

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

(Councillors Reilly, Humphreys, Osborne, Ridley, Simpson and Taylor)

For the information of the other Members of the Council

For general enquiries please contact Democratic Services on 01827 719226 or via e-mail: democraticservices@northwarks.gov.uk

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LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

31 JANUARY 2024

The Local Development Framework Sub-Committee will meet on Wednesday, 31 January 2024 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 11 September 2023 - 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 second Annual Monitoring Report following the adoption of the North Warwickshire Local Plan in 2021.

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

6 National Planning Framework (NPPF) changes December 2023 – Report of the Chief Executive

Summary:

This report brings to Member's attention that the NPPF has been updated and that a Member briefing be organised to go through the changes.

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

7 Draft Employment Development Plan Document – Scope, Issues and Options for Consultation – Report of the Chief Executive

Summary:

This report brings back to members for consideration the Draft Employment Development Plan Document – Scope, Issues and Options following consideration at the last LDF meeting in September 2023 and a member briefing on 11th January 2024.

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

STEVE MAXEY
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

11 September 2023

Present: Councillor Simpson in the Chair.

Councillors Hayfield, Humphreys, Melia, Osborne and Taylor.

Apologies for absence were received from Councillors Reilly (Substitute Hayfield) and Ridley (Substitute Melia).

Councillor H Phillips was also in attendance.

7 **Disclosable Pecuniary and Non-Pecuniary Interests**

There were none declared at the meeting.

8 **Minutes of the meeting of the Local Development Framework Sub-Committee held on 4 July 2023.**

The minutes of the meeting of the Local Development Framework Sub-Committee held on 4 July 2023, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

9 **Summary of Sustainability Appraisal Scoping Report for Consultation**

As requested, at the meeting held on 4 July 2023, The Chief Executive provided a simplified summary of the Sustainability Appraisal (SA) for consideration prior to approval for consultation.

Resolved:

That the summary of the Sustainability Appraisal, which will accompany the Draft Sustainability Appraisal Scoping Report, be approved for consultation.

10 **Draft Gypsy and Travellers Development Plan Document – Scope, Issues and Options for Consultation**

Following a Member consultation meeting held on 6 September 2023, a verbal update was given to the Sub-Committee on the Draft Gypsy and Travellers Development Plan Document.

Resolved:

That the Draft Gypsy and Traveller DPD – Scope, Issues and Options be approved for public consultation.

11 **Statement of Community Involvement (SCI)**

The Chief Executive sought approval for consultation on an updated Statement of Community Involvement (SCI).

Resolved:

That, subject to the changes identified by the Sub-Committee, the Statement of Community Involvement (SCI) be approved for consultation.

12 **Draft Employment Development Plan Document – Scope, Issues and Options for Consultation**

The Chief Executive sought authority to consult on a Draft Employment Development Plan Document – Scope, Issues and Options.

Resolved:

a That Member Consultation be carried out on the Draft Employment Development Plan Document – Scope, Issues and Option; and

b That a further report be brought back to the next meeting of the Local Development Framework Sub-Committee on 14 November 2023 with the view of approving the document for consultation.

13 **The Coventry Local Plan Review Issues and Options (Regulation 18) Consultation (2023)**

The Chief Executive brought the Coventry Local Plan Review Issues and Options (Regulation 18) Consultation (2023) to Members for consideration.

Resolved:

a That the observations raised on the Coventry Local Plan Review Issues and Options (Regulation 18) be noted and agreed; and

b That the additional comments raise by Members at the meeting including challenging the City Council to meet the 35% uplift requirement applying to the city’s housing needs, the need to maintain a buffer zone of the Green Belt between the Borough and City Council boundaries, and support increasing ‘densification’ and making more efficient use of land and sites within the City be forwarded to Coventry City Council.

14 **Plan-making reforms: consultation on implementation**

The Chief Executive brought information on the plan making reforms consultation by National Government and sought Members' support for the views expressed in his report and any additional comments for consideration by Executive Board.

Recommendation to Executive Board:

That the view of the Local Development Framework Sub-Committee be expressed to Executive Board in their consideration of the proposed plan making reforms.

Chairman

Agenda Item No 5

Local Development Framework Sub-Committee

31 January 2024

Report of the Chief Executive

Annual Monitoring Report

1 Summary

- 1.1 This report brings to Members the second Annual Monitoring Report following the adoption of the North Warwickshire Local Plan in 2021.

Recommendation to the Sub-Committee:

- a That the AMR be noted; and**
- b That a member briefing session be organised to discuss the 5-year housing land supply in more detail.**

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. In addition, the AMR presents information on the progress or preparation of any other planning policy documents and other related documents, and an assessment of planning policy performance based on output indicators.

- ... 3.2 The AMR is attached as Appendix A. It provides information up to 31 March 2023.

- 3.3 Members are asked to note the report.

4 Future Work

Availability of Data

- 4.1 The AMR continues to highlight where it is difficult to collect data to be able to monitor some of the policies. It was envisaged that some of these issues could be addressed through the implementation of the new planning IT system. expected to be in place by April 2023. This has been delayed so it is

unlikely to filter into the AMR for a few years as there is always a lag time between the information being available and the production of the AMR.

Five-year housing land supply

- 4.2 The NPPF was updated on 19 December 2023 where it states at paragraph 76:

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”

- 4.3 This means as the North Warwickshire Local Plan was adopted in September 2021 a five-year housing supply technically is not required until September 2026. However, as Policy LP38 in the adopted Local Plan refers to a specific five-year housing supply in relation to reserved housing sites, the Council needs to still monitor this supply. Also, it is important to understand the delivery of the allocated housing sites to anticipate any issues that may need to be dealt with post 2026.

- 4.4 It is proposed to arrange a member briefing session to discuss the 5-year housing land supply in more detail. This will provide members with the opportunity to consider and discuss implications of housing land supply moving forward.

5 Report Implications

5.1 Legal, Data Protection and Human Rights 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.

5.2 Human Resources Implications

- 5.2.1 The Forward Planning Team prepare the AMR which takes many hours. It is hoped that the new Planning IT system will help, even in a small way, to improve the availability and accessibility of data.

5.3 Risk Management Implications

- 5.3.1 It is important to try and identify any issues with Local Plan policies as early as possible. The preparation of the AMR is intended to reduce the risk of issues arising as a result of how policies are interpreted or used.

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

North Warwickshire Local Plan

Annual Monitoring Report

Up to 31 March 2023



**North Warwickshire
Borough Council**

What is an AMR?

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

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

Limitations:

The raw data for parts of the AMR is not readily available. For example, information on the use of some of the policies cannot currently be extracted from the current planning IT system. The system is being changed but it is unclear if the expected improvements to monitoring information will be achieved. This will be regularly reviewed.

