Hall Estate.

Contact: John Tiernan 0121 625 6839



© Historic England Archive

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

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.

Contact: Marie Twomey 0121 625 6838



© Historic England Archive

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

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.

Contact: Marie Twomey 0121 625 6838

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

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

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

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

## LP19 Local Nature Reserves

### NORTH WARWICKSHIRE LOCAL NATURE RESERVE REPORT FOR 2019 / 20

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

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

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

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

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

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

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

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

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

*Photographs*

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



**Credit WWT**

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



**Credit Rachael Crew**



**Credit Rachael Crew**

**Meadow management at Kingsbury Meadow**



**Credit Peter Thorne**

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

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

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

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

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

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

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

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

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

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

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

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

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

### *Photographs*

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



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



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

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

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

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

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

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

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

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

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

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

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

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



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



Willow arch maintenance at Kingsbury Meadow. Eddie Asbery



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

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

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

## Agenda Item No 6

### LDF Sub-Committee

28 November 2022

## Report of the Chief Executive

## South Staffordshire Local Plan and Statements of Common Ground

### 1 Summary

- 1.1 This report seeks Members' agreement for comments on South Staffordshire District Council's Regulation 19 Local Plan; signing of a Statement of Common Ground with South Staffordshire District Council; and, to seek views on the Statement of Common Ground for the Greater Birmingham & Black Country Housing Market Area (GBBCHMA).

#### Recommendation to Board

- a That Members agree the comments on the South Staffordshire Regulation 19 Local Plan;
- b To agree to sign a Statement of Common Ground between this Council and South Staffordshire District Council; and
- c To support in principle the Statement of Common Ground 2022 for Local Authorities within the Greater Birmingham & Black Country Housing Market Area (GBBCHMA).

### 2 Consultation

- 2.1 Consultation has taken place with the relevant Members and any comments received will be reported at the meeting.

### 3 Regulation 19 South Staffordshire Local Plan

- 3.1 South Staffordshire District Council has begun the final stage of public consultation before the plan is submitted to the Secretary of State with the consultation running for 6 weeks from Friday 11 November until 12 noon Friday 23 December 2022. The Publication Plan and supporting evidence are available to view online at [www.sstaffs.gov.uk/localplanreview](http://www.sstaffs.gov.uk/localplanreview).
- 3.2 The Publication Plan (Regulation 19) contains the final sites for housing and employment, pitches for Gypsies and Travellers, and new and updated policies which will be used to decide planning applications when it is adopted.

3.3 This stage of consultation is different to previous stages because it is about the legal soundness of the plan. Has the council prepared the plan positively? Is it justified and effective? Does it comply with national planning policy? Has the Duty to Cooperate been satisfied? Any comments should relate to these issues and will be sent to the independent Planning Inspector who will be appointed to conduct a formal Examination into the plan, which will include public hearing sessions.

3.4 Members will recall a report was discussed at the Planning and Development Board on the 06 September 2021 relating to South Staffordshire District Council (SSDC) progressing towards their Preferred Options Local Plan consultation and seeking Duty to Co-operate support from North Warwickshire as an authority within and affected by the Greater Birmingham and Black Country HMA (GBBCHMA). As part of that consultation South Staffordshire proposed making a 4,000 dwellings contribution to the unmet needs of the GBBCHMA based on the spatial recommendations of the 2018 GBBCHMA Strategic Growth Study. This commitment is continued in the current consultation document. As a result, it is recommended that support continues for SSDC's approach to assisting the needs of the GBBCHMA.

#### 4 **Statement of Common Ground between NWBC and SSDC**

4.1 SSDC is seeking Duty to Co-operate support from North Warwickshire through the signing of a Statement of Common Ground (SoCG). It covers the main areas of agreement as well as areas where there may be some disagreement.  
... The Draft SoCG is attached as Appendix A.

#### 5 **Statement of Common Ground for the GBBCHMA**

5.1 SSDC has also sought agreement from all of the GBBCHMA local authorities on their approach to unmet housing needs and its alignment with the existing GBBCHMA evidence base. It was noted and expected that this support would be translated into a Statement of Common Ground (SoCG) as part of their preparation for their examination into their Local Plan. Following the September Planning & Development Board report South Staffordshire Council hosted a Duty to Cooperate meeting for Cabinet Members and officers of the Greater Birmingham and Black Country Housing Market Area on 15 December 2021, where it was agreed that officers would work collaboratively to draft an SoCG for the wider housing geography. This joint work on an updated Statement of Common Ground has now been finalised for agreement/signing and publication to support a number of Local Plans currently progressing towards examination, or publication and consultation. A copy of the Draft Statement of Common Ground is attached as Appendix B.  
...

5.2 The SoCG sets out the current situation (specifically as at August 2022) in relation to the local plan status and progress of the local authorities within the GBBCHMA, and also the progress so far achieved (effectively a current state of play/"State on the Nation") in committing to contributions addressing the housing shortfall arising from the Birmingham Development Plan and wider GBBCHMA. The SoCG also notes the potential further contributions expected

towards addressing the shortfall through the emerging Local Plan work such as via the South Staffordshire District Local Plan.

- 5.3 The strategic geography and scope of this Statement of Common Ground reflects current emerging evidence regarding the functional relationships between the GBBCHMA and surrounding areas and is illustrated/mapped in the SoCG for clarity. The SoCG covers the issue that North Warwickshire and Stratford-on-Avon straddle the GBBCHMA and the Coventry and Warwickshire Housing Market Area (CWHMA), and that their contribution is shared. This is also set out in the agreed Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA).
- 5.4 South Staffordshire as noted above is progressing with their Publication Plan under Regulation 19 and are now seeking confirmation that the Borough Council intend to agree/sign up to the GBBCHMA Statement of Common Ground as part of complying with the Duty to Co-operate process. Authorities from the GBBC area have been asked to consider the SoCG through their normal approval routes.

## **6 Observations**

- 6.1 The approach taken by SDDC is similar to that already taken by this Council in the preparation of our Local Plan, including a similar level of contribution towards the GBBCHMA unmet need. Both draft SoCGs recognise and incorporates this approach.
- 6.2 In terms of the bilateral SoCG between SDDC and NWBC officers consider that the attached Draft SoCG (Appendix A) can be supported.
- 6.3 The GBBCHMA SoCG (Appendix B) notes areas of agreement including acknowledgement that cross boundary issues are a strategic matter, that joint working will be employed where warranted including joint commissioning of evidence bases, that the GBBCHMA geography is an appropriate area to address housing needs and that the proposed Officer Working Group and Member Board noted within the SoCG offers a complementary process to other Duty to Cooperate engagement as a preferred means to cooperating across the strategic geography as a whole in order to ensure housing delivery. Terms of reference will be established to support this group and board. It should nevertheless be noted that the SOCG makes clear that the Member Board will be advisory in nature and will not override local authority decision making or local plan preparation. The SoCG sets out the principles that the Member Board will be based upon.
- 6.4 There remain a number of issues and areas where agreement is still being sought. Most significantly there remains no agreed approach to accommodating the remaining shortfall across the GBBCHMA or other closely related Local Planning Authorities with an agreed functional relationship, or an agreed position on the scale of the shortfall to be planned for post-2031 with varied positions being taken on the emerging post 2031 shortfall from the Black Country (see section 7 of this report).

- 6.5 There is reference to the 2018 Growth Study and Appendix 2 of the SoCG is an extract from that document indicating areas of search to deal with the shortfall. As can be seen some of these are in North Warwickshire. There is concern that by signing the SoCG there may be a misinterpretation that the Borough Council supports these areas. When reviewing our Local Plan there will be a need to look at all options and as a technical piece of evidence the Growth Study will inform that process. The Borough Council will decide on where any future growth will take place.
- 6.6 Notwithstanding recent proposed Government changes to the Duty to Co-operate in the Levelling-up and Regeneration Bill 2022-23, for the Duty to be replaced with a new 'alignment policy' in a revised NPPF following the Bill's passage, this duty still applies and requires local planning authorities to work constructively with the neighbouring authorities and other prescribed bodies in preparing their development plan documents. Officers consider that as part of best practice, to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters the Borough should support the SoCG and the involved GBBCHMA authorities to help/encourage both the preparation of their local plans and their intentions to significantly address the identified unmet need of the GBBCHMA area.
- 6.7 The GBBCHMA SoCG provides a forum and route to address these issues to help maximise agreement on the approach towards strategic housing distribution, coordinate housing delivery and develop shared evidence bases to inform the approach to meeting housing needs. This is of particular importance as the existing evidence base is in urgent need of review in light of the lack of a clear and up-to-date picture on unmet housing needs beyond 2031 and the differing positions of authorities on the recommendations made in the original 2018 Strategic Growth Study that considered the BCC shortfalls.
- 6.8 There is benefit in signing/providing support to the GBBCHMA SoCG as this will benefit in helping to reduce external (sub-regional) development pressures on this Borough as well as contributing in a positive way towards the identified unmet needs, while supporting other pro-active and positive development plan intentions from another local authority within and affected by the GBBCHMA unmet housing need.
- 6.9 Members views are requested.

## **7 Other Issues**

- 7.1 Members may also be aware that since finalising the drafting of the SoCG in August and following work by Black Country Authorities (Association of Black Country Authorities – ABCA's) on consultation for progressing the joint Black Country Plan (BCP), one of the ABCA members, Dudley, have withdrawn (in early October) from the joint Plan. The main issues revolved around two green belt sites, which Dudley have indicated they will consider removing from the plan and the 4 local authorities involved will each now be taking their respective Local Plans forward separately.

- 7.2 It is not considered that Dudley's withdrawal from the joint plan will affect the SoCG adversely and it is expected that joint work to address the Duty to Co-operate will continue. The change from a Joint Plan for the Black Country to 4 individual local plans is not considered to jeopardise either the SoCG or future working and is not considered to directly impact on North Warwickshire Borough. The most likely area affected are the authorities to the west of Birmingham including the Shropshire authorities close to the Black Country area.

## **8 In Summary**

- 8.1 It is recommended that the Council support the signing of the SDDC/NWBC SoCG, thereby supporting South Staffordshire District Council's Local Plan approach to meeting their own and the wider unmet housing needs and its alignment with the existing GBBCHMA evidence base while providing a forum for constructive joint discussions on remaining and on unmet housing needs beyond 2031.
- 8.2 It is recommended to support the GBBCHMA SoCG, officer working group and Member Board but not to sign at the present time until it can be made clear that the 2018 Growth Study is a technical piece of evidence which each local authority will consider through their Local Plan reviews.

## **9 Report Implications**

### **9.1 Environment and Sustainability Implications**

- 9.1.1 The establishment of the Officer Working Group and Member Board will help support delivery and progression both of the South Staffordshire District Council's Local Plan and the other local authority local plans within the GBBCHMA area to the benefit of housing and employment delivery. Although there may be environmental impacts from the South Staffordshire District Local Plan generated development, these will not directly impact on North Warwickshire Borough and may have the benefit of reducing pressure on the Borough to accommodate further development. At such time as South Staffordshire District Council progress their plans for the Officer Working Group and Member Board a further report will be brought to this Sub-committee to address any implications for this Council.

### **9.2 Equalities Implications**

- 9.2.1 By providing enough homes, particularly affordable homes, is a key measure to address inequality.

The Contact Officer for this report is Mike Dittman (719499).

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

<b>Background Paper No</b>	<b>Author</b>	<b>Nature of Background Paper</b>	<b>Date</b>

Statement of Common Ground  
between North Warwickshire  
Borough Council and South  
Staffordshire District Council  
South Staffordshire Local Plan 2018-  
2039  
[2022]

## Statement of Common Ground (SoCG) between South Staffordshire District Council (SSDC) & North Warwickshire Borough Council

### Introduction

1. This Statement of Common Ground (SoCG) has been prepared by South Staffordshire District Council (SSDC) and North Warwickshire Borough Council (NWBC), hereafter referred to as “the parties” to inform the submission of the South Staffordshire Local Plan 2018-2039.
2. This SoCG has been prepared in accordance with national guidance and is intended to cover matters of strategic importance relevant to the parties. It documents those matters agreed by the parties regarding the South Staffordshire Local Plan 2018-2039 and any areas which remain subject to further discussion and therefore will be updated accordingly. This Statement of Common Ground covers the following matters:
  - Housing (including housing needs across the GBBCHMA);
  - Employment land;
  - Transport and infrastructure matters;
  - Gypsy and traveller accommodation; and
  - Natural environment.

### Geography covered by Statement of Common Ground

3. This SoCG covers the Local Planning Authority areas of South Staffordshire District and North Warwickshire Borough Council.
4. Both authorities are also within the Greater Birmingham & Black Country Housing Market Area (GBBCHMA)<sup>1</sup>. There are wider strategic housing and employment shortfalls arising over these geographies that are subject to separate statements of common ground over these wider geographical areas dealing with these issues.

### Key Strategic Matters

5. The local authorities have had on-going dialogue on cross-boundary planning issues over the course of many years, discussing a broad range of planning issues including strategic matters. The key strategic matters included within this Statement of Common Ground are; housing provision; employment land; transport and wider infrastructure matters; gypsy and traveller accommodation; and matters relating to the natural and historic environment including designated sites. These discussions have informed the development of adopted plans and other related documents.
6. The following issues are considered to be the key strategic matters with regards to on-going plan making, although there are other issues which may have cross boundary impacts. Both

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<sup>1</sup> The GBBCHMA is made up of 14 authorities including Birmingham City Council, Bromsgrove District Council, Cannock Chase District Council, Dudley Metropolitan Borough Council, Lichfield District Council, North Warwickshire Borough Council, Redditch Borough Council, Sandwell Metropolitan Borough Council, Solihull Metropolitan Borough Council, South Staffordshire District Council, Stratford upon Avon District Council, Tamworth Borough Council, Walsall Metropolitan Borough Council and Wolverhampton City Council

authorities are committed to further dialogue moving forward, not just limited to the periods of plan preparation.