Purpose of the Report

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

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

Contact the Forward Planning Team via:

If you require any further information in relation to this document please contact the Forward Planning Team via:

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Executive Summary

Summary of Local Plan Policy

Policy	Title	Indicator/ metrics	Target	
LP1	Sustainable Development	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	Settlement Hierarchy	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	Green Belt	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	Strategic Gap	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	Amount of development	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	Additional employment land	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	Housing development	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"> • older people • younger people/ starter homes • people with disabilities • special needs housing (including sheltered or care accommodation and communal establishments) • custom/ self-build housing <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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LP8	Windfall Allowance	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)	
LP9	Affordable Housing Provision	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.	
LP10	Gypsy & Travellers Sites	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 
LP11	Economic Regeneration	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.	
LP12	Employment Areas	Existing employment base maintained (links with LP11 and LP13) Employment land change by Use Class and by hectare and square metre	Report trend	
LP13	Rural Employment	Farm and rural business growth and diversification, including number of proposals for re-use of existing	Report trends	

		buildings (links with LP11 and LP12)		
LP14	Landscape	Maintenance or enhancement of landscape character, including in respect of protective designations	Report trends	
LP15	Historic Environment	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	
LP16	Natural Environment	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. 
LP17	Green Infrastructure	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. 
LP18	Tame Valley Wetlands NIA including Kingsbury Water Park	Maintenance and enhancement of Nature Improvement Area	Report trends	
LP19	Local Nature Reserves	Protection or enhancement of the natural environment	Report trends	

LP20	Green Spaces	Protection of locally valued green spaces (links with LP22)	<ul style="list-style-type: none"> i. No loss of Local Green Space ii. Number of any unjustified losses 	
LP21	Services and facilities	<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"> 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 	<ul style="list-style-type: none"> i  ii  iii 
LP22	Recreation Provision	<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"> i. Report trends on number, area and facilities provided. ii. Monitor compliance with adopted SPD 	<ul style="list-style-type: none"> i.  ii. 
LP23	Transport Assessments	<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"> i. No development approved with unacceptable effects on highway capacity or safety ii. Report trends. 	<ul style="list-style-type: none"> i  ii 
LP24	Stations	Improved accessibility and facilities	Report trends	

LP25	Railway lines	<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"> 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. 	
LP26	Strategic Road Improvements	<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"> i. Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5 	
LP27	Walking and Cycling	<p>Improving provision and accessibility of walking and cycling routes across the Borough</p>	<ul style="list-style-type: none"> i. Development of a walking and cycling strategy by [date]. iii. All development to make appropriate provision for such provision, including connection with existing routes. 	
LP28	Level crossings	<p>Improvements made where affected by development or alternative arrangements proposed to ease traffic flow</p>	<p>Report trends.</p>	
LP29	Development considerations	<p>Ensuring high quality of development in all respects</p> <p>Number of applications failing to comply with criteria 1 through 17.</p>	<p>Report trends.</p>	

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LP30	Built Form	Ensuring high quality of development in all respects Number of applications failing to comply with criteria 1 through 17.	Report trends.	
LP31	Frontages, Signage and External Installations	Ensuring high quality of shop-fronts and advertisement (links with LP21)	Report trends.	
LP32	New Agricultural, Forestry and Equestrian Buildings	All additions/ new rural buildings to be justified and integrate appropriately with character	Report trends	
LP33	Water and Flood Risk Management	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	Parking	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	Renewable energy and energy efficiency	Ensure all new development meets national requirements in respect of efficiency	Report trends	
LP36	Information and Communication Technologies	Greater connectivity	i. Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services	
LP37	Housing allocations	Amount of development and timing of delivery (see entry for LP5)	Report trends (see entry for LP5)	
LP38	Reserve Housing Sites	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.		
LP39	Employment allocations	Amount of development and timing of delivery (see entry for LP5)	Report trends (see entry for LP5)	

1 Introduction

- 1.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to prepare an Annual Monitoring Report (AMR) following the adoption of a Local Plan. This is therefore the second full AMR since the adoption of the North Warwickshire Local Plan in September 2021.
- 1.2 The Local Plan monitoring year takes place between 1st April and 31st March. This is used by all local planning authorities as well as central government. Therefore, although the adoption of the plan took place part way through the monitoring year the full monitoring year from 1st April is used. The data in the Local Plan where relevant is as of 31st March 2021. Information in this AMR is provided where possible from 1st 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 4th July 2023 and ratified by Executive Board on 19th July 2023 and outlines the development plan documents and supplementary planning documents to be prepared. It is reviewed regularly. The latest version can be found at www.northwarks.gov.uk

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)

Document Title	Type	Stage document has reached in its preparation		Reasons if different from expected stage	Adoption
Gypsy and Travellers	DPD	Scope, Issues and Options prepared		Consultation to take place in Spring 2024	2024
Employment	DPD	Scope, Issues and Options prepared		Consultation to take place early 2024	2024
Open Space and Recreation	SPD	Adopted			2023
Bin Storage	SPD	Adopted			2023
Affordable Housing	SPD			Spring 2024	Winter 2024
Developer Contributions	SPD			Spring 2024	Winter 2024
Residential Design	SPD			Spring 2024	Spring 2025
Design Principles (Site H4)	SPD			Winter 2023	Summer 2024
Design Principles (Site H2)	SPD			Winter 2023	Winter 2024
Parking	SPD			Spring 2024	Summer 2024
Shop Fronts	SPD			Spring 2024	Autumn 2024
Lighting	SPD			Spring 2024	Autumn 2024

3 CIL

3.1 The Borough Council has not introduced CIL.

4 Infrastructure Funding Statement

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

Regulations this IFS only relates to Section 106 contributions. The Statement covers the period up to the end of 31st March 2023.

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

5 Duty to Co-operate

- 5.1 The Duty to Co-operate is currently a legal requirement for the Borough Council to engage with other relevant authorities and bodies constructively, actively and on an ongoing basis for strategic planning matters. In addition, the National Planning Policy Framework (NPPF) sets out that authorities should produce, maintain, and update one or more statement(s) of common ground, throughout the plan-making process. The Levelling Up and Regeneration Act 2023 is updating the plan making process and proposes to replace the Duty to Cooperate with a more flexible alignment test. The alignment test is yet to be defined/described so there is no information on how cross-border planning will work.