## Housing

7. SSDC and NWBC have been active members of the GBBCHMA Technical Officers Group since it was established in 2017 and both authorities have contributed to discussions relating to the delivery of unmet housing need within in the HMA. Both authorities have participated in both the Strategic Housing Market Assessments including the GBBCHMA Strategic Growth Study (2018), which examined need and supply across the entire HMA up to 2036. Each authority have considered how through their own plan-making process to assist in addressing unmet needs. The Black Country authorities<sup>2</sup> similarly declared an unmet need from their urban area as early as their Issues and Options consultation in 2017, later indicating through the Draft Black Country Plan consultation in 2021 that this shortfall stood at around 28,000 dwellings, despite Green Belt release being explored. In SSDC's view, the GBBCHMA remains the appropriate geography over which to plan for housing shortfalls. In NWBC's view, as there is no functional relationship between North Warwickshire and the Black Country it is not considered that North Warwickshire will deliver towards the housing shortfall identified in the Black Country.
8. NWBC and SSDC both recognise the importance of developing a common evidence base across the HMA as far as is feasible and practical in order to ensure that contributions to unmet needs are properly evidenced. As such, both authorities are working to progress the emerging 2022 GBBCHMA Development Needs Group Statement of Common Ground, which seeks to provide a programme of work and governance structure to address the housing shortfalls arising from the HMA. Given the scale and complexity of the housing shortfalls arising in the HMA, a joint HMA Statement of Common Ground is considered to be an appropriate vehicle by which to address the issue holistically.

## Employment

9. SSDC and NWBC are within separate functional economic market area but continue to work together collaboratively as part of GBBCHMA Technical Officers Group to progress the necessary follow on work identified as necessary in the West Midlands Strategic Employment Sites Study 2021. No further cross-boundary issues have been identified.

## Cross boundary transport impacts

10. SSDC and NWBC are committed to continue working together in partnership, alongside their respective highway authorities, with the aim of ensuring the necessary transport and highways improvements are implemented to support sustainable growth across both authorities. SSDC's are proposing four strategic housing site allocations, however none are within close proximity to the North Warwickshire administrative area. No other cross-boundary transport issues have been identified.

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<sup>2</sup> City of Wolverhampton Council, Walsall Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Dudley Metropolitan Borough Council

## Infrastructure

11. SSDC and NWBC will work together where required, with the aim of ensuring the necessary infrastructure improvements are delivered to support sustainable growth across both administrative areas.
12. Necessary infrastructure (including school places) will be delivered within South Staffordshire. Therefore, no cross-boundary infrastructure issues have been identified.

## Gypsy & Traveller Provision

13. SSDC has identified a 121 pitch need for Gypsy and Traveller households in South Staffordshire over the local plan period, including 72 pitches within the first 5 year period<sup>3</sup>. SSDC considers that latest evidence from Council's Gypsy and Traveller evidence base indicates that all suitable sites (including Green Belt options) which have capacity to reduce this shortfall have been maximised. It also indicates that all public land options in the District (including Green Belt options) have been explored for their potential to provide **new** public site options which could address specific families' needs and thereby reduce the shortfall. Despite these efforts, SSDC can only deliver 37 pitches within the plan period on sites which would address its unmet pitch needs. This leaves a very significant shortfall, even against the District's 5 year pitch need, which is a strategic cross-boundary issue to be discussed with adjacent authorities and other authorities within the same housing market area.
14. SSDC has written to all adjacent and housing market area authorities in January 2022 and then in August 2022 during the plan preparation regarding the potential shortfall in Gypsy and Traveller pitch needs within the District. Following on from the publication of SSDC's Gypsy and Traveller Accommodation Assessment in late 2021, SSDC wrote to all HMA and neighbouring authorities in January 2022 setting out the extent of the pitch shortfall, despite the Council's efforts to maximise all suitable and deliverable sites (including within the Green Belt) which would address the unmet need. This letter then requested authorities examine their ability to contribute to its unmet pitch needs, specifically in the form of extra supply on publicly run sites where pitches could be ensured for the families in need within SSDC. It then wrote again to these same authorities in August 2022, providing an update on extra efforts that SSDC had made to identify new public sites within the District upon Staffordshire County Council land. Despite these efforts, the letter communicated that a significant shortfall still remained and that SSDC required assistance in addressing its unmet pitch needs through new or expanded publicly run sites.
15. SSDC wrote to NWBC in January 2022 and then in August 2022 asking for assistance in meeting the unmet need for pitches within South Staffordshire. NWBC have not responded to these requests to date. In SSDC's view it is therefore currently unclear as to what extent NWBC may or may not be able to assist in meeting unmet pitch need arising from SSDC as there is no confirmation regarding what options to explore additional public pitches have/have not been considered by NWBC. NWBC has indicated they are unable to assist in

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<sup>3</sup> South Staffordshire Council Gypsy and Traveller Accommodation Assessment - Final Report August 2021

the provision of publicly owned pitches to cater for the needs of Gypsy and Travellers in South Staffordshire. In the Local Development Scheme NWBC has committed to bring forward a Gypsy and Traveller DPD and this may be an issue that could be considered at that time.

## Natural Environment

16. SSDC and NWBC are committed to continue working together in respect of matters relating to the natural environment where these are applicable to the authorities.
17. No cross-boundary issues have been identified.

## Signatures

We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters that has been undertaken between South Staffordshire District Council and North Warwickshire Borough Council. The authorities will continue to work together to address cross-boundary issues on an ongoing basis.

### **South Staffordshire District Council**

**Name:**

**Position:**

**Signature:**

**Date:**

### **North Warwickshire Borough Council**

**Name:**

**Position:**

**Signature:**

**Date:**

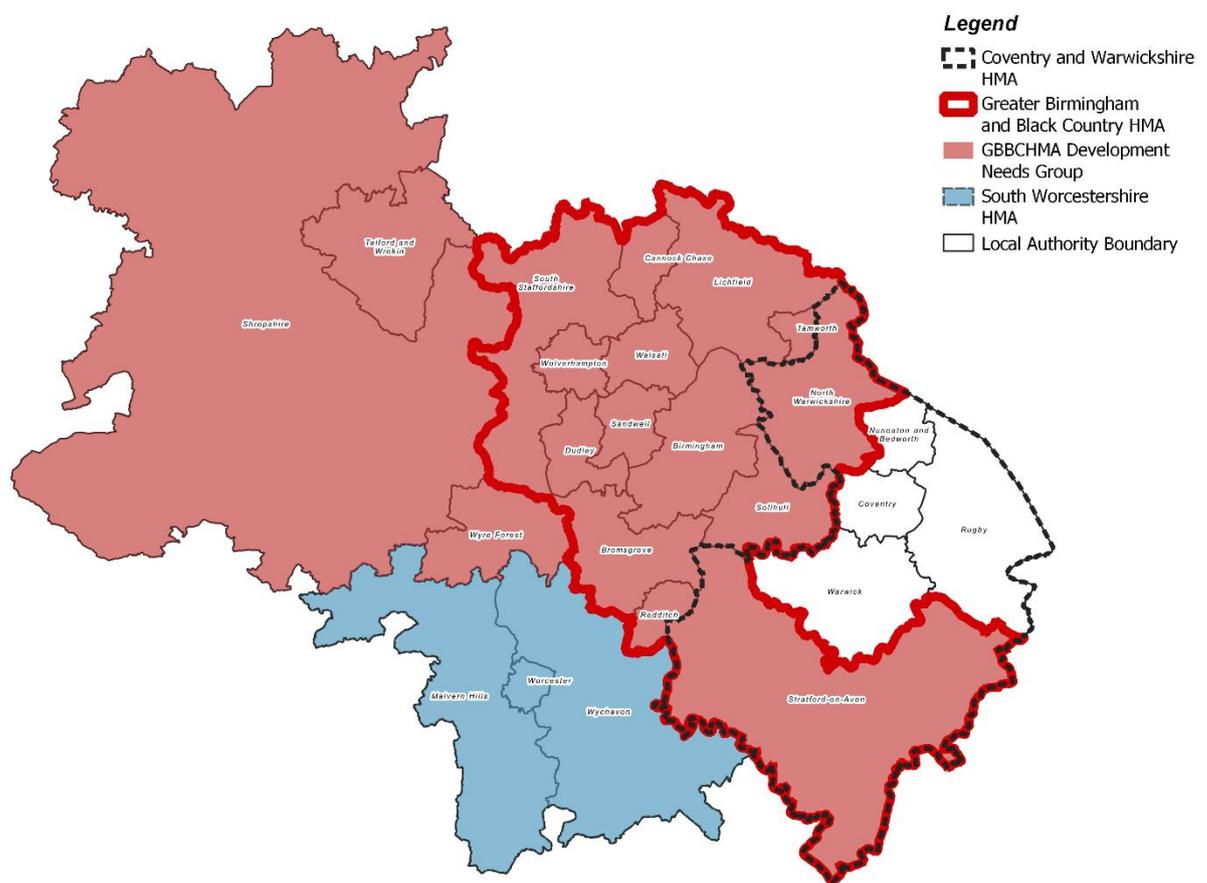
# **GBBCHMA Development Needs Group**

## **Draft Statement of Common Ground**

**August 2022**

## 1. Purpose and list of Parties involved in this Statement of Common Ground

- 1.1 This Statement of Common Ground (SoCG) has been prepared to facilitate and record cross-boundary engagement between local authorities in addressing existing and emerging housing shortfalls within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA). It records cooperation and progress to date in addressing this strategic issue, demonstrating that the participating authorities have engaged constructively, actively and on an ongoing basis under the Duty to Cooperate.
- 1.2 The Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Development Needs Group comprises the local planning authorities set out below. The Black Country consists of the Dudley, Sandwell, Walsall and Wolverhampton local planning authorities.



### Local planning authorities within the GBBCHMA

- Birmingham City Council
- Bromsgrove District Council
- Cannock Chase District Council
- Dudley Metropolitan Borough Council
- Lichfield District Council
- North Warwickshire Borough Council
- Redditch Borough Council

- Sandwell Metropolitan Borough Council
- Solihull Metropolitan Borough Council
- South Staffordshire District Council
- Stratford-on-Avon District Council
- Tamworth Borough Council
- Walsall Metropolitan Borough Council
- City of Wolverhampton Council

Other related local planning authorities outside of the GBBCHMA

- Shropshire Council
- Telford and Wrekin Council
- Wyre Forest District Council

**2. Signatories to this Statement of Common Ground:**

- Birmingham City Council
- Bromsgrove District Council
- Cannock Chase District Council
- Dudley Metropolitan Borough Council
- Lichfield District Council
- North Warwickshire Borough Council
- Redditch Borough Council
- Sandwell Metropolitan Borough Council
- Solihull Metropolitan Borough Council
- South Staffordshire District Council
- Stratford-on-Avon District Council
- Tamworth Borough Council
- Walsall Metropolitan Borough Council
- City of Wolverhampton Council
- Shropshire Council
- Telford and Wrekin Council
- Wyre Forest District Council

**3. Strategic Geography**

3.1 The Greater Birmingham and Black Country Housing Market Area (GBBCHMA) comprises 14 local authorities: Birmingham City Council, Bromsgrove District Council, Cannock Chase District Council, Dudley Metropolitan Borough Council, Lichfield District Council, North Warwickshire Borough Council, Redditch Borough Council, Sandwell Metropolitan Borough Council, Solihull Metropolitan Borough Council, South Staffordshire District Council, Stratford-on-Avon District Council, Tamworth Borough Council, Walsall Metropolitan Borough Council and City of Wolverhampton Council.

3.2 This geography was defined through two published studies commissioned from Peter Brett Associates (now Stantec) in accordance with guidance at the time based on

analysis of migration flows and commuting patterns and was subsequently endorsed by all authorities.

- 3.3 As part of the review of the Birmingham Development Plan (BDP), the City Council has tested whether this geography is still valid. A draft Housing and Economic Development Needs Assessment (HEDNA) report, which has been subject to engagement with neighbouring authorities through the GBBCHMA group, confirms that this is still a reliable geography using more recent data where available. The draft HEDNA has yet to be tested through examination in public. It also confirms that other authorities beyond the GBBCHMA have close functional relationships with it, based on commuting and migration flows, as listed below:
- Shropshire
  - Telford & Wrekin
  - Wyre Forest
  - Worcester City
  - Coventry City
- 3.4 Based on the findings of this report, Shropshire Council, Telford & Wrekin and Wyre Forest were invited to be signatories to this Statement of Common Ground, recognising the close functional relationships these areas have with the GBBCHMA (or parts of it) and authorities generating shortfalls within it. Worcester City Council and Coventry City Council were not invited to be signatories, because these are constrained urban areas that have historically relied on other neighbouring authorities to meet their housing needs over separate functional geographies and are therefore unlikely to be able to contribute towards the housing needs of the GBBCHMA.
- 3.5 At this time, expansion of the GBBCHMA is not advocated but it is acknowledged that there are potentially cross boundary matters, particularly in relation to migration patterns, which need to be addressed in order to ensure compliance with the Duty to Cooperate.
- 3.6 The strategic geography and scope of this Statement of Common Ground reflects current emerging evidence regarding the functional relationships between the GBBCHMA and surrounding areas. This scope will be updated to reflect the finalised Birmingham HEDNA report and any other evidence showing functional relationships beyond the GBBCHMA as and when such evidence becomes available.
- 3.7 It should be noted that both North Warwickshire and Stratford-on-Avon fall within the Coventry and Warwickshire HMA as well as the Greater Birmingham and Black Country HMA. In respect of Stratford-on-Avon District, the Fosse Way is an accepted boundary between the two HMAs reflecting the geographic proximity to the HMAs of this large rural district.

#### 4. Strategic Matter - Meeting Housing Need

##### 2011 – 2031 period

- 4.1 All post NPPF adopted development plans for the GBBCHMA authorities which cover the period 2011-2031 sought to meet their own Objectively Assessed Need (OAN). Those unable to meet their own needs are as follows:

Plan	Adopted	Details of shortfall
Birmingham Development Plan, 2011-2031	January 2017	The Birmingham Development Plan identified an Objectively Assessed Need of 89,000 homes with a shortfall of 37,900 homes which could not be met in the plan area. Policy TP48 of the adopted BDP sets out a mechanism for how this will be dealt with.
Cannock Chase Local Plan, 2012-2028	June 2014	The Cannock Chase Local Plan identified a shortfall of 500 homes, which was met in the Lichfield Local Plan (adopted 2015). The Cannock Chase Local Plan review identifies no shortfall over the period 2018-38 therefore this shortfall does not now need to be addressed.
Redditch Local Plan, 2011 – 2030	January 2017	The Redditch Plan identified a shortfall of 3,400 homes. The plan was prepared and examined in parallel with the Bromsgrove Local Plan (adopted 2017), which identified capacity to accommodate all of this shortfall.
Tamworth Local Plan, 2006 – 2031	February 2016	The Tamworth Plan identified a shortfall of 1,825 homes. The North Warwickshire Local Plan (adopted 2021) meets 913 homes of this shortfall. The Lichfield Local Plan (adopted 2015) meets 500 homes of this shortfall and a statement of common ground signed in 2018 agreed to increase this contribution to 912 homes. The Lichfield Local Plan review does not make a specific contribution to Tamworth.

##### Birmingham Policy context

- 4.2 Policy TP48 of the Birmingham Development Plan (BDP) states that:

*“The Council will also play an active role in promoting, and monitor progress in, the provision and delivery of the 37,900 homes required elsewhere in the Greater Birmingham Housing Market Area to meet the shortfall in the city. This will focus on:*

- *The progress of neighbouring Councils in undertaking Local Plan reviews to deliver housing growth to meet Birmingham’s needs.*
- *The progress of neighbouring Councils in delivering the housing targets set out in their plans.*

- *The extent to which a 5-year housing land supply is maintained in neighbouring areas.”*

4.3 Policy TP48 goes on to state that if other local authorities do not submit plans that provide an appropriate contribution to the shortfall, then the Council needs to consider the reasons for this and determine whether it is necessary to reassess Birmingham’s capacity by means of a full or partial BDP review after three years. In acknowledgement of the BDP shortfall, those authorities that preceded it included review mechanisms to address the shortfall. Commitments to review in adopted plans are set out in Appendix 1.

4.4 January 2020 signalled three years since adoption of the BDP. In December 2019 Birmingham City Council published an updated Local Development Scheme (LDS)<sup>1</sup> which concluded that an early review was not required. This stated that:

*“...the Local Planning Authority will start scoping out the work needed to undertake this in 2020 and set out a timetable for any BDP update, if necessary, in the next version of the LDS by January 2022’*

4.5 The Birmingham LDS was updated in June 2021, providing a timetable for the BDP review. That review has now commenced, and technical work is being undertaken. An Issues and Options document is due to be published in Autumn 2022.

Joint studies commissioned to address strategic housing shortfalls

4.6 Work commissioned to date by the GBBCHMA to find solutions to address these strategic housing shortfalls consists of the following two studies:

- Peter Brett Associates - Strategic Housing Needs Study
- GL Hearn / Wood – Strategic Growth Study 2018 (SGS)

4.7 As well as updating the position regarding the shortfall both up to 2031 and 2036, the Strategic Growth Study identified potential broad areas which each authority could explore and test through their plan-making processes to potentially accommodate the shortfall. Three broad development typologies were identified:

New settlements – 10,000 – 15,000 dwellings  
 Employment led – 1,500 – 7,500 dwellings  
 Urban Extensions – 1,500 – 7,500 dwellings

4.8 Potential locations were placed in two categories, a short list warranting further consideration and a long list. A full schedule of locations by development typology and potential capacity is shown in Appendix 2.

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<sup>1</sup> <https://www.birmingham.gov.uk/lds>

4.9 These strategic options were accompanied by five smaller areas where potential for a proportionate distribution pattern of development (500 – 2,500 dwellings) should be examined further.

Monitoring the GBBCHMA Shortfall

4.10 A monitoring framework was established based on the Strategic Growth Study and progress towards meeting this shortfall has been reflected in a series of position statements for the period 2011 – 2031. The most recent of these position statements was published in 2021 with a base date of 1 April 2020. This suggests that the shortfall to 2031 is some 10,000 homes fewer than when the Strategic Growth Study was published. This is mainly as a result of the Birmingham Development Plan identifying additional capacity over that anticipated when the plan was examined.

4.11 The summary of GBBCHMA housing supply and need below in Table 1 includes capacity identified through the Solihull and North Warwickshire local plan reviews. In the case of Solihull, a contribution of 2,104 homes has been identified as coming forward before 2031 and in North Warwickshire a contribution of 3,790 by 2033. Further contributions may come forward pre 2031 as identified in Table 2, which may close the gap further.

4.12 As North Warwickshire and Stratford-on-Avon straddle the GBBCHMA and the Coventry and Warwickshire Housing Market Area, their contribution is shared and this is set out in an agreed Memorandum of Understanding<sup>2</sup>, consequently an adjustment is made in Tables 1 & 2.

*Table 1: GBBCHMA Housing Supply and Need as at 2019/20*

	SGS Baseline (2011 – 31)	2017 update published (2011 - 31)	2017 Update revised (2011 - 31)	2019 (2011 - 31)	2020 (2011 -31)
GBBCHMA Housing Need (Strategic Growth Study baseline)	205,099	205,099	205,099	205,099	205,099
Contribution to CWHMA	-2880	-2880	-2880	-2880	-2880
Minimum housing requirement	207,979	207,979	207,979	207,979	207,979
Supply baseline	191,654	197,283	199,238	205,382	201,677
<b>Total shortfall</b>	<b>16,325</b>	<b>10,696</b>	<b>8,741</b>	<b>2,597</b>	<b>6,302</b>

Source: GBBCHMA Position Statement update

4.13 The Position Statement and Table 1, however, do not include capacity coming forward in South Staffordshire, Lichfield, Shropshire and Cannock Chase through sources of supply not formally identified in April 2020, which have important implications for the overall position and may provide capacity pre-2031.

<sup>2</sup> Available here: <http://democracy.stratford.gov.uk/documents/s35727/Appendix%201%20MoU%20CW%20HMA.pdf&TxtOnly=1>

4.14 They also do not fully reflect the latest Black Country Plan position as set out in the Regulation 18 Plan, published for consultation in August 2021, which will further adjust supply based on more up to date urban capacity evidence, capacity from potential Green Belt releases and through seeking to address housing needs beyond the 2031 monitoring date. The implications of the total changes in supply arising are set out in Table 2.

*Table 2: Local Plan Reviews – Shortfalls and Contributions*

Local Plan	Status	Total contribution to GBBCHMA unmet needs (up to and beyond 2031)	Comments
South Staffordshire	Reg 18 October 2021	+4,000	2018-2038 plan period
Cannock	Reg 18 March 2021	+500	2018-2039 plan period
Shropshire	Examination July 2022	+1,500 Contribution specifically for Black Country unmet needs	2016 -2038 plan period
Black Country	Reg 18 Draft Plan August 2021	-28,000	2020 – 2039 plan period
Lichfield	Reg 19 July 2021	+2,655 2,000 contribution specifically for Black Country unmet needs	2018-2040 plan period  Agreement in 2018 to contribute 912 towards the Tamworth shortfall.

### **Housing Need and capacity post-2031**

4.15 The Black Country is the only plan area in the GBBCHMA that does not have a post NPPF local plan which has been adopted or reached examination. However, the Black Country Plan has reached Regulation 18 stage, and this is significant because it identifies a shortfall of 28,234 homes over the period 2020-39 (16,346 by 2031 and 11,888 over the period 2031-2039). These shortfall figures are based on up-to-date local housing need (including the 35% uplift for Wolverhampton). These figures, however, are subject to further consultation and examination. The Birmingham Development Plan review is at its formative stages and the extent of any post 2031 shortfall has yet to be established.

4.16 The 2018 Strategic Growth Study did consider unmet housing needs across the whole GBBCHMA up to 2036, concluding that there was an approximate 60,000 dwelling shortfall. In general, however, at the time of publication, plans looking beyond 2031 were not far enough advanced so capacity beyond this date would be limited by implication.

## 5. Timetable for review and ongoing cooperation

5.1 Table 3 sets out progress on local plan reviews across the Statement of Common Ground geography. Where plans have not yet reached Preferred Options Regulation 18 stage, the adopted plan is included. There is clear evidence to show that the shortfall has reduced significantly up to 2031. There is, however, evidence of an as yet untested gap emerging post 2031.

*Table 3: Local plan review progress*

Area	Plan Period	LHN as of 2022 (homes per annum)	Plan Requirement (homes per annum)	Shortfall / Surplus over Plan Period (total homes)	Plan Status
Birmingham	2011-2031	6,750	2,555	-37,900	Adopted (2017)
Black Country	2020 -2039	4004	2278	-28,239	Regulation 18 (2021)
Bromsgrove	2011-2030	383	368	+ 3,400 <sup>3</sup>	Adopted (2017)
Cannock Chase	2018-2038	276	301	+ 500	Regulation 18 (2021)
Lichfield	2018 - 2040	303	422	+2655 <sup>4</sup>	Examination (2022)
North Warwickshire	2014-2033	169	454	+ 3790 <sup>5</sup>	Adopted (2021)
Redditch	2011-2030	165	337	-3,400 <sup>6</sup>	Adopted (2017)
Solihull	2016-2036	807	939	+2,105	Examination (2022)
South Staffordshire	2018-2038	243	444	+4,000	Regulation 18 (2021)
Stratford-on-Avon	2011-2031	567	730		Adopted (2016)
Tamworth	2006-2031	145	177	-1825 <sup>7</sup>	Adopted (2016)
<b>Non-HMA</b>					
Shropshire	2016-38	1,147	1,430	+1,500 <sup>8</sup>	Examination (2022)
Telford and Wrekin	2011-31	491	864		Adopted (2018)
Wyre Forest	2016-36	276	276		Adopted (2022)

5.2 Whilst the full extent of the post 2031 shortfall is not yet established and not all plans within the GBBCHMA have agreed to make a contribution towards a GBBCHMA shortfall, there appears to be evidence that it will be difficult to meet the entire GBBCHMA shortfall within its collective boundaries. Shropshire has acknowledged this

<sup>3</sup> 3,400 contribution specifically towards the 2011-30 Redditch shortfall

<sup>4</sup> 2,000 contribution specifically towards the 2020-38 Black Country shortfall

<sup>5</sup> 913 contribution specifically towards the 2006-31 Tamworth shortfall

<sup>6</sup> 3,400 met by Bromsgrove Local Plan (2017)

<sup>7</sup> 500 met by Lichfield Local Plan (adopted 2015) and 913 homes met by North Warwickshire Local Plan (adopted 2021)

<sup>8</sup> Shropshire contribution towards Black Country shortfall specifically post 2031

and proposed a contribution of 1,500 dwellings towards the Black Country shortfall accordingly.

### **Approach taken in local plans to date**

- 5.3 The purpose of this section is to set out how local plan reviews intend addressing the GBBCHMA shortfall and how they have used the shared evidence base, namely the GL Hearn / Wood Strategic Growth Study 2018. The wording provided for each authority represents the views of the authority concerned.

#### Birmingham

- 5.4 Birmingham City Council has commenced an update of the Birmingham Development Plan. It is likely that there will be a shortfall arising from this Plan update, however this has not yet been quantified. The Issues and Options consultation programmed for Autumn 2022 will provide an initial indication of the scale of the shortfall, however the City's capacity will evolve as the Plan update progresses. Housing need has increased since last plan so it is likely that the shortfall will be at least as severe as last time round.

#### Black Country

- 5.5 The Strategic Growth Study made several recommendations of relevance to the Black Country, including examining potential additional urban supply, and identifying and allocating additional land elsewhere for developments of 1500+ homes. The Black Country Urban Capacity Review Update 2021 examines the potential to increase densities in the urban area, and Policy HOU2 of the Draft Black Country Plan proposes increased housing densities compared with those required by current policy.
- 5.6 The Strategic Growth Study also identified areas of search for sites beyond and within the Green Belt. These included land for an urban extension North of Walsall around Brownhills (Walsall, Lichfield, Cannock) and South of Dudley (within Dudley). The Draft Black Country Plan proposes allocations in both of these locations, although the detailed assessment carried out for the Plan has shown that the total capacity of individual sites at each location is less than 1500 homes.

#### Bromsgrove

- 5.7 The Bromsgrove District Plan review is considering over 400 possible sites for inclusion in the plan. In some instances, these sites correspond with those areas suggested for consideration by the Strategic Growth Study. The assessment process the Council is undertaking is significantly more detailed than the Strategic Growth Study. Therefore, all realistic options including those in the Strategic Growth Study have been considered. A July 2022 Memorandum of Understanding between Redditch and Bromsgrove Councils confirms that the surplus of housing currently allocated for the needs for Redditch Borough (currently approximately 2241 dwellings) is handed back to BDC for BDC to consider in its plan making.