6 Neighbourhood Plans

- 6.1 As at March 2023 there were 7 made Neighbourhood Plans:
- Arley Neighbourhood Plan (adopted December 2016)
 - Austrey Neighbourhood Plan (adopted June 2017)
 - Coleshill Neighbourhood Plan (adopted June 2017)
 - Fillongley Neighbourhood Plan (adopted August 2019)
 - Hartshill Neighbourhood Plan (adopted March 2017)
 - Mancetter Neighbourhood Plan (adopted September 2017)
 - Water Orton Neighbourhood Plan (adopted June 2022)
 - Dordon Neighbourhood Plan (adopted December 2023)
- 6.2 Between April to December 2023 the Dordon Neighbourhood Plan was made (adopted) in December 2023 and Nether Whitacre Neighbourhood Plan went to referendum. Following a positive referendum in favour of the Neighbourhood Plan the Borough Council is looking to adopt it in early 2024. In addition, there continues to be some progress on the Polesworth Neighbourhood Plan and Curdworth Neighbourhood Plan.

6.3 There are a further 3 Neighbourhood Plan Areas that have been formally designated:

- Atherstone covering Atherstone Parish and a small part of Grendon Parish
- Corley Parish

7 Performance Indicators

Table 2: NI 154 - Net Additional Homes Provided

	Annual Target	Gross completions	Demolitions	Loss	Net total
2019/20	203	240	18	2	220
2020/21	265	160	1	8	151*
2021/22	265	377	1	2	374
2022/23	265	168	3	1	164

* Adjusted for covid – see LP5 for further information

Table 3: NI 155 - Number of affordable homes delivered

Year	Number of units
2019/20	28
2020/21	93
2021/22	76
2022/23	32

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

Year	
2019/20	7.13 years
2020/21	6.2 years*
2021/22	6.2 years
2022/23	5.3 years

* Adjusted for covid – see LP5 for further information

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

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%
2022/23	10	0	50	60/168	36%

8 North Warwickshire Local Plan

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

9 Policy by Policy

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

LP1 Sustainable Development

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

i) All monitoring targets met or exceeded

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

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

The Borough Council produces an annual Infrastructure Funding Statement each year. The latest available is provided in Appendix A. This outlines the S106 contributions that have been secured as a result of planning permissions. The statement does not provide information on the infrastructure provided as part of the planning permission. For example, on-site open space provision or on-site affordable housing.

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

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

LP2 Settlement Hierarchy

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

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

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

ii. All development outside of defined settlements justified and appropriate

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

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

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

LP3 Green Belt Change to extent/ character of Green Belt

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

The Green Belt within North Warwickshire was recently altered through the New Local Plan process leading to the Plan’s adoption in September 2021. This involved the removal of areas identified for development or with planning consent for development (according as an agreed exception to National Planning Policy Guidance 2021 Para 149), including Hams Hall Power station B site, Housing Site at Lindridge Road, Wishaw, Water Orton New Primary School Site and redevelopment of part of former primary school site.

Following the removal of these areas from the Green Belt the remaining area is approximately 17,250 hectares. There have been no further applications approved that have impacted on or reduced this area contrary to Local or National policy. However, there are a number of major applications approved within the Green Belt, including the Surf Park, application reference PAP/2019/0496, the Wall of Prayer Landmark Structure, reference PAP/2019/0701, for which development has commenced for both .

These proposals are based on regional and/or national need, such as the need for the Lorry Park and/or complying with NPPF para 149 as development exceptions to Green Belt constraint, such as facilities for outdoor sport and recreation. The proposed HGV/Lorry Park west of Hams Hall Roundabout, reference PAP/2020/0295, also submitted as addressing wider than local need, has, however, been refused as inappropriate development within the Green Belt and is currently undergoing a Planning Appeal.

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

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

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

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

LP4 Strategic Gap

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

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

Policy LP4 is performing well in relation to the aims of preventing settlement coalescence. However, this situation needs careful monitoring as there are currently 4 applications pending on sites within the Gap, of which two are significant major applications including an Outline Application for B1, B8 warehousing development and lorry park, that may/will have a significant impact on the visual separation between the settlements. The residential application off Robey’s Lane, part within the local; Plan allocation area and part outside but within the Strategic Gap is also still pending. There is also one residential flats proposal just impacting the edge of the Strategic Gap, off Tamworth Road, east of Bridge Street, also pending. However, this site also falls within, and impacts on, Flood Zones 2 and 3,

LP5 Amount of development

Indicator metrics	
<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>	
Target	
i.	<i>Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B,</i>
ii.	<i>Minimum of 100 hectares of employment land delivered to 2033</i>
iii.	<i>19 permanent residential Gypsy & Traveller Pitches by 2033</i>
vi.	<i>Needs for travellers and travelling showpeople met with regard to latest evidence/monitoring for policy LP10</i>
vii.	<i>Provision of adequate infrastructure to support development requirements</i>
viii.	<i>Maintenance of a five-year supply of deliverable housing sites.</i>