### Cannock Chase

- 5.8 The Strategic Growth Study is being used to inform local plan review process. The Preferred Options report set out a strategy to meet own needs and provide a contribution to GBBCHMA shortfall of 500 dwellings, recognising the proportionate dispersal option in the Strategic Growth Study. This will require Green Belt release and there are infrastructure constraints. The Strategic Growth Study is the only independent document providing GBBCHMA shortfall evidence, so the local plan is seeking to test its recommendations. Cannock Chase is not aware of alternative evidence and is keen to make use of existing evidence and work with partners on that.

### North Warwickshire

- 5.9 The Strategic Growth Study was used as a piece of evidence to inform recently adopted plan. CWHMA used commuting patterns as a consistent methodology for distributing needs and used a version of this as a basis for taking 10% of Birmingham's shortfalls. Tamworth and CWHMA unmet needs were also provided for. The Strategic Growth Study was relied upon for market capacity evidence to support the stance in local plan.

### Lichfield

- 5.10 The Strategic Growth Study is used as a piece of evidence to inform the Local Plan review process. All potential options identified within Lichfield District within the Strategic Growth Study have been considered through the plan-making process. The Strategic Growth Study directly informed the identification of one of the key areas for growth within the draft Local Plan. Other options identified within the SGS have been discounted through the plan-making process, having had consideration of wider evidence base. The draft Local Plan proposes to provide 2,000 homes to the Black Country and 665 homes to the wider GBBCHMA. The existing adopted Local Plan provides 500 towards the previous Cannock Chase Local Plan shortfall (which does not now exist) and 500 homes towards the Tamworth Local Plan shortfall. Lichfield District Council signed a Statement of Common Ground with Tamworth Borough Council in 2018 agreeing to meet 912 homes of the Tamworth Local Plan shortfall.

### Redditch

- 5.11 Redditch Borough Council is at the start of the plan review process. The Strategic Growth Study will be one of many pieces of evidence that will be considered proportionately as plan making progresses. A July 2022 Memorandum of Understanding between Redditch and Bromsgrove Councils confirms that the surplus of housing currently allocated for the needs for Redditch Borough (currently approximately 2241 dwellings) is handed back to BDC for BDC to consider in its plan making

## Solihull

- 5.12 The local plan was submitted for examination in May 2021. Hearings took place from September 2021 to February 2022. Solihull Metropolitan Borough Council's (SMBC) approach was to make a contribution to the GBBCHMA based on the shortfall created by the 2017 Birmingham Development Plan as this represented a tested and established position, which is not yet the position for the Black Country Plan. Other LPAs made the case that SMBC should be doing more now. The Inspector's [interim] report is not yet published, but they have confirmed their conclusion "*that the Council has complied with the duty to co-operate in the preparation of the Local Plan.*"
- 5.13 As a piece of evidence, the Strategic Growth Study options were considered during the preparation of the plan and helped inform further evidence (e.g. testing a new settlement proposal through the Sustainability Appraisal for the plan). Whilst the SA did not support a new settlement in the Balsall Common area, the Local Plan has been able to treat the settlement as an appropriate location for what is effectively an urban extension. The plan includes growth at other options identified in the Strategic Growth Study e.g. land south of the airport/NEC and land south of Birmingham around Hollywood, Whitlock's End and Cheswick Green. This represents a balanced approach and reflects the tensions in the Strategic Growth Study which identified the Green Belt in these locations as making a 'principal contribution'.

## South Staffordshire

- 5.14 South Staffordshire first established its 4,000 dwelling contribution towards GBHMA unmet needs in its Local Plan Review 2018 Issues and Options consultation. This contribution was in addition to the district's own housing needs and represented the sum of the minimum indicative capacities of the following four strategic growth locations recommended in the GBHMA Strategic Growth Study 2018:
- Urban extension (1,500 dwellings minimum) north of Penkridge
  - Employment-led strategic development (1,500 dwellings minimum) in vicinity of i54/J2 of M54
  - Proportionate dispersal (500 dwellings minimum) north of Codsall/Bilbrook
  - Proportionate dispersal (500 dwellings minimum) on the western edge of the conurbation
- 5.15 The Council's position was that if all authorities in the GBBCHMA delivered the locations proposed by the Strategic Growth Study, the shortfall (including up to 2036) would be met, in line with paragraph 1.102 of the Study.
- 5.16 There was also a need to consider other locations in the district alongside the locations listed above, due to the district's own increasing housing needs. The Council then proposed a Spatial Strategy in 2019 which delivered both the 4,000 dwelling contribution and growth in the broad locations identified in the Strategic Growth Study. These were then translated into proposed site allocations in the 2021 Local

Plan Review Preferred Options consultation, whilst being refined to take account of local constraints.

- 5.17 South Staffordshire took this approach to ensure that its contribution towards the GBBCHMAs unmet housing needs was based upon the recommendations of the Strategic Growth Study, which it considers to be the only consistent assessment of Green Belt purposes, market capacity, deliverability and sustainability prepared by the GBBCHMA authorities to date. To date it has not received direct objections to the 4,000 dwelling contribution figure from GBBCHMA authorities, although some planning authorities have indicated they would not consider it appropriate to follow a similar methodology to determine their contribution to unmet needs.

#### Stratford-on-Avon

- 5.18 Stratford-on-Avon is continuing to progress its Site Allocations Plan which will identify reserve sites to contribute to the GBBCHMA shortfall to 2031. In addition, SDC is working with Warwick District on the South Warwickshire Local Plan (SWLP) running to 2050. The SWLP is being prepared with work on the strategic Part 1 already underway. Issues and Options consultation is due late summer 2022 with adoption of Part 1 expected by the end of 2025. The SWLP will have to address both Birmingham and Coventry City shortfalls. The Strategic Growth Study will form part of the evidence base to inform plan preparation, but no decisions have yet been made. Stratford-on-Avon are keen to agree a GBBCHMA-wide approach, such as commuting flows, to act as a benchmark for contributions.

#### Tamworth

- 5.19 The adopted Local Plan makes up 1,825 of GBBCHMA unmet need. 913 of this shortfall is met through the recently adopted North Warwickshire Local Plan. The adopted Lichfield Local Plan meets 500 of the shortfall and Lichfield District Council signed a Statement of Common Ground in 2018 agreeing to meet 912 homes of the shortfall. The Lichfield Local Plan review does not propose to make a specific contribution towards Tamworth. The Tamworth Local Plan review statement issued in 2020 stated that: *“given the existing development constraints within Tamworth’s border, it is unlikely that a significant contribution to the HMA shortfall could be made.”* The Tamworth Local Plan review is programmed to commence in 2022.

#### Shropshire

- 5.20 Shropshire submitted a local plan in September 2021 which makes a contribution of 1,500 homes towards meeting the needs specifically of the Black Country authorities as established through the Black Country Plan review. The examination is underway and questions have been asked regarding the rationale for Shropshire’s contribution to unmet needs. Shropshire’s approach is largely based on migratory trends. Shropshire is located outside the GBBCHMA and Shropshire is acknowledged as a separate housing market area. Shropshire has engaged with the Association of Black

Country Authorities constructively and have agreed a separate Statement of Common Ground to support its approach towards unmet needs.

### Telford & Wrekin

5.21 The Council has considered the representations made to the local plan received from local authorities. It is acknowledged by all parties that Telford & Wrekin functions as a separate housing market area, based on an analysis of the relevant indicators presented in supporting evidence to the Local Plan. This is consistent with the decision of the Greater Birmingham and Solihull Local Enterprise Partnership (GB&S LEP) to exclude Telford & Wrekin from their assessment of housing needs within the GB&S LEP area. Given this relationship, and based on current evidence available at this time, the potential contribution of in-migration arising from the Local Plan's housing requirement towards meeting the needs of the GBBCHMA has not been quantified. The Council will continue to consider this matter in the light of emerging evidence. It does not at present rule out the potential apportionment of some of the Local Plan's housing requirement towards meeting the needs of the GBBCHMA. Discussions will therefore continue to progress on this basis.

### Wyre Forest

5.22 The Wyre Forest District Local Plan 2016-2036 was adopted in April 2022. Policy SP1 Spatial Development Strategy 2016-2036 clearly states that due consideration will be given, through a future early review of the Wyre Forest District Council Local Plan where necessary and in accordance with the NPPF, to the housing needs of neighbouring local authorities in circumstances when it has been clearly established through the local plan process that these needs must be met through provision in the Wyre Forest District area.

## **6. Summary of Current Position**

### **Summary of key issues**

- There remains a shortfall of 6,302 homes between 2011 and 2031 based on April 2020 information. Contributions towards addressing the shortfall have thus far been by local authorities within the GBBCHMA. The shortfall may reduce further as a result of plans progressing through the review process.
- There is evidence of a shortfall post-2031 based on published evidence, specifically the Black Country Regulation 18 Plan, although authorities have different positions on whether this currently warrants contributions from other authorities. The shortfall identified is also subject to further testing and consultation.
- This post-2031 shortfall is likely to increase in the future, principally from Birmingham in the light of progress with the Birmingham Plan.
- It is the role of emerging plans to seek to best meet any defined unmet needs in a sustainable manner.

- The Strategic Growth Study recommended testing several strategic opportunities through Local Plan reviews, which it indicated could meet the shortfall if delivered. Some of these opportunities have been reviewed through Local Plan work to date; but these opportunities, plus those which are yet to be tested are unlikely to be sufficient to address the post-2031 shortfall, although work to formally examine this in light of new housing needs has not been commenced.
- Duty to Cooperate engagement and evidence commissioned since the Strategic Growth Study has identified other closely related Local Planning Authorities, that can accommodate unmet need in a sustainable manner where a functional relationship between areas is defined and agreed through Duty to Cooperate engagement.
- Engagement to date has primarily taken place through direct Duty to Cooperate discussions between individual local authorities and the GBBCHMA officer group. Proposed governance arrangements are intended to supplement and support the Duty to Cooperate process across the GBBCHMA and beyond

### **Summary of key areas of agreement**

- Cross boundary unmet housing needs are acknowledged as a strategic matter.
- The GBBCHMA geography is agreed as an appropriate geographical area within which to consider how to address housing needs.
- The proposed Officer Working Group and Member Board offers a complementary process to other Duty to Cooperate engagement and is agreed as the preferred means to cooperating across the strategic geography as a whole in order to ensure housing delivery, and terms of reference will be established to support this.
- Joint working will be employed where circumstances warrant (e.g., BC LP etc).
- Agreement in principle to the plan making value of the existing evidence base, including the 2018 Strategic Growth Study, whilst acknowledging that this is not a policy document it is part of an evidence base to take matters forward through the local plan review process<sup>9</sup>.
- Parties to this Statement of Common Ground will commission funding of shared evidence bases, where practicable to do so, to inform cooperation on housing delivery, including any necessary updates to the 2018 Strategic Growth Study.

### **Summary of key areas where agreement is still being sought**

- There is, as yet, no agreed approach to accommodating the shortfall across the GBBCHMA or other closely related Local Planning Authorities with an agreed functional relationship, that can accommodate unmet need in a sustainable manner.
- Despite the findings of the Strategic Growth Study, there is no current agreed position on the scale of the shortfall to be planned for post-2031, with individual

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<sup>9</sup> [https://www.birmingham.gov.uk/downloads/file/9405/february\\_2018\\_glhwood\\_position\\_statement](https://www.birmingham.gov.uk/downloads/file/9405/february_2018_glhwood_position_statement)

local authorities taking different positions on the Black Country's emerging post - 2031 housing shortfall for example.

- The relative weight given to the Strategic Growth Study varies, all local authorities utilising the Strategic Growth Study have tested and supplemented it with more local evidence, but the manner in which this has been done varies.

## **7. Future objectives and work streams to address key issues and areas where an agreement is still being sought**

### Objectives of the Development Needs Group

7.1 There is considerable variety in the progress and status of local plans across the GBBCHMA. Notwithstanding this complexity, the signatories to this statement will seek to deliver the following objectives:

- coordinate housing delivery to meet identified needs.
- maximise agreement on the approach towards strategic housing distribution.
- identify a transparent minimum level of housing need across the GBBCHMA that is consistent with national policy; and
- develop shared evidence bases where feasible and proportionate to inform the approach to meeting housing needs.

### Review the position to date and the deliverability of the 2018 Strategic Growth Study

7.2 The existing evidence base is in urgent need of review in light of the lack of a clear and up-to-date picture on unmet housing needs beyond 2031 and the differing positions of authorities on the recommendations made in the original 2018 Strategic Growth Study. Further work is required to develop and agree the scope and sequencing of this review, but key next steps should include:

- Confirming how current contributions to meet GBBCHMA wide needs will be apportioned between the current and emerging unmet needs of the Black Country and Birmingham. This work is essential in order to show how the anticipated, but not yet tested, Black Country housing shortfall in particular is being addressed to support the next stages of the Plan.
- To confirm the scale of the housing shortfall across the whole of the GBBCHMA over a period of at least 15 years, using the standard method as the starting point for addressing housing needs, to inform the approach taken by current emerging Local Plan reviews<sup>10</sup>. This should attempt to take a consistent approach to identifying capacity within the study area, particularly in areas generating housing shortfalls.
- A review of whether the growth locations identified in the 2018 Strategic Growth Study remain appropriate and whether further work is needed to identify new growth areas for testing through Local Plan preparation.

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<sup>10</sup> Where plans have reached an advanced stage then this will be addressed via the review cycle.

- A market analysis which can advise at a strategic level on market absorption rates (including reference to previous build out rates), in particular for areas that may be identified as potential locations for strategic growth.
- Consider the extent to which the shortfall will be addressed within the GBBCHMA before seeking options beyond it.
- Consider the extent to which major job creating and infrastructure projects e.g. West Midland Interchange and UK Central / HS2 can be supported by labour supply from within the GBBCHMA
- A review of existing SHELAA evidence, including Green Belt assessments and viability/deliverability expectations across the GBBCHMA

7.3 This is not necessarily an exhaustive list and may need to be updated to consider findings from local plan examinations within and adjoining the GBBCHMA.

Prepare an updated set of strategic growth recommendations to address any residual housing shortfalls

7.4 Subject to the outcome of the work set out above there may be a need for additional work to identify additional strategic growth locations to meet any residual unmet needs. The exact scope of this work will depend on the findings of the review and the extent of any remaining shortfall, but could examine matters including:

- Potential options for strategic growth locations beyond and within the Green Belt.
- The comparative suitability and deliverability of strategic growth locations using a consistent methodology.
- Opportunities to align future growth locations with existing planned and potential future transport infrastructure improvements.
- Clear conclusions on the level of strategic growth locations required to meet residual housing shortfalls, leading into a range of different growth distributions (e.g., combinations of different strategic growth locations) across the study area which could address these needs.
- Potential transport carbon emission implications and sustainability impacts of different growth distributions to meet the area's unmet needs.
- The degree to which different growth distributions align with functional relationships between shortfall authorities and the surrounding area.

7.5 The detailed scope of this work will be prepared by the GBBCHMA officer group. It is intended that this work, once completed, would provide a range of potential future growth distributions to be considered by the GBBCHMA and any other functionally linked authorities under the proposed governance structures set out in this Statement of Common Ground.

Delivering ongoing engagement going forward

7.6 The GBBCHMA authorities will establish an advisory Member Board of local elected members to address housing solutions across the GBBCHMA and beyond. The

structure of the Board will be agreed through future iterations of this Statement of Common Ground.

- 7.7 Future Duty to Cooperate engagement through the Member Board on the scale and apportionment of housing shortfalls will be informed by the programme of work set out in 7.2-7.4 to review and (if necessary) update the Strategic Growth Study, although the final decision on how such matters will be addressed is a matter for individual local authorities' local plans. The principles which will inform the identification and distribution of housing shortfalls within the GBBCHMA will be further developed in future iterations of this Statement of Common Ground.
- 7.8 The final scope of the revised Strategic Growth Study work and future iterations of this Statement of Common Ground will be informed by best practice from similar statements of common ground covering other large housing market areas, whilst having regard to the differing political structures, combined authority roles and functional geographies across such areas.

## **8. Future governance arrangements for the GBBCHMA Development Needs Group**

- 8.1 At present cross boundary matters are dealt with through an officer group, the details and Terms of Reference are set out below:

### GBBCHMA Development Needs Group – Officer Working Group

#### *Terms of Reference*

- 8.2 The GBBCHMA Development Needs Group provides a framework for coordination between local authorities to ensure that unmet needs within the GBBCHMA can be satisfactorily addressed (where possible). These Terms of Reference set out how the Development Needs Group - Officer Working Group will work together and report to the Member Board of the GBBCHMA.
- 8.3 The objective of the GBBCHMA Development Needs Group – Officer Working Group (OWG) is to prepare evidence and monitoring information to inform recommendations made by the GBBCHMA Development Needs Group – Member Board.

#### *Status*

- 8.4 Each local planning authority is individually responsible for meeting its legal duties under the Duty to Cooperate, working together constructively, actively and on an ongoing basis to address strategic matters, such as cross-boundary housing shortfalls and strategic employment sites. Given the existing and emerging housing pressures facing the GBBCHMA, the local planning authorities listed in this Statement of Common Ground have formed an advisory partnership, overseen by the Member Board with the OWG co-ordinating evidence preparation to support this role. The Member Board and OWG have no additional powers but serve to provide a

mechanism for all local authorities involved in the GBBCHMA Development Needs Group, to work constructively together in a co-ordinated manner to address housing shortfalls and strategic employment sites, resolving (as far as possible) differences in position on this matter and make advisory recommendations.

#### *Composition*

- 8.5 The membership of the OWG will comprise representatives of all the local planning authorities involved in the GBBCHMA Development Needs Group, as defined through signatories to this statement of common ground (set out in Section 2 of this document).
- The OWG will comprise suitable officers of the GBBCHMA Development Needs Group local authorities.
  - Officers or technical / professional representatives of stakeholder organisations, by invitation.

#### *Structure and Procedures*

- 8.6 The following structures and procedures will be observed:
- The OWG will meet, as a minimum, on a quarterly basis.
  - Meetings of the OWG will be chaired by each member local authority in turn.
  - Officer support and secretariat services will be provided by a nominated participant in the OWG.
  - Agendas, reports, and minutes of meetings will be circulated to relevant facilitators in advance of any meetings.
  - Officer support will be provided for each local authority as necessary.
  - With the agreement of members of the OWG members, advisory members (such as the West Midlands Combined Authority or relevant County Councils) may be co-opted to represent a specific area of interest or issue of consideration, especially where this will assist with the delivery of sites and support the group in evidence gathering to address housing shortfalls.

#### *Remit*

- 8.7 The OWG will be responsible, with external support, where agreed with the Member Board, for undertaking the following:
- Advise the Member Board as necessary on issues relating to unmet housing needs and strategic employment sites from the GBBCHMA.
  - Provide technical support to the Member Board, prepare reports for the Member Board's consideration, and carry out such actions as may be instructed by the Member Board.
  - Co-ordinate quarterly updates on local plan progress and evidence base gathering relevant to the GBBCHMA housing shortfall and strategic employment sites for the Member Board.

- The OWG may agree to establish small project or working groups, resourced as necessary, to progress specific work areas where appropriate.

#### GBBCHMA Development Needs Group - Member Board

8.8 To steer and respond to the activities of the Development Needs Group (DNG) an appropriate Member Board is required. A suitable structure will be drawn up based on the following principles:

- The Member Board will be supported by the OWG and convene at regular intervals to consider relevant matters.
- The chair of the group will rotate annually with support and secretarial services provided from within the OWG.
- All local authorities that are signatories to the Statement of Common Ground will be represented.
- The Member Board will be advisory in nature and will not override local authority decision making or local plan preparation.

8.9 In terms of its remit the Member Board will:

- Work positively and constructively to address cross boundary strategic matters especially those relating to housing and employment to meet the legal Duty to Cooperate and National Planning Policy Framework requirements.
- Will oversee the development, implementation, and monitoring of joint work to quantify and address existing and emerging housing shortfalls arising from the GBBCHMA.
- Oversee and steer the commission of key studies to inform the evidence base for policy development.
- Will advise/steer the DNG on changing priorities based on changes to the legal and policy framework and commit to new actions where required.
- Will rely on input from the OWG to help inform their advisory decisions and will direct the DNG where additional/different actions are required.
- Receive and review quarterly reports from the OWG, summarising evidence base gathering and local plan progress relevant to the GBBCHMA housing shortfalls and strategic employment sites.
- Receive and consider regular reports from the DNG including the Statement of Common Ground and its regular updates.

## Appendix 1: Local Plan Commitments to review

This appendix sets out commitments in post NPPF local plans (or Site Allocations Documents) to review policies to consider the wider HMA shortfalls.

### Bromsgrove Local Plan 2011 – 2030, Adopted January 2017

#### Policy BDP4: Green Belt

BDP4.1 The Green Belt as indicated on the Policies Map will only be maintained as per BDP 4.2. BDP4.2 A Local Plan Review including a full Review of the Green Belt will be undertaken in accordance with BDP 3 in advance of 2023 to identify:

- a) Sufficient land in sustainable locations to deliver approximately 2,300 homes in the period up to 2030 to deliver the objectively assessed housing requirement for Bromsgrove District.
- b) Safeguarded land for the period 2030-40 to meet the development needs of Bromsgrove District and adjacent authorities based on the latest evidence; and
- c) Land to help deliver the objectively assessed housing requirements of the West Midlands conurbation within the current plan period i.e. up to 2030.

The timing of the Green Belt Review will be determined by updated evidence such as the GBSLEP Strategic Housing Needs Study and the monitoring of housing delivery against the Council's projected housing trajectory. The outcomes of the Green Belt Review will then be incorporated into the Local Plan Review. BDP4.3 The Green Belt boundary review will follow sustainable development principles and take into account up to date evidence and any proposals in Neighbourhood Plans. Where appropriate, settlement boundaries and village envelopes on the Policies Map will be revised to accommodate development

### Lichfield Local Plan Strategy 2008 - 29, Adopted February 2015 and Local Plan Allocations 2008-2029, Adopted July 2019

#### Local Plan Strategy

4.6 Following discussions falling under the Duty to Cooperate Lichfield District Council recognises that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirements for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. A similar situation applies, albeit on a lesser scale, in relation to Tamworth. Lichfield District Council will work collaboratively with Birmingham, Tamworth and other authorities and with the GBSLEP to establish, objectively, the level of long term growth through a joint commissioning of a further housing assessment and work to establish the scale and distribution of any emerging housing shortfall. In the event that the work identifies that further provision is needed in Lichfield District, an early review or partial review of the Lichfield District Local Plan will be brought forward to address this

matter. Should the matter result in a small scale and more localised issue directly in relation to Tamworth then this will be dealt with through the Local Plan Allocations document.

### Local Plan Allocations

2.1 The Council is aware and is committed to reviewing its Plan in full to assist in addressing strategic issues which cross local authority boundaries. The Council continues to work proactively with partners to identify the appropriate amount of growth to be accommodated within the boundaries of Lichfield District. In addition, as part of this review the Council will continue work with other Neighbouring Authorities through the Duty to Cooperate (DTC), as well as undertaking a comprehensive review of its evidence base.

2.2 The Local Plan Review has already commenced with the publication of and consultation on a Scope, Issues and Options document in April 2018. Through a Local Plan Review, changes to the spatial strategy, policies and proposals within the current local plan may be required in response to emerging evidence or to reflect strategic issues being dealt with through the DTC. It is through this review process that consideration of such strategic matters, including the spatial strategy, are most appropriately considered.

2.3 Policy LPR Local Plan Review sets a review mechanism for the Lichfield District Local Plan.

### **Policy LPR: Local Plan Review**

Lichfield District Council shall carry out an early review of the Local Plan for Lichfield that will be submitted to the Secretary of State for Examination in accordance with the latest Local Development Scheme or no later than the end of December 2021. This review shall replace the adopted Local Plan Strategy (LPS) 2008-2029 in all aspects and therefore be a comprehensive review. This Plan will extend the existing plan period to at least 5 years beyond the end of the current LPS and it shall review as a minimum the following matters:

- The housing requirement for Lichfield and the potential for housing land supply to meet this need.
- Any unmet housing need arising from the Greater Birmingham and Black Country Housing Market Area (GBBCHMA), inclusive of any unmet housing need arising from Tamworth Borough and the appropriate level of contribution within the District of Lichfield in line with ongoing technical work and the requirements of policy TP48 of the adopted Birmingham Development Plan (BDP).
- Employment land requirements for Lichfield as identified through a comprehensive evidence basis.
- Lichfield's potential role in meeting any wider unmet employment needs through the Duty to Co-operate (DtC).
- The appropriateness of the existing settlement hierarchy and the strategic distribution of growth in light of new housing, employment and other service/infrastructure needs.
- Gypsy, Traveller and Travelling Showpeople (GTTS) provision.

- A comprehensive Green Belt Review either in partnership with relevant neighbouring authorities or in close consultation with these authorities through the DtC, to inform any further Green Belt release to accommodate new development within the District.
- An evidence-based assessment of highways infrastructure needs, in partnership with the highways authorities.

### **Explanation**

2.4 The Local Plan Strategy identified that following on from discussions falling under the DTC it had been identified through evidence emerging at that time that indicated Birmingham would not be able to accommodate its housing requirement within its administrative boundary and that a similar situation applied to Tamworth, although on a much reduced scale. The Local Plan Strategy recognised that, in the event of further housing provision would be needed within Lichfield District, such issues could be addressed through a review of the Lichfield District Local Plan.

2.5 It has been established through the examination and adoption of the Birmingham Development Plan that there is a significant unmet housing need arising from Birmingham and the wider Housing Market Area (HMA) within which it sits. Policy PG1 of the Birmingham Development Plan identifies an unmet need of approximately 37,900 dwellings in the period to 2021. It should be noted that further consideration of this need has been undertaken and it is considered to be a lower need than established within the Birmingham Development Plan. Lichfield District is part of the Greater Birmingham and Black Country HMA along with Birmingham, the Black Country authorities, South Staffordshire, Cannock Chase, Tamworth, North Warwickshire, Stratford-upon-Avon, Solihull, Bromsgrove and Redditch.

2.6 Additionally, Tamworth Borough Council's adopted Local Plan notes that it cannot meet its housing requirement within its own administrative area and requires a further 1,825 dwellings to be accommodated outside of the Borough. Tamworth is located within the Greater Birmingham and Black Country HMA and this additional shortfall of 1,825 dwellings is part of the overall shortfall within the HMA. It is considered most appropriate to consider how to address such shortfall as part of the wider HMA shortfall through the review of the Local Plan. Furthermore, since the above shortfall was identified, the early stages of the review of the Black Country Core Strategy indicate a further shortfall of approximately 22,000 dwellings.