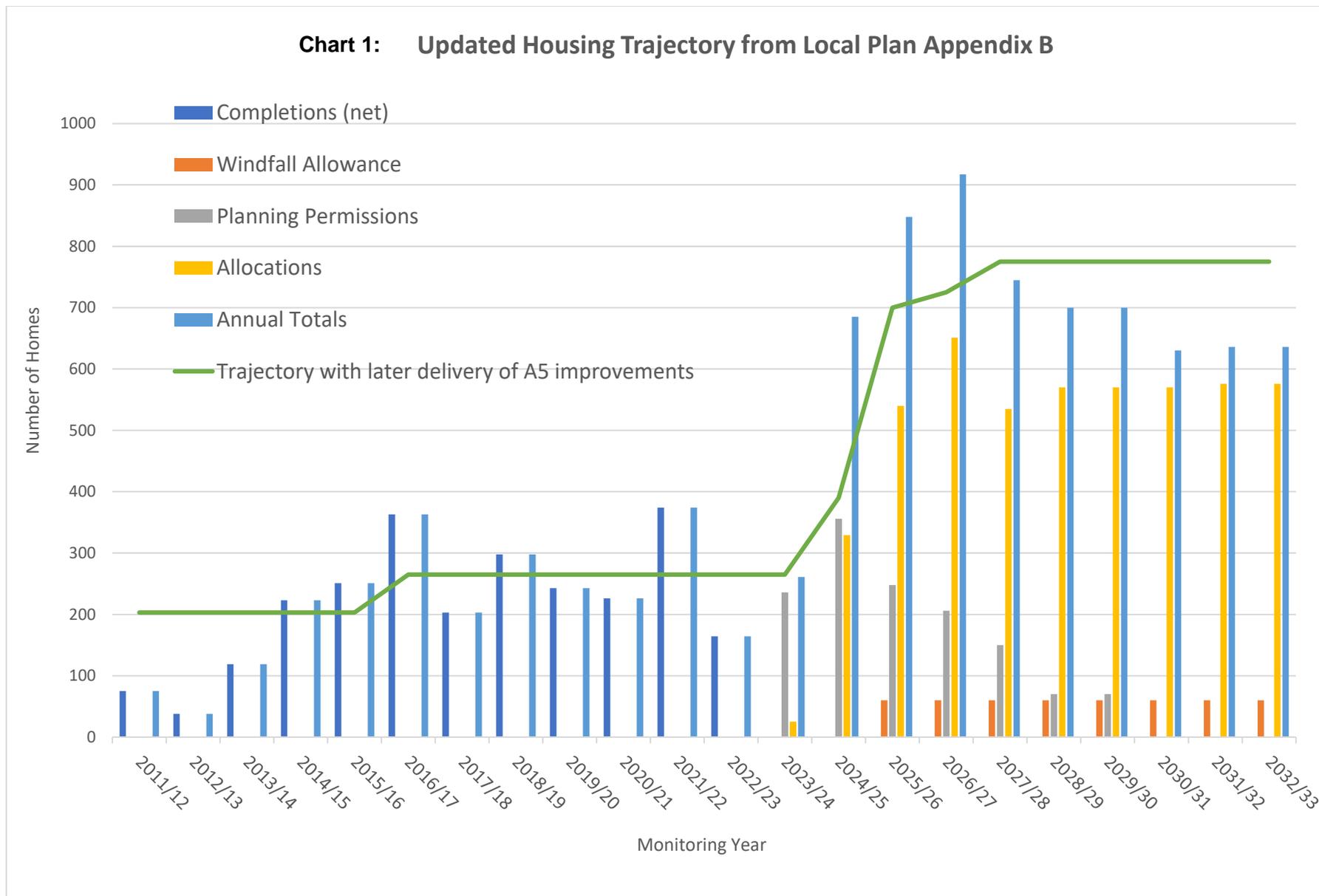
i) Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B

The graph on page 22 of this report is an updated graph as originally shown in appendix B in the adopted 2021 Local Plan. The stepped delivery of housing means that the annual completions are expected to reach the following:

Table 6: Expected Number of Dwellings expected per Annum to 2033

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

Chart 1: Updated Housing Trajectory from Local Plan Appendix B

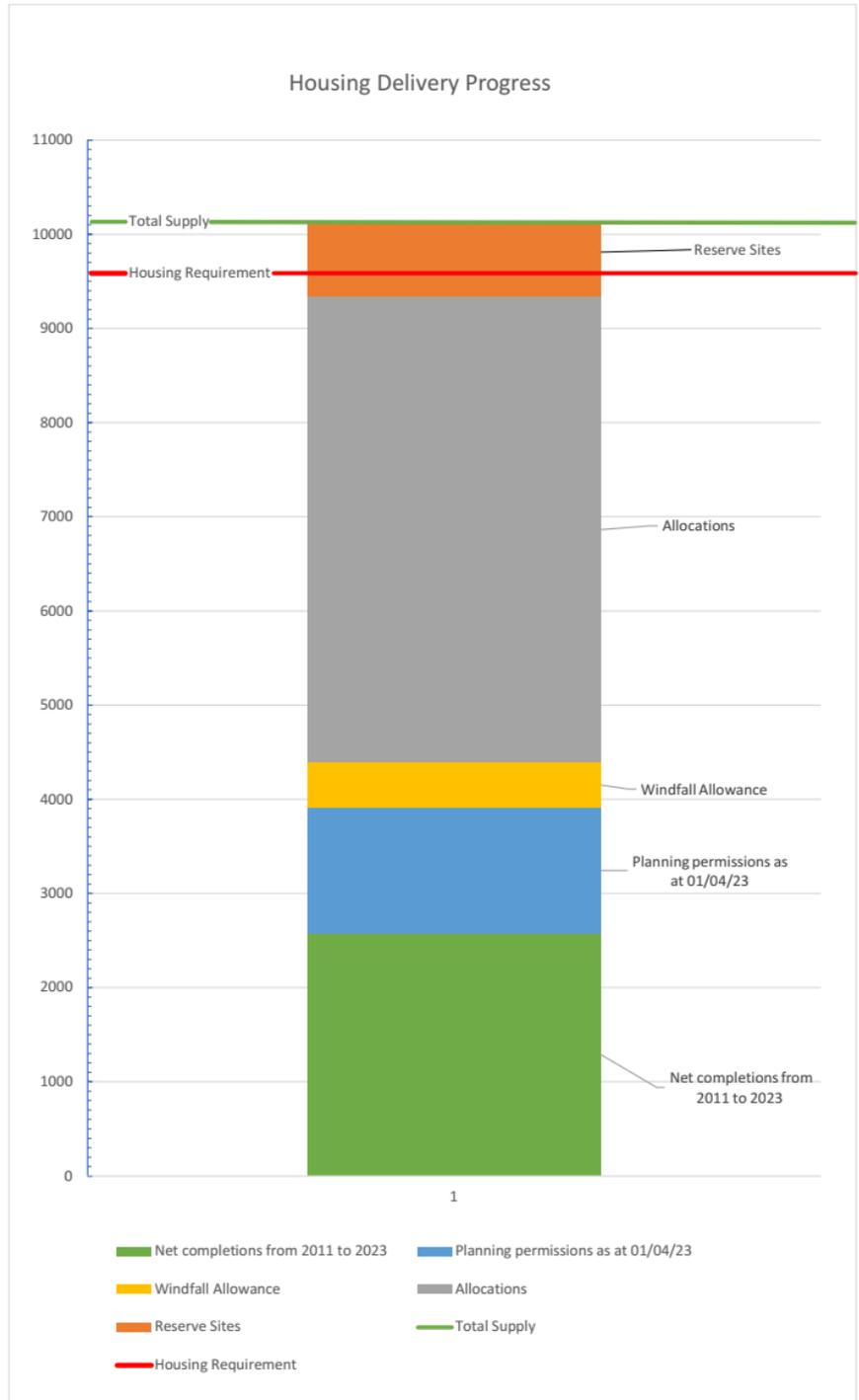


Appendix A

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

Chart 2: Housing Delivery Progress as at 31st March 2023

Housing Requirement	9598
Reserve Sites	794
Allocations	4942
Windfall Allowance	480
Planning permissions as at 01/04/23	1336
Net completions from 2011 to 2023	2577
Total Supply	10129



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

As can be seen in the table below the total land supply for employment land stands at 149.74 hectares. The detailed information is supplied in Appendix C.