2.7 To assist with discussion between the authorities within the HMA a significant evidence base has been produced by the authorities. This includes the Strategic Housing Needs Study (stage 2 and stage 3) and the Strategic Growth Study (2018). These studies provide a number of strategic recommendations and examine a number of strategic locations for housing growth which could assist in meeting unmet needs. Ultimately the study sets out a range of options which it concludes could be considered through the review of authorities' respective local plans. At this time no decisions upon the apportionment of such unmet need have been made. A recommendation of the Strategic Housing Needs Studies was that there needed to be a consistent evidence base across the HMA authorities in relation to the Green Belt. The Strategic Growth Study includes a high level strategic green belt review all

of which assists in providing a consistent evidence base for the authorities to consider and upon which future memorandums of understanding (MOU) and/or statements of common ground (SCG) apportioning unmet growth can be based.

2.8 Alongside the strategic Green Belt Review within the Strategic Growth Study, Lichfield District will prepare a comprehensive Green Belt Review to assess, in further detail, the capacity of the Green Belt across the authority as part of the evidence base supporting the review of the Local Plan.

2.9 Although unmet housing need remains the largest cross-boundary issue, there are other associated issues which may need consideration, including provision for Gypsy and Travellers and employment land provision.

2.10 The Council will continue work with other Neighbouring Authorities through the DTC, as well as undertaking a comprehensive review of its evidence base. The District Council is committed to working positively with its partners to address these strategic issues and where appropriate prepare MOU or SCG with respect of the issues above.

#### **Redditch Local Plan, 2011 – 30, Adopted January 2017**

1.11 In addition, Redditch has worked with other Local Authorities, which although are not directly adjacent to Redditch may have strategic matters that have implications for the preparation of BORLP4. In particular, Redditch Borough Council and Birmingham City Council have jointly acknowledged there is a strategic planning matter with regard to Birmingham being unable to accommodate all of its own housing needs. As required by the Duty to Cooperate, due consideration will be given, including through a review of the BORLP4, to the housing needs of another local planning authority in circumstances when it has been clearly established through collaborative working that those needs must be met through provision in Redditch. With regard to Birmingham City Council, the mechanism for resolving this potential strategic matter of Birmingham's unmet housing needs will be through the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) and Redditch's subsequent review of the BORLP4.

#### **Tamworth Local Plan 2006 -31, adopted February 2016**

Agreements have been reached with Lichfield and North Warwickshire for the delivery of housing. In addition to this Tamworth Borough Council is actively involved with the Greater Birmingham and Solihull Local Economic Partnership. The GBSLEP Spatial Framework looks to present options for delivering strategic planning across the LEP, one of which is the delivery of housing. Tamworth recognises that there is a current under provision of housing to meet objectively assessed needs across the LEP and that part of this arises from within Tamworth, but to a much greater extent from Birmingham. It has been established that Tamworth cannot fully meet its own housing or employment needs, any future development which goes beyond the levels of development set out in this Local Plan will be to meet needs arising from Tamworth. Through the preparation of Birmingham City Council's Local Plan and Tamworth's it has been agreed between the two authorities that Tamworth is unable to assist in meeting Birmingham's unmet needs.

### **Local Plan Review**

6.7 The Localism Act 2011, and specifically Section 110, introduced a legal requirement known as Duty to Co-operate (DtC). The DtC is important when issues arise that cross the boundaries of local authority areas. Dialogue between neighbouring local authorities should be constructive, active and on-going to ensure that it can be demonstrated that plans have been positively prepared, having regard to cross boundary issues of strategic importance. Further information on the Duty to Cooperate can be found in paragraphs 4.4-4.8.

6.8 Through a Local Plan review, changes to the spatial strategy in the adopted Core Strategy may be necessary in response to emerging evidence, or to reflect cross boundary issues of strategic importance under the DtC. Whilst the SAD is not considered to be the appropriate place at which to revise the strategic approach established in the adopted Core Strategy, it is considered necessary now, to provide a narrative on significant cross boundary issues that have arisen since the Core Strategy was adopted in December 2012. Greater Birmingham Housing Market Area (GBHMA).

6.9 There is a primary Housing Market Area (HMA) comprising Birmingham, the Black Country and nine neighbouring local authorities defined in a Strategic Housing Needs Study (SHNS); commissioned by the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and the Black Country Authorities. South Staffordshire is one of the nine local authorities within the HMA, together with Cannock Chase, Lichfield, Tamworth, North Warwickshire, Stratford--on-Avon, Solihull, Bromsgrove and Redditch.

6.10 The adopted Birmingham Development Plan (Policy PG1) identifies an unmet housing need of 37,900 dwellings up to 2031, for which provision is to be made elsewhere within the GBHMA. Furthermore, since this shortfall was identified, a further additional 22,000 dwelling unmet need has been identified through early stages of the review of the Black Country Core Strategy. For this reason, the distribution of the unmet housing need across the HMA is yet to be agreed. South Staffordshire Council is working positively towards a Memorandum of Understanding (MoU) or Statement of Common Ground (SoCG) with all local planning authorities within the GBHMA.

6.11 To assist discussions between the HMA authorities with regard to the apportionment of housing needs, a Strategic Growth Study is being prepared across all fourteen GBHMA authorities. This examines strategic locations for housing growth which could assist in meeting the identified HMA unmet needs across the GBHMA, having regard to high-level Green Belt Review, assessment of infrastructure capacity, sustainability criteria and deliverability assessments. The study re-examines the potential urban capacity of GBHMA authorities and options for strategic development past the Green Belt, and ultimately sets out options for strategic growth locations to be tested through the Local Plan Review. This provides a Site Allocations Document (SAD) September 2018 20 consistent evidence base upon which a future MoU/SoCG apportioning housing growth can be based.

6.12 In addition to this, South Staffordshire Council and the Black Country authorities have agreed to prepare a joint Green Belt Review to assess, in further detail, the capacity of the Green Belt across the five authorities. This may provide a basis for identifying future housing and employment sites, where exceptional circumstances demonstrate these are required. Given the changing nature of cross-boundary housing growth pressures, additional evidence may be required to review the District's housing capacity. For example, an update of the evidence base in respect of the Cannock Chase Special Area of Conservation (SAC), including mitigation measures and assessment of existing rural settlements' infrastructure capacity, and services and facilities. This evidence will inform the framework for a new spatial strategy which seeks to meet the District's own objectively assessed housing needs and, subject to discussion with other local authorities, could potentially meet a proportionate contribution towards unmet housing needs from the wider housing market area.

### **Stratford-on-Avon Core Strategy, adopted July 2016**

#### **Explanation**

**Policy CS.17 Accommodating Housing Need Arising from outside Stratford-on-Avon District** The existence of unmet housing need arising outside Stratford-on-Avon District will not render this Plan out of date. However, the Plan will be reviewed if evidence demonstrates that significant housing needs arising outside the District should be met within the District and cannot be adequately addressed without a review. To establish this, the Council will work with other local authorities in the Coventry and Warwickshire Housing Market Area to:

1. prepare and maintain a joint evidence base including housing need and housing land availability;
2. take part in a process to agree the strategic approach to address any shortfall of land availability to deliver in full the Housing Market Area's Objectively Assessed Housing Need or other evidenced housing need arising outside the District; and
3. where the evidence and the duty to co-operate process clearly indicates that there is a housing need that cannot be met within the administrative boundaries of the authority in which the need arises and part or all of the need could most appropriately be met within Stratford-on-Avon District, the Council will seek to identify the most appropriate sites to meet this need and will review the Local Plan to do this, should it be required.

#### **Explanation**

5.3.1 The six local planning authorities within the Coventry and Warwickshire Housing Market Area (HMA) have agreed to cooperate together to ensure the HMA's housing need of at least 4,277 dwellings per annum is met in full. It is recognised that this is important in supporting the growth ambitions of Coventry and Warwickshire as well as ensuring local plans and core strategies within the sub-region comply with national policy and guidance.

5.3.2 However, it is recognised that there may be physical or policy constraints which make it difficult for one or more of the local planning authorities within the sub-region to meet their local objectively assessed housing need in full. In these circumstances it will be

necessary for the six authorities to work closely together to address this potential shortfall and to ensure the HMA's overall housing need is met in full.

5.3.3 The process for doing this has been set out and agreed by the Coventry and Warwickshire Shadow Joint Committee. The starting point of this process is a shared evidence base relating to strategic issues. It is recognised that the following assessments/studies are likely to be the key elements of this shared evidence base:

- a Joint Strategic Housing Market Assessment: it is important to ensure that the objectively assessed housing need of the HMA and each of the Councils within the HMA is understood and that the evidence to support this is kept up to date.
- a Joint Approach to Strategic Housing Land Availability Assessments: it is important that housing land availability is assessed consistently across the HMA so that the overall and local supply of potential housing sites is understood. Stratford-on-Avon District Council - July 2016 100 Stratford-on-Avon Core Strategy 2011-31 Section 5 Development Strategy – 5.3 Accommodating Housing Need from outside the District
  - Joint Employment Land Assessment: it is important to ensure that employment land requirements and supply are understood, and planned for, alongside housing. A shared evidence base will help to understand the sub-regional and local employment land requirements as well as the availability of sub-regional and local sites to meet these requirements.
  - a Green Belt Study: the West Midlands Green Belt covers significant parts of the Coventry and Warwickshire HMA. The Green Belt study needs to be up to date to inform a sub-regional approach.

5.3.4 In the event that there is a shortfall arising from one or more District within the HMA, and in the context of a shared evidence base, the six local planning authorities have agreed to work together to develop and maintain a strategy to meet the HMA's housing requirement. This process will seek to identify the most suitable available sites to meet any shortfall. Stratford-on-Avon District Council will participate actively in the process on an on-going basis.

5.3.5 Should this strategy identify that sites within Stratford-on-Avon District are required to meet some or all of a housing need arising from outside the District, the Council will undertake work to establish the most appropriate sites to do this and if this indicates that significant modifications are required to the Local Plan, the Council is committed to undertaking an early review of the Plan to address this.

5.3.6 A further issue that may need to be addressed through this process is the potential for a shortfall in housing land arising from outside the Coventry and Warwickshire HMA, in particular from the Greater Birmingham area. In the event that such a shortfall may need to be partially addressed within the Coventry and Warwickshire HMA, the six local planning authorities have agreed to work together using the process described above.

## **North Warwickshire Reviewed Plan 2011 -33, adopted September 2021 (rolled forward from 2029)**

The Localism Act 2011 introduced a requirement for the Borough Council to co-operate with other local authorities as well as organisations and agencies to ensure the effective discussion of issues of common concern to develop sound plans. This Duty is an ongoing process and does not stop with the production of a plan. The Borough Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters and has been working with neighbouring authorities to consider their future development needs and if they can accommodate them. The Borough Council has reached an agreement on the amount of development that can be accommodated can be delivered with local authorities from the Coventry and Warwickshire area as well as the Greater Birmingham and Black Country area (including Tamworth). It is considered there is sufficient information to progress this Plan taking into account these needs and providing for them where possible within this Plan. In addition, the Borough Council continues to commit to working collaboratively with relevant authorities and bodies to refine the scale and distribution of housing and employment needs within the housing market areas and functional economic market areas in which the Borough falls, the levels that it is appropriate for the Borough to seek to accommodate, and to working collaboratively with infrastructure providers to ensure that any impacts of growth are suitably mitigated. In the event that evidence, monitoring indicators (set out below) or events identify that a significant change in provision is needed compared to that set out in the Local Plan (or the evidence upon which it is based) an early partial/ full review, depending on the issue, will be brought forward to address this. In any event the Council is required by statute to complete a review of the plan every five years, starting from the date of adoption

### **Solihull Local Plan – Adopted December 2013**

8.4.5 Following discussions falling under the Duty to Cooperate Solihull Council recognise that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. Solihull Council will work collaboratively with Birmingham and other relevant neighbouring local authorities and with the GBS LEP to establish objectively the level of long term growth through jointly commissioning a Strategic Housing Needs Study and work to establish the scale and distribution of any emerging housing shortfall. This may require a review of the Green Belt in relevant locations.

8.4.6 It is anticipated that a Strategic Housing Needs Study will be commissioned and prepared during 2013 as evidence to inform the development of a GBS LEP strategy (Strategic Spatial Framework). This would provide a high-level context for reviewing the Solihull Strategic Housing Market Assessment (SHMA) during 2014. In the event that the work identifies that further provision is needed in Solihull, a review of the Solihull Local Plan will be brought forward to address this.

## **Telford and Wrekin Local Plan, adopted January 2018**

1.3.2.2 Telford & Wrekin Council has arrived at this version of the Local Plan following extensive discussion on cross-boundary planning issues including with other councils across the West Midlands. A full account of the Council's approach to the Duty to Co-operate is set out in a 'Duty to Co-operate' Statement. Matters were raised at Regulation 18 stage by a number of local authorities in an adjacent, but separate, housing market area (Greater Birmingham and the Black Country authorities, and South Staffordshire). This specifically relates to issues of housing delivery within the West Midlands conurbation, as well as matters relating to waste management.

1.3.2.3 The Council has considered the representations made to the local plan received from these local authorities. It is acknowledged by all parties that Telford & Wrekin functions as a separate housing market area, based on an analysis of the relevant indicators presented in supporting evidence to the Local Plan. This is consistent with the decision of the Greater Birmingham and Solihull Local Enterprise Partnership (GB&S LEP) to exclude Telford & Wrekin from their assessment of housing needs within the GB&S LEP area. Given this relationship, and based on current evidence available at this time, the potential contribution of in-migration arising from the Local Plan's housing requirement towards meeting the needs of the Greater Birmingham and Black Country Housing Market Area (GBBC HMA) has not been quantified. The Council will continue to consider this matter in the light of emerging evidence. It does not at present rule out the potential apportionment of some of the Local Plan's housing requirement towards meeting the needs of the GBBC HMA. Discussions will therefore continue to progress on this basis.

## Appendix 2: Strategic Growth Study 2018 Areas of Search

### Recommended strategic development areas

<b>Development type / General Location /</b>	<b>Local Authority</b>	<b>Potential capacity</b>
<b>New Settlements</b>		
South of Birmingham	Stratford-on-Avon	10,000 – 15,000
between Birmingham and Bromsgrove / Redditch	Bromsgrove	10,000 – 15,000
Around Shenstone	Lichfield	10,000 – 15,000
Around Balsall Common	Solihull	10,000 – 15,000
<b>Urban Extensions</b>		
South of Dudley	Dudley	1,500 – 7,500
North of Tamworth	Lichfield	1,500 – 7,500
East of Lichfield	Lichfield	1,500 – 7,500
North of Penkridge	South Staffordshire	1,500 – 7,500
<b>Employment Led</b>		
North of Wolverhampton (I54)	South Staffordshire	1,500 – 7,500
East of Birmingham	North Warwickshire	1,500 – 7,500
South of Birmingham Airport/ NEC	Solihull	1,500 – 7,500

### Long list of alternative strategic development areas

<b>Development type / General Location /</b>	<b>Local Authority</b>	<b>Potential capacity</b>
<b>New Settlements</b>		
Between Wolverhampton and Penkridge	South Staffordshire	10,000 – 15,000
Around Dunston	South Staffordshire	10,000 – 15,000
Around New Arley	North Warwickshire	10,000 – 15,000
Around Fradley and Alrewas	Lichfield	10,000 – 15,000
South West of Stratford-on-Avon District	Stratford-on-Avon	10,000 – 15,000
Around Wellsbourne	Stratford-on-Avon	10,000 – 15,000
<b>Urban Extensions</b>		
South of Penkridge	South Staffordshire	1,500 – 7,500
North west of Tamworth	Lichfield	1,500 – 7,500
East of Polesworth	North Warwickshire	1,500 – 7,500
South of Stratford-on-Avon town	Stratford-on-Avon	1,500 – 7,500
South East of Redditch	Stratford-on-Avon	1,500 – 7,500
North of Walsall around Brownhills	Walsall, Lichfield, Cannock	1,500 – 7,500

Recommended areas of proportionate dispersal

<b>Proportionate Distribution area</b>	<b>Local Authority</b>	<b>Potential capacity</b>
Western edge of the conurbation between Stourbridge and Wolverhampton	Dudley/ South Staffordshire / Wolverhampton	500 – 2,500
To the north of Codsall/Bilbrook	South Staffordshire	500 – 2,500
The vicinity of Cannock, Great Wyrley, Burntwood, Brownhills and Aldridge	Walsall / Cannock / South Staffordshire	500 – 2,500
To the west / southwest of Tamworth	Lichfield/Tamworth	500 – 2,500
To the south of Birmingham around Hollywood, Whitlock’s End and Cheswick Green	Solihull / Bromsgrove	500 – 2,500
To the south and southeast of Redditch	Redditch?	500 – 2,500

**Signatories (Senior Officer and Councillor)**

**Birmingham City Council**

Name:

Position:

Name:

Position:

**Bromsgrove District Council**

Name:

Position:

Name:

Position:

**Cannock Chase District Council**

Name:

Position:

Name:

Position:

**Dudley Metropolitan Borough Council**

Name:

Position:

Name:

Position:

**Lichfield District Council**

Name:

Position:

Name:

Position:

**North Warwickshire Borough Council**

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Position:

Name:

Position:

**Redditch Borough Council**

Name:

Position:

Name:

Position:

**Sandwell Metropolitan Borough Council**

Name:

Position:

Name:

Position:

**Solihull Metropolitan Borough Council**

Name:

Position:

Name:

Position:

**South Staffordshire District Council**

Name:

Position:

Name:

Position:

**Stratford-on-Avon District Council**

Name:

Position:

Name:

Position:

**Tamworth Borough Council**

Name:

Position:

Name:

Position:

**Walsall Metropolitan Borough Council**

Name:

Position:

Name:

Position:

**City of Wolverhampton Council**

Name:

Position:

Name:

Position:

**Shropshire Council**

Name:

Position:

Name:

Position:

**Telford and Wrekin Council**

Name:

Position:

Name:

Position:

**Wyre Forest District Council**

Name:

Position:

Name:

Position:

## Agenda Item No 7

### Local Development Framework Sub-Committee

28 November 2022

#### Report of the Chief Executive

#### Draft Local Transport Plan LTP4 Consultation

### 1 Summary

- 1.1 Warwickshire County Council is carrying out a consultation on the Draft Local Transport Plan LTP4. The closing date for comments is formally 20 November 2022, however the Borough Council has been given a time extension for responses by 30th of November. The Borough Council have initially considered the Draft Local Transport Plan LTP4 at the Executive Board on 21 November 2022.

<p><b>Recommendation to the Board</b></p> <p><b>a That the Borough Council supports the work on the LTP4;</b></p> <p><b>b That the Council's response to Warwickshire County Council asks them to note its comments on the LTP4 strategies in this report in relation to local issues that should be taken into account in the production of the final LTP; and</b></p> <p><b>c That members note the verbal update from the Executive Board meeting and add any additional member comments arising from this Local Development Framework Sub-Committee meeting.</b></p>
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### 2 Consultation

- 2.1 Consultation has taken place with relevant Members and the Corporate Director – Streetscape on the climate change perspective and his observations were included in the Executive Board report.

### 3 Introduction

- 3.1 Members may recall the Draft Local Transport Plan LTP4 consultation report was considered by members at Executive Board on the 21 November 2022. The Draft LTP4 consultation report is attached as Appendix A.
- 3.2 A verbal update of comments arising from consideration at the 21 November Executive Board will be provided to Members.

## 4 Summary

- 4.1 Members are recommended to note and support any comments raised at the Executive Board in relation to the LTP4 Local Transport Plan and associated Strategies consultation. The attached Appendix A report and any additional comments LDF Sub-Committee Members may wish to make can then be forwarded to the County Council as the formal response to the LTP4 consultation from the Borough Council.

## 5 Report Implications

### 5.1 Environment, Sustainability and Health Implications

- 5.1.1 The right transport solutions can impact and have a positive improvement to both the health of the residential of the Borough as well as contributing to improvements in climate change.

### 5.2 Safer Communities Implications

- 5.2.1 Improved transport networks should improve road safety, a key priority for our Safer Communities work. Improving safety should be a high priority for the LTP, particularly in the Borough.

The Contact Officer for this report is Mike Dittman (719451).

## Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
Draft Local Transport Plan (LTP4) and associated Strategies and Action Plan	Warwickshire County Council	Online consultation for draft Local Transport Plan (LTP4) <a href="#">Consultation on draft Local Transport Plan (LTP4) - Warwickshire County Council - Citizen Space</a>	24 September 2022

**Agenda Item No 13****Executive Board****21 November 2022****Report of the Chief Executive  
& Corporate Director Streetscape****Draft Local Transport Plan LTP4  
Consultation****1 Summary**

- 1.1 Warwickshire County Council is carrying out a consultation on the Draft Local Transport Plan LTP4. The closing date for comments is formally 20 November 2022, however the Borough Council has been given a time extension for responses by 30th of November.

**Recommendation to the Board**

- a That the Borough Council supports the work on the LTP4;**
- b That the County note the comments on the LTP4 strategies in this report in relation to local issues that should be taken into account in the production of the final LTP; and**
- c That members note the verbal update from the Executive Board meeting and add any additional member comments arising from this Local Development Framework Sub-Committee meeting.**

**2 Consultation**

- 2.1 Consultation has taken place with relevant Members and the Corporate Director – Streetscape on the climate change perspective and his observations have been included in this report. Any further comments received will be reported at the meeting.

**3 Introduction**

- 3.1 Warwickshire County Council is in the process of updating the current Local Transport Plan (LTP), which is a document that sets out the transport needs, challenges, priorities and objectives for the county. The current LTP3 covers the period 2011 to 2026. The new plan will be known as LTP4.
- 3.2 The Draft LTP4 at consultation sets policies to shape future transport schemes and developments within the County. It allows the County Council to direct resources to the transport network. The aim to give people who live and work in Warwickshire access to the facilities they need to go about their daily lives.
- 3.3 Members may recall the initial LTP consultation which was considered by members at Executive Board on the 15<sup>th</sup> February 2021. The initial consultation

was on the direction that the new Plan (LTP4) should take with four themes identified that were **Environment, Well-being, Economy and Place**.

## 4 The Consultation

- 4.1 The Draft LTP4 consultation comprises a proposed Core Strategy, which shows how the four key themes link into the wider aims of Warwickshire County Council Plan. This identifies a number of Key Policies that direct six separate Key Strategies summarised as follows;
- **Active Travel** – a strategy to promote walking and cycling in Warwickshire to bring the physical and mental health benefits from these forms of transport to more people and protect the environment
  - **Public Transport** – how it is intended to work with bus and rail companies to improve the existing public transport network in Warwickshire
  - **Motor Vehicles** – recognising the role of motor vehicles in the county as a move is made towards more sustainable transport options such as electric vehicles and hydrogen-fuelled transport
  - **Managing Space** – making changes to public spaces to make them more attractive places to be, cleaner and less dominated by vehicles, with the routes that connect them less congested
  - **Freight** – managing freight movements across the county to promote and grow our successful economy.
  - **Safer Travel** – reducing the number of people injured on Warwickshire’s roads and increasing the safety and attractiveness of all travel options
- 4.2 Within each of these six Key Strategies are a number of “Policy Positions”, indicating the approach the County intend to take to address the issues and challenges that were identified as part of the initial LTP consultation and the four themes. This included a Citizens’ Panel, set up online, a representative cross-section of Warwickshire residents, to provide feedback throughout the drafting of the Local Transport Plan.
- 4.3 Much of the LTP4 approach is driven by pressure to achieve the national target of Zero Carbon by 2050. The LTP4 Core Strategy notes to reduce transport emissions, we will need to change the way we move around the county and beyond. It is relevant to note that transport is currently the biggest contributor to carbon emissions in the UK, with Warwickshire having the third highest CO2 emissions per head of all English county local authorities in 2019. Notwithstanding these issues, the LTP notes these changes should be carried out in a way that recognises the central role that transport plays in the growth of our economy and people’s lives and their wellbeing.
- 4.4 The LTP4 Core Strategy notes the growth in private vehicle use but concerns are that in rural areas of North Warwickshire there is not the alternative public transport services yet available to replace or compensate for reduced private car use, albeit that technology advances have resulted in safer, less polluting vehicles. The Core Strategy notes these benefits have been offset by a steady increase in vehicle numbers and distances driven but understands that mobility is a necessary feature of modern life, providing significant benefits to the economy, people’s wellbeing, connectivity and social mobility.

- 4.5 The Core Strategy tries to address these issues through the Transport hierarchy of;
- Active Travel (e.g. walking, cycling, wheeling)
  - Public Transport (e.g bus, rail, e-scooters)
  - Private Vehicles
- 4.6 The Core Strategy makes reference to the challenge to provide transport options that achieve these wider benefits of mobility, and more, but without the restrictions that were necessary during the pandemic. For clarity around that latter point, the Core Strategy seeks to achieve the benefits in reduction in CO2 emissions that were an indirect result of the pandemic's travel lockdown restrictions necessary for health and well-being, through enabling more environmentally friendly, carbon neutral transport options and choices, maintaining the mobility that provides significant benefits to the economy, people's wellbeing, social and commercial connectivity without the need for, or imposition of such travel restrictions.
- 4.7 The Core Strategy notes that 'where active travel or public transport are not possible, a switch to Zero Emission Vehicles will be required to achieve the government's Net Zero aim', but fails to adequately indicate how this will be achieved without serious financial commitment by both the County and private individuals and businesses to replacing fossil fuel based vehicles with electric alternatives or hydrogen based alternatives (particularly for freight/commercial) and associated infrastructure, except through the publication of "key strategies that recognise the choices available to transport users, now and in the future, when considering and making all stages of a journey".
- 4.8 It is noted and recognised that "To meet the target of carbon Net Zero by 2050, car usage will need to decrease, and we will have to provide alternatives to the way we travel". The suggested planning approaches for directing development and services towards more sustainable locations to help address this issue are noted and supported. The Borough Council already supports this approach and actively promotes through the Borough's Local Plan policies.
- 4.9 However, there are some concerns the existing population within rural communities may fall outside of this approach in the absence of a clear commitment to programmes of public transport service improvement and frequencies, a clear programme of investment in cycle and walking routes to connect these communities and settlements with the more sustainable locations and services they need and which will provide the alternative choices and opportunities the Strategies 'encourage' and 'promote'. The opportunities for residents to choose and adopt more sustainable travel modes must be affordable (both private and public transport) and interim solutions may be required while the transfer from carbon fuel-based transport options to electric/hydrogen alternatives are introduced, otherwise the change will be difficult to encourage and deliver. This concern is made notwithstanding the realisation that such programmes will require resources that are unfortunately in limited or non-existent supply, but this should not prevent the identification of clear programmes or opportunities to bring forward and deliver alternative

options and services over time, rather than simply an approach of 'encouragement' and support in principle.