Table 7: Total Land Supply as at 31st March 2022 - 2023

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

iii. 19 permanent residential pitches

Policy LP5 identifies a requirement of 19 traveller pitches between 2019 and 2033, as detailed in the November 2019 Gypsy and Traveller Accommodation Assessment (GTAA). In terms of travellers there has been a steady supply of pitches that have secured planning permission. Since 01/04/2019 24 pitches have been delivered to date as shown in Table 8 below.

Table 8: All Planning Permissions Granted Since 2019

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

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

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

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

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

In applying the requirement going forward from 2023, as the Borough has approved 24 pitches by 2023, and these pitches have been completed/implemented. The GTAA indicates a phased requirement that is shown as follows:

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

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

Notwithstanding that the figure above indicates a 4.2 pitch requirement over the next 5 years (2023/24-2027/28 , based on 1 year at 1.8 pitches per annum and 4 years at 0.6 pitches per annum from GTAA 2019) , the requirement for a minimum 19 pitches within the Local Plan has been more than addressed through the 24 planning consents granted. There are currently no outstanding, unimplemented planning consents for pitches available to contribute towards future supply.

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

There is no current evidence to suggest there is a need to meet a demand from travelling showpeople. There have been no enquiries or planning applications seeking to address showpeoples pitch needs during monitoring year 2022/23.

vii. Provision of adequate infrastructure to support development requirements

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

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

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

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

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

a	Housing Requirement	As expressed in LP5	9598
	Part A		
b	Net completions from 2011 to 2023	Gross completions minus any losses including demolitions	2577
c	Planning permissions as at 01/04/	1336 minus 3% for lapse rate = 1296	1296
d	Windfall Allowance	An allowance of 60 dwellings per annum (2024 to 2033)	480
e	Sub-total of supply	b+ c + d	4353
	Part B		
f	Outstanding Requirement	Land to be allocated (9598 – 4353) (a-e)	5245
g	Allocations	H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12	4942
h	Reserve housing sites	(RH1, RH2 and RH3)	794
	Part C		
	Total Supply	up to 2033 b+ c + d +g =	9295
j	Supply	beyond 2033	420

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

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

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

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

	<i>Net</i>	<i>Pandemic adjustment</i>
2011/12	75	
2012/13	38	
2013/14	119	
2014/15	223	
2015/16	251	
2016/17	363	
2017/18	203	
2018/19	298	
2019/20	223	243*
2020/21	151	226**
2021/22	374	374
2022/23	164	
TOTAL	2482	2577

* 1 month adjustment for 2019/20

** 4-months adjustment for 2020/21.

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

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

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

Table 15: Sites with Planning Permission (9)*

As at 31st March 2021	1336
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Table 16: Windfall (10)*

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

Table 17: Five-year housing Land Supply Calculation

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

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

Notes:

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

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

LP6 Additional employment land

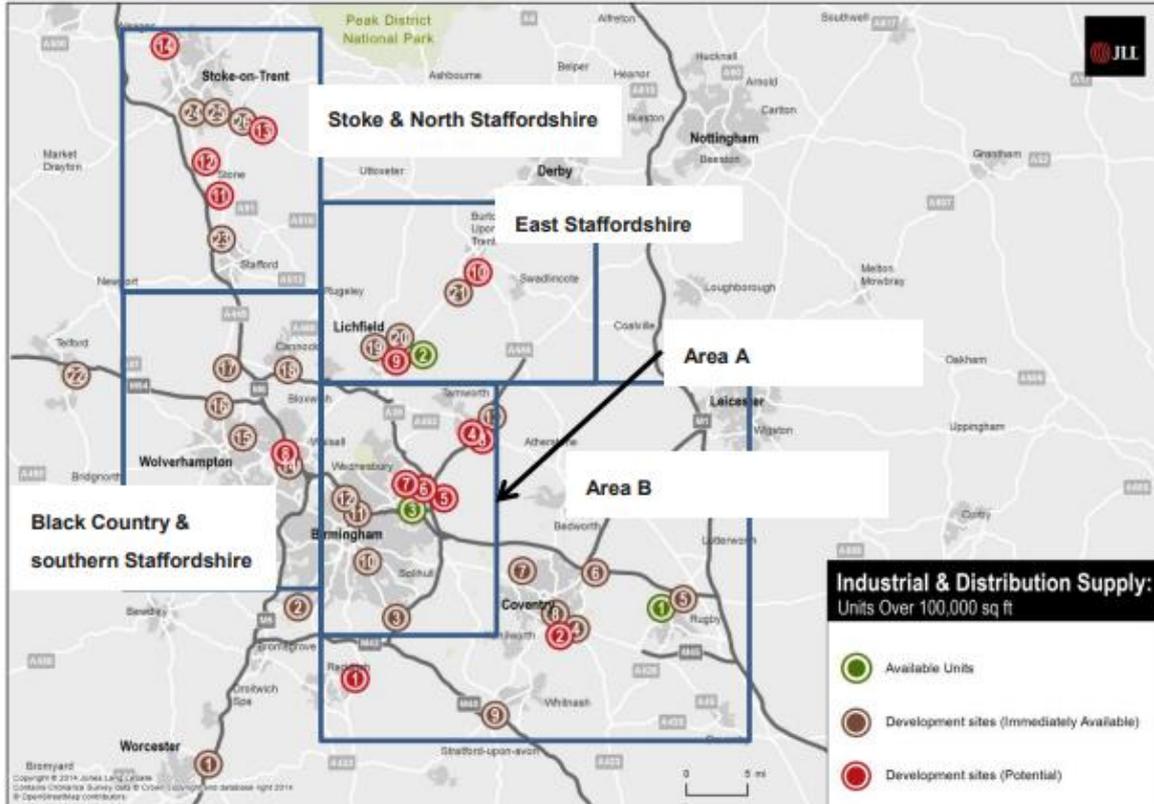
<i>Indicator/ metrics</i>
Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic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