## **5 North Warwickshire**

5.1 Members will recall that a report was discussed at this meeting on 15th February 2021 (agenda item 05) and comments were submitted to the County Council identifying the following local issues:

- 1 Connectivity between settlements within the Borough as well as to those outside
- 2 Funding of key infrastructure improvements such as Phases 3 and 4 of the A5, dualling of the A446
- 3 Impact of the construction of HS2
- 4 Improvements to walking and cycling
- 5 Avoidance of rat running on country lanes

5.2 A meeting was also held by members with Councillor Jeff Clarke the Warwickshire County Council (WCC) Portfolio Holder following that meeting and prior to the current consultation.

5.3 In addition, consultations have also previously been undertaken by the County Council on the Warwickshire Local Cycling and Walking Infrastructure Plan, considered by Members at Executive Board on 18 July 2022 North Warwickshire Area, Bus Service Improvement Plan and Warwickshire Enhanced Partnership Plan (through direct member consultation on 19<sup>th</sup> January 2022), all of which have relevance and working relationship with the Local Transport Plan, having implications primarily for the Key Strategies 'Active Travel' and 'Public Transport'.

## **6 Observations**

6.1 In terms of comments and observations the following summary tables provide a snapshot of each Strategy and an indication of support or otherwise to the relevant Policy Positions in each strategy:

### **Comments on Active Travel Strategy**

6.2 The strategy starts "Where possible, without disadvantaging rural communities, we need to do as much as we can to move away from car dependency." This is noted but it is considered this cannot be achieved in absence of serious programme of public transport service improvements and/or delivery of improved, on the ground, network of safe traffic free cycling and walking routes to main settlements services and infrastructure. This is of particular concern in relation to the potential impacts on the elderly population in rural areas and the access to transport for residents with disabilities.

6.3 Walking and cycling are the most efficient options for local journeys are noted and previous consultations/views show strong support for improving walking and cycling facilities.

LTP Strategy & Policy Position		Support/Comments
<b>Active Travel Strategy</b>		
Policy AT1	Improving accessibility and attractiveness of active travel options	Supported, caveated by need to address rural, elderly and disability issues and needs.
Policy AT2	Better, safer routes for walking and cycling	Supported
Policy AT3	Information and Promotion	Supported

### Comments on Public Transport Strategy

- 6.4 The Strategy notes that passenger levels are currently around 70% of pre-pandemic levels but are anticipated to recover and for growth to continue in the future. Continued investment to deliver and maintain improved transport options will be necessary if Warwickshire is to accommodate the predicted growth in population. Although Policy is to encourage additional use of public transport to reduce road congestion, improve air quality and tackle climate change there remain concerns that the council has limited ability to make improvements directly, as almost all public transport is provided solely by third party organisations.
- 6.5 The Borough Council welcome explicit recognition that the semi-rural nature of Warwickshire means that the distribution of public transport options is not always equitable throughout the county. In comparison to neighbouring counties, Warwickshire has a relatively high level of vehicles registered per head of population. For public transport to become a first-choice travel option, its attractiveness relative to car use needs to improve and inevitably this will involve resource investment. The services also need to maintain affordability to ensure public transport is a viable alternative when compared to carbon fuel based alternatives. Where possible and appropriate, sources of funding via S106 contributions for major developments could be highlighted as an option or opportunity to help address resource shortfalls. The issue of resource constraints was also raised in relation to the Warwickshire Enhanced Partnership Plan for public transport.
- 6.6 Similarly Policy Position PT1 aim is to maximise funding opportunities, wherever possible, to promote and improve existing public transport services. Concerns remain over effectiveness in light of funding restraint and need for clear indication of potential funding services opportunities that should be highlighted including S106 development/ developer contributions, lottery funding, UK Prosperity funding and similar.
- 6.7 It is also supported and welcomed that WCC will work with its partners to review and develop new, simpler, more flexible ways of obtaining and paying for journeys, and ticketing that allows journeys to be made on different forms of transport. This will help maximise and encourage opportunities to use/access public transport and potentially help integrate transport services (taxi's, community transport, employment transport services, health service and social services transport networks, rail/coach etc...) making information about and

access to cross transport services accessible to all users. However, there is little discussion or recognition around whether the critical services residents need to travel to, could be provided differently/more locally to communities, i.e. therefore removing the need to travel distances, enabling more sustainable choices and access to those services such as walking and cycling. Through online service access some services are already moving in this direction and this could include greater investment in 'hubs' locally that provide a wider range of service access (health, finance, social and benefits/welfare) linked to a local transport hub/location, integrating the varied accessible transport options with the service provision.

- 6.8 Policy Position PT4 seeking that new developments maximise their opportunities to provide excellent access to the public transport network, taking into account potential demand from new development is supported and through Borough planning policies will seek to ensure planning policies cross reference to the LTP to enable access to S106 developer infrastructure contributions where/when appropriate.

<b>Public Transport Strategy</b>		
Policy PT1	Working with partner organisations to improve public transport	Supported
Policy PT2	Improved accessibility and attractiveness of public transport as a travel Choice	Supported subject to caveat regarding funding constraints and reinforce need for service affordability.
Policy PT3	Information and ticketing	Supported and encouraged
Policy PT4	New developments and connectivity to public transport services	Supported, subject to encouraging more sustainable 'hub' service location and choice.
Policy PT5	Community Rail Partnership	Supported

### **Comments on Motor Vehicle Strategy**

- 6.9 The strategy notes that road network is vital to Warwickshire's economy but also has impact on our environment and shapes the places we live and work. It is noted and agreed the County needs to maintain a network of routes as part of an integrated transport system which also provides attractive alternatives to car usage where possible, whilst recognising that for many people the car is currently their most convenient form of transport.
- 6.10 The Borough support the LTP4 approach to improve and adapt the network, ensuring it is safe, convenient and fit for all users and purposes. The Borough Council note the move away from car dependency as a first journey choice to other more sustainable forms of transport and reduce impacts of over-reliance on cars and trucks for personal use and freight, but this also needs to be realistic in light of current situation in short term of lack of suitable alternatives yet realistically available. Constraints in personal transport and business transport use and accessibility should only be introduced in parallel with provision of real

affordable and sustainable, alternative choices to avoid and minimise economic impacts and personal accessibility to services and facilities.

- 6.11 Fully support the approach of seeking to improve the attractiveness of key routes, moving traffic (especially heavy commercial) away from town and village centres to allow our places to become less polluted and more attractive places to be for residents and visitors, e.g. by using Park and Ride facilities and route priorities/constraints on HGV's.

<b>Motor Vehicle Strategy</b>		
Policy MV1	Using our influence with partners to provide a modern fit-for-purpose route network	Supported
Policy MV2	Increased use of technology in network monitoring	Supported
Policy MV3	Maximising funding opportunities	Supported
Policy MV4	Making our towns and villages and the routes that connect them better places to be	Supported

### **Comments on Managing Space Policies**

- 6.12 The strategy appropriately notes that rural locations are heavily dependent on private cars and this is unlikely to change significantly. A switch to electric vehicles is likely to be the most significant change during the lifetime of the LTP, together with a reduced need to travel as a result of more home-working and home deliveries. But where this is financially and realistically out of reach of residents', improvements to public transport will be crucial as well as active travel options, such as walking and cycling.
- 6.13 The MS1 and MS6 policy approach is already supported through the Borough's local plan policies and will help inform and influence future planning policies and plans. Similarly Policy MS2 approach to ensure that all developments are accessible, that designs and layouts contribute to the local area and improve connectivity to footways, cycleways and public transport. But design and layouts should not be a standard "fits all" engineering approach and should allow flexibility to allow local character, population makeup (demographics), rurality and distinctiveness to be incorporated/apply and more directly serve the needs of communities.

<b>Managing Space Strategy</b>		
Policy MS1	Increasing sustainable development and travel	Supported
Policy MS2	Travel options which are accessible to all	Supported, subject to enabling a flexible approach as appropriate.
Policy MS3	Prioritising use of space to promote sustainable travel options	Supported

Policy MS4	Robust data-led decision making in assessing new developments	Supported
Policy MS5	Construction to best available standards	Supported
Policy MS6	Influencing Planning Authorities and Developers	Supported

### Comments on Freight Policies

- 6.14 In light of North Warwickshire’s location within the “Golden Triangle” for freight logistics the policies listed are of particular local significance and relevance. The support for good quality, safe and secure lorry parking and use of appropriate designated freight routes are particularly noted and agreed. However, in identifying appropriate freight routes, the County must ensure the impact on residents and settlements along those routes are carefully assessed and addressed as well as the implications for highway safety, noted in Policy F6. Thought should also be given to how these routes will be promoted and “enhanced”, both from an environmental and a service provision (such as access to toilet/cleaning facilities and addressing SatNav updates) as well as an enforcement provision to ensure their effective use and prevent/discourage use of unsuitable routes
- 6.15 Policy F4 is also of importance and relevance to North Warwickshire and the A5. This Policy should support funding bids through RIS or similar, where improvements to the A5 Trunk Route network in North Warwickshire are needed to reduce delays, congestion and improve/enhance capacity that will enable delivery of adopted Local Plan development sites.
- 6.16 The Policy F1 encouragement for a shift from road to rail modes is also welcomed. But with the caveat of concern over the presence of two significant rail freight centres in the Borough. This may result in increased pressure both for potential concentration/intensification of HGV flows to these centres but also pressure for their continued expansion in locations that have current constraints such as Green Belt or road network issues that generate/need County support and investment for improvements, as proposed in Policy F4 and for ‘green freight’ infrastructure including EV and Hydrogen fuelling and servicing points along the network and/or within lorry parking sought in policy F3.

<b>Managing Space Policies</b>		
Policy F1	Promote shift from road to rail and active travel modes	Supported, caveated by concern over pressure to expand existing Rail Freight transfer terminals
Policy F2	Facilitate the transition to alternative fuels for freight vehicles	Supported
Policy F3	Support efforts to deliver a better network of lorry parking in the county	Supported, subject to adequate provision of green freight’ infrastructure.

Policy F4	Support and deliver initiatives that improve journey time reliability for freight movements	Supported, noting as potential support for funding bids.
Policy F5	Reduce the impact of 'last mile' deliveries	Supported
Policy F6	Reduce incidents involving freight vehicles	Supported, noting relationship with F3 and improvements to freight infrastructure and services such as lorry parking contributing to improved safety.
Policy F7	Encourage freight vehicles to use appropriate routes	Supported, caveat by need to address service infrastructure and SatNav update info.

### Comments on Safer Travel Strategy

- 6.17 The Safer Travel Strategy and policies are generally supported. Nevertheless, with regard to policy position ST4, earlier comments around avoiding standard “fits all” engineering approaches and that design flexibility be accommodated that reflect and address local character, rurality and distinctiveness, where appropriate.

<b>Safer Travel Strategy</b>		
Policy ST1	Working with Partners to deliver road safety improvements	Supported
Policy ST2	Evidence-led road safety engineering interventions	Supported
Policy ST3	Wide-ranging community engagement to improve road safety	Supported
Policy ST4	Road engineering design to align with appropriate quality standards	Supported, caveated by need to enable flexibility where appropriate.
Policy ST5	Promoting safety in all travel choices	Supported

- 6.18 The strategy highlights that Warwickshire intend to adopt the internationally used “Safe Systems” approach to road safety across the county, seeking out and shapes actions to reduce death and serious injury to a ‘Vision Zero’ while acknowledging that despite preventative measures road users are fallible and accidents will continue to happen. Actions are expected to address problems in the road system across all types of transport, in vehicles, in user behaviour and in the care of people injured in collision. The Warwickshire’s engineering, enforcement and educational actions for highway and transport safety contribute to the Safe System approach as follows;
- Engineering – through casualty reduction schemes such as road realignment, reduced speed limits or improved road markings

- Enforcement – working with the police in the Speed Working Group
- Education – school visits and young driver course

The Borough consider that improving safety should be a high priority for the LTP, particularly in the North Warwickshire area and support both the direct engineering and design safety improvements’ alongside the safety education and promotion actions.

6.19 The County aim to publish and monitor an annual Action Plan to check progress of the Local Transport Plan. This Action Plan sets out where funding is anticipated or secured from and any other requirements, such as new legislation or enabling work, that is needed to facilitate the action. It is encouraging to see included within the initial Indicative Action Plan a North Warwickshire scheme along the A446 Coleshill & Hams Hall Corridor Improvements, noted as follows; “*Upgrading A446 corridor between Hams Hall and Gorsey Lane from single to dual carriageway standard*” with a delivery timescale of 5 years.

## 7 Summary

7.1 Members are recommended to note and support the above comments in relation to the LTP4 Local Transport Plan and associated Strategies consultation. This report and any additional comments Members may wish to make can then be forwarded to the County Council as the formal response to the LTP4 consultation from the Borough Council.

## 8 Report Implications

### 8.1 Environment, Sustainability and Health Implications

8.1.1 The right transport solutions can impact and have a positive improvement to both the health of the residential of the Borough as well as contributing to improvements in climate change.

### 8.2 Safer Communities Implications

8.2.1 Improved transport networks should improve road safety, a key priority for our Safer Communities work. Improving safety should be a high priority for the LTP, particularly in the Borough.

The Contact Officer for this report is Mike Dittman (719451).

## Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
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Draft Local Transport Plan (LTP4) and associated Strategies and Action Plan	Warwickshire County Council	Online consultation for draft Local Transport Plan (LTP4) <a href="#">Consultation on draft Local Transport Plan (LTP4) - Warwickshire County Council - Citizen Space</a>	24 September 2022
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