Strategic Employment Study

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

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

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



Source: JLL

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

Map No	Site	Size, acres	Developer	Comments
1	Redditch Gateway, Redditch	47	Gorcott Estate, HCA and Stoford	Allocated in draft Stratford core strategy. Awaiting planning consent. Infrastructure required. Site straddles Coventry & Warks and Worcestershire.
2	Coventry Gateway, Coventry	168	Rigby Holdings Ltd	Permission refused at appeal by Secretary of State. Councils intend to re-submit following Green Belt review and adoption of Local Plans
3	Birch Coppice Phase 3, Dordon	70	IM Properties, Hodgetts Estates	Likely to be developed separately based on different ownerships Site has planning consent
4	Land at Junction 10, M42, Phase 2	60	St Modwen	Application for 80,000 sq m submitted in December 2014
5	Land at Hams Hall, Coleshill	50	E.ON	Green Belt
6	Birmingham International Gateway (BIG), Birmingham	227	Prologis, Ashford Development	Green Belt site on boundary of Birmingham and North Warwickshire, being promoted as extension to Peddimore allocation in Birmingham Development Plan
7	Peddimore	175	ProLogis	Allocated in Birmingham Development Plan
8	Phoenix 10, Darlaston	37	HCA	IMI site. Serious issues with ground conditions and access
9	Lichfield Park, Lichfield	24	Stoford Developments	CPO was secured 2014, access bridge close to completion and construction of industrial units will follow
10	Branston Locks, Burton Upon Trent	50	Nurton Developments	Planning permission to be granted in the near future
11	Extension to Stone Business Park, Staffs	33	Stoford Developments	Allocated by the Stafford Local Plan
12	Meaford Power Station, Stone	69	St Modwen	Site has planning permission. Access improvements needed, funding application was unsuccessful
13	Blythe Vale Business Park, Stoke	115	St Modwen	Planning limited to B1. Not being actively marketed.
14	Chatterley Valley, Stoke	112	Harworth Estates	Ground remediation and levelling issues
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, notwithstanding the recent Gov't decisions on the next phases of HS2 and scale of development) there are a number of other significant employment generating proposals/sites that are coming forward either as a result of national and/or regional needs or involve NPPF Para 149 exception compliance development within the Green Belt, for major outdoor recreational and landmark structure visitor facilities all of

which are likely to generate reasonably significant levels of employment. The two main proposals have partially commenced development and include the following:

Table 18: Planning Applications of Other Employment Land

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

LP7 Housing development

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

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

Older People

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

Younger people/ starter homes and People with disabilities

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

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

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

Custom/ self-build housing

There are 39 individual entries on the Custom/ Self Build Register for the period up to 31/03/2023, which is available on the Council's website – [link](#).

Between 2020/22 there were 6 units consented as 'custom/self-build'. Previous analysis and contacts with applicants indicated up to 29 plots/consents are available for and comply with the definition of self or custom build development sites. Further assessment will be necessary to indicate the current availability as approximately 18 of the plots indicated as available are now under construction, including 2 of the recent 6 units referred to above. The remaining 11 units may not all be available to the open market as they are self-build sites for the applicant. Two additional consents, one for a replacement dwelling (PAP/2021/0602) and one site with planning consent (PAP/2021/0267) have also been marketed as a self-build opportunities this monitoring year, now subsequently sold. It is notable that the latter consent was not identified at the application submission stage as a 'self-build' opportunity, despite potentially according with the self-build definition, but lacking the primary input into its final design and layout by the initial owner. There are other opportunities similar to this, that may come forward and provide further opportunities for sites for potential self-build developments (with input from initial purchasers/owners), to come forward.

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

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

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

Table 19: Housing Density

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

The average density of dwellings per hectare for the whole of the applications granted consent in the Borough area and extant for the 2022/23 monitoring year is 28.86 dwellings per ha. It should, however, be noted this figure includes properties arising from individual large bespoke properties in rural redevelopment locations, rural farm redevelopment sites and barn conversions all of which are significantly lower density development compared to the more typical average.

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

When excluding rural exception sites outside adopted development areas and including only sites within designated Settlement Development Boundaries and Site Allocations (which includes sites adjoining DB's which comply with Policy LP2 requirements) a figure of **37.31** dwellings per hectare results. This increased density also reflects subdivision of buildings into flats within urban areas in the Borough.

For planning consents on sites outside designated Settlement Development Boundaries and Site Allocations an average density of 8.09 dwellings per hectare has been achieved, clearly indicating the much lower density delivery and site circumstances (in relation to character/layouts) of proposals, including some large dwellings in large landscaped plots, within rural and green belt areas.

Nevertheless, notwithstanding the lower than LP7 sought density figures resulting in rural locations, planning decisions are applying/seeking LP7 density requirements and have been

used as reasons for refusals for sites that do not comply with Policy LP7 densities, seeking a minimum 30 dwellings per hectare (whether classed as sites adjoining settlements listed in LP2, or identified as rural) as evidenced by two recent refusals as follows;

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

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

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

LP8 Windfall Allowance

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

A windfall site is defined in the NPPF as:

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

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

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

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

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

Table 20: Amount of Windfall

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

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

LP9 Affordable Housing Provision

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

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

The following table provides details of the amount of affordable housing provision compared to the total amount of housing completed over the last 4 monitoring years. As can be seen, although completions were high in 2021/22 they dropped in 2022/23, and the percentage of affordable housing completions is relatively low at 19% of gross completions. This may be as a consequence of there being no policy requirement to seek affordable housing on housing sites of less than 10 dwellings or less than 0.5 hectares. To reach the target of 40% of all completions to be affordable by 2033 this will need to be monitored closely over the coming years as the need for affordable housing is not diminishing.

Table 21: Number & Percentage of Affordable Units

Year	Gross completion of all dwellings	Net completions of all dwellings	Number of Affordable completions	% of affordable against gross completions	% of affordable against net completions
2019/20	240	223	28	12%	13%
2020/21	160	151	93	58%	62%
2021/22	377	374	76	20%	20%
2022/23	168	164	32	19%	20%
TOTAL	945	912	229	24%	25%

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

Progression towards the 19 pitch requirement

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

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

There is no evidence to suggest there is a need to meet a demand from travelling showpeople. There have been no enquiries or planning applications seeking to address showpeoples pitch needs in 2022/23.

LP11 Economic Regeneration

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

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

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

Both of which, when completed, are likely to generate and broaden local employment, with the Surf Centre facility estimated to create 100 full-time equivalent jobs and attract 250,000 visitors. These two sites have recently commenced development through the construction of the access road serving both sites/venues.

The online planning application reference are respectively as follows:-

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

LP12 Employment Areas

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

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

LP13 Rural Employment

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

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

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

Residential:

19/20 – 48 applications approved; 8 sites completed

20/21 – 8 applications approved; 2 sites completed

21/22 – 12 applications approved; 0 sites completed

22/23 - 11 applications approved; 0 sites completed

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

Employment:

19/20 NIL

20/21 1 application

21/22 NIL

22/23 NIL

As can be seen from the figures above, there is a clear pressure and financial preference to accommodating building conversions, C/U and/or Prior Approval redevelopments for residential and not employment uses. This is understandable given the current housing

pressures and needs and in the differing land/property values the two differing types of development will achieve.

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

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

LP14 Landscape

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

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

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

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

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

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

LP15 Historic Environment

Indicator/ metrics
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.
Target
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 2023

	Entry Name	Heritage Category	Detail (where noted)	Condition 2022	Condition 2023
1	Church of St Mary, Sheepy Road, Atherstone	Listed Building grade II*		Poor	Poor
2	Alvecote priory and dovecote, Shuttington*	Scheduled Monument		Generally satisfactory but with significant localised problems	Generally satisfactory but with significant localised problems
3	Merevale Abbey, Merevale*	Scheduled Monument	Cistercian monastery, associated water control features and industrial remains	Generally unsatisfactory with major localised problems	Generally unsatisfactory with major localised problems
4	Roman Camp, Mancetter	Scheduled Monument		Unknown	Unknown
5	Kingsbury Hall, Kingsbury	Scheduled Monument		Poor	Poor
6	Hartshill Castle, Castle Road, Hartshill	Scheduled Monument		Poor	Poor
7	Maxstoke Priory, Church Road, Maxstoke	Scheduled Monument		Poor	Poor
8	Shustoke Hall Farmhouse, Moat House Lane, Shustoke	Listed Building grade II*	Moat, footbridge and gate piers to Shustoke Hall Farmhouse	Poor	Poor
9	Grendon Bridge, Grendon / Polesworth	Scheduled Monument		Poor	Poor
10	Middleton Hall, Middleton	Listed Building grade II*	Added to Register in 2022. Repairs grant awarded in March 2022.	Poor	Poor
11	Middleton Hall, Middleton	Listed Building grade II*	Stables range north east of Middleton Hall	Poor	Poor

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

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

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

Conservation Areas

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

Table 25: Conservation Areas within the Borough

Conservation Areas			
<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.

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

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

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

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

LP16 Natural Environment

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

i Safeguard and improve/ enhance habitats and biodiversity

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

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

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

development, which will need to ensure it does not result in an increase in phosphate and nitrate levels in those affected watercourses in the catchment beyond current levels.

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

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

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

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

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

of local wildlife site may also benefit from both access /educational use and management from the school and the expected financial contributions from the adjoining housing development (still pending) to provide for future management and care of the LWS.

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

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

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

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

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

There have been no planning consents that have resulted in the loss of identified or designated green infrastructure within the monitoring period. During the 2019 to 2023 period some additional strategy and study work has started , which is likely to generate the opportunity for improved green infrastructure and associated linkages, such as the Warwickshire Local Cycling and Walking Infrastructure Plan Network plan for North Warwickshire which will enable new footway/ cycle track routes and links to open space, and which can have the dual function as Green Infrastructure and wildlife corridors in some cases.

ii. Increase in biodiversity enhancements

The passing of the Environment Act 2021 brings a mandatory requirement for most proposed development to achieve a 10% biodiversity net gain. Relevant applications are now expected

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

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

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

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

LP18 Tame Valley Wetlands NIA including Kingsbury Water Park

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

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

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

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

LP19 Local Nature Reserves

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

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

1. Abbey Green Park, Polesworth

2. Cole End, Coleshill
3. Dafferns Wood, Arley
4. Kingsbury Meadow, Kingsbury

Each year Community Development report on the work undertaken at each of these locations, which are managed by Warwickshire Wildlife Trust (WWT). The latest report is attached as Appendix E along with the two previous years to provide a complete picture since the monitoring base year of 2019.

LP20 Green Spaces

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

i) No loss of green space

There has been no loss of the identified designated Green Spaces within the Local plan. Prior to the adoption of the Local Plan in September 2021 a planning consent had been granted for partial loss of Green Space on land adjoining the A5 and Carlyon Industrial Estate, Atherstone. However, this proposal has not been implemented and recently expired, so no actual loss has actually occurred between 2019 and 2022. A resubmission of the proposal affecting this area of Green Space, reference PAP/2022/0152 for Athag Ltd, is currently pending. The site has also been subject to Tree Preservation Orders. The situation and outcome will need monitoring over the forthcoming 2023/24 year.

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

ii. Number of any unjustified losses

There has been no unjustified loss of green space. No further applications directly impacting on designated Green Space within the Local plan have been received the last monitoring year.

LP21 Services and facilities

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

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

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

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

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

ii. Report number of any unjustified losses

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

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

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

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

LP22 Recreation Provision

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

i. Report trends on number, area and facilities provided

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

In terms of projects the following examples were enabled and funded by S106 contributions;

2021/22

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

22/23

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

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

ii. Monitor compliance with adopted SPD

The Open Space, Leisure and Sport SPD was adopted in January 2023 and is being used in planning applications.

LP23 Transport Assessments

Indicator / metrics	
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.
Targets	
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

Indicator / metric
Improved accessibility and facilities
Target
Report trends

In terms of data and reporting and trends, the usual data source for this policy would be the entries/exits data for each station. The latest dataset that is available is for 2021/22. The data for the stations in North Warwickshire may reflect the impacts of reduction of travel during the pandemic and does not provide a true reflection of usage in “normal” times therefore it needs to be used sparingly. Data for 21/22 is indicated in the table below (source ONS 2022);

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

1 Atherstone - desire to improve access for pedestrians and in the longer term provide additional car parking. WCC intend to undertake a study to examine the options and costs for reinstating the bridge. No further progress or information is available on a study this monitoring year.

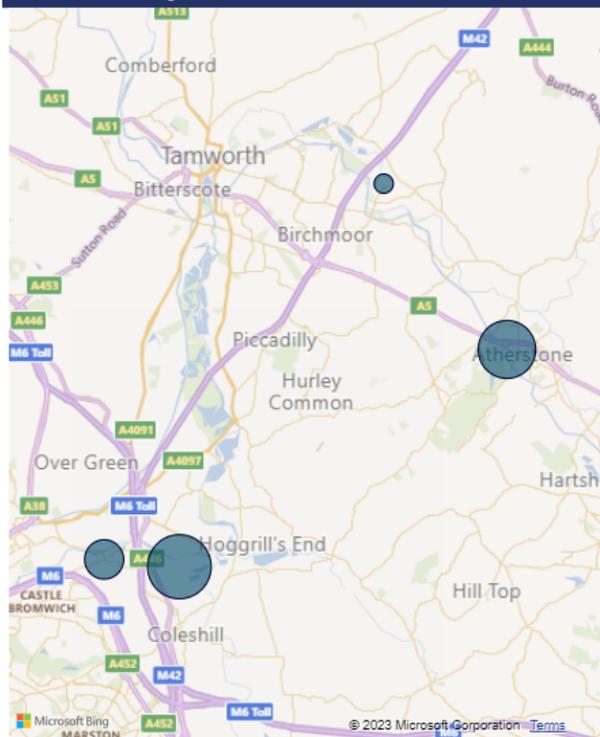
2 Coleshill Parkway - Development of an improved transport hub, helping to further support access to HS2/airport and enable people to more easily transfer from road to rail. The core of this programme of works centred around car park expansion, which pre covid, was at capacity. Car parking is not under as much pressure at the moment due to reduced demand for rail services. Coleshill Parkway has, however, been impacted by the recent proposals from West Midlands Railway to modernise the way train tickets are sold at stations. Coleshill Parkway ticket office is one of the stations identified as expected to close. The office is currently still open until end of year 2022/23 however this is expected to change over the next monitoring year. , Mobile teams would move between stations and would be deployed to offer extra help where needed. Ticket vending machines will be upgraded to make sure customers can still buy the most popular tickets at stations and many staff will have hand-held devices. New customer ‘help’ points would also be introduced at stations as part of the proposals.

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

Station information

Coleshill Parkway Station Name	North Warwickshire Constituency	North Warwickshire Local Authority	West Midlands Trains (West Midlands...) Station Facility Owner
--	---	--	--

Station map **Top stations**



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

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

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

Station map **Time series**

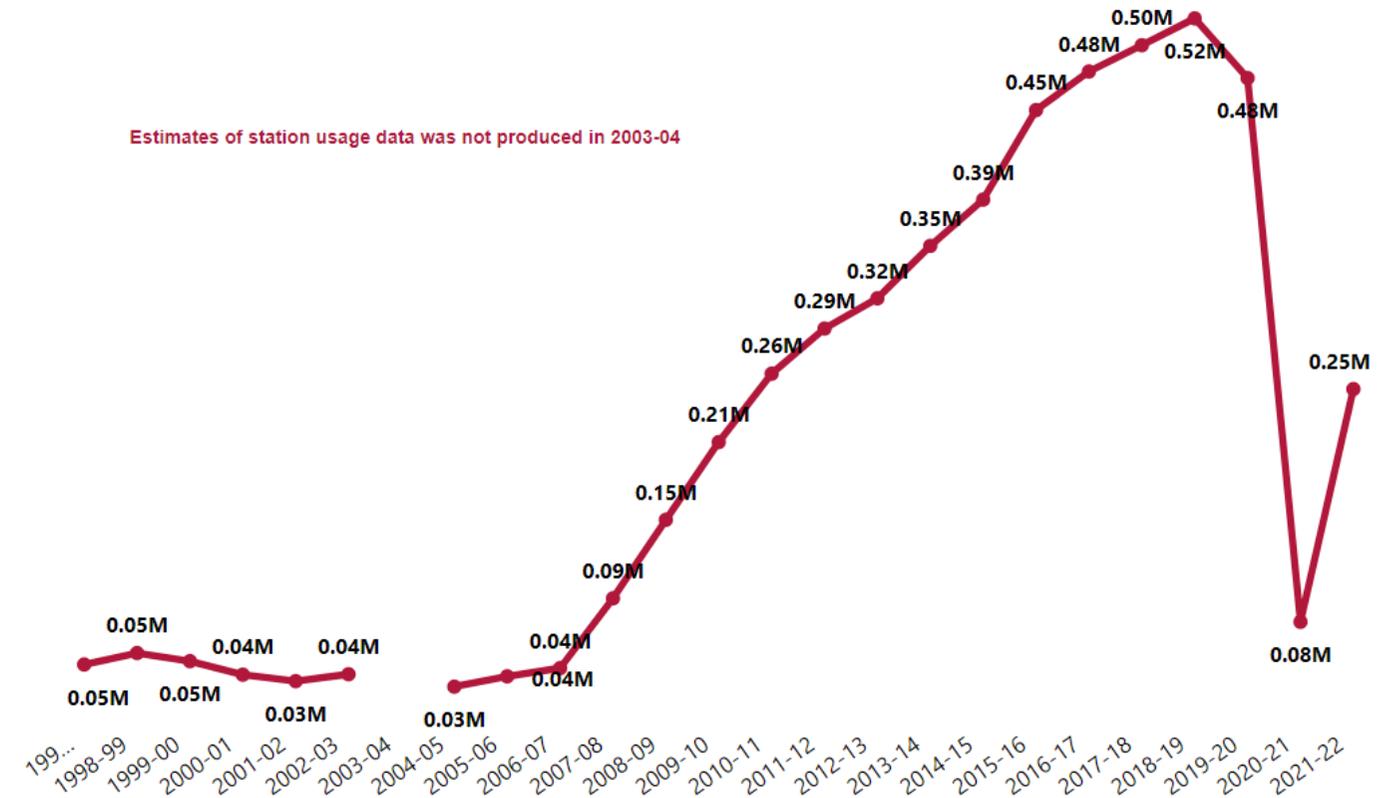
The following table provides the ONS Estimates of station usage April 1997 to March 2022 for all stations within North Warwickshire.

North Warwickshire Local Plan
Annual Monitoring Report 2022 – 2023

Time series (Entries and exits)

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

Entries and exits by financial year



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

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

Broadly, across the West Midlands Rail area rail patronage is about 70% of the demand pre covid. It is likely to take a period of time until patronage data goes back up to 2019 levels and this may also be impacted by ongoing driver staffing and strike impacts over the last year.

LP25 Railway lines

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

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

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

Early enabling works within North Warwickshire are largely complete with construction starting on a variety of permanent works such as bridges, viaducts, and embankments. Local authority officers are actively engaged in the consenting process for these works, seeking to ensure that sensitive, high-quality design is delivered in the borough.

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

There is no update.

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

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

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

Coleshill Hall Farmhouse, a GII-listed building, has been dismantled as part of preparatory works for the construction of HS2. Materials will be salvaged and re-purposed for use by Lea Marston Parish Council within a newly created special educational needs centre. A “lost” Tudor Gatehouse and Formal Garden was discovered as a result of the operational works at this site. The site and remains have been recorded and subsequently removed for re-siting possible preservation elsewhere locally.

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

LP26 Strategic Road Improvements

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

A5:

1 The main project required through the STA is improvements along the whole of the A5 corridor in the Borough. Funding has been partially 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 2024 with the preferred option being announced around this time too.

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

3 As part of the Government’s funding for phases 1 and 2 of the A5 works recovery and recycling is required to be sought from developments along the A5. This is particularly

important for speculative applications that fall outside the consideration of the STA. Assessments will be make use of the traffic improvement.

3 RIS3 work is ongoing to support the development of a project for the A5 Hinckley to Tamworth. A date for decision on RIS 3 is expected early 2024.

LP27 Walking and Cycling

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

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

Warwickshire County Council have consulted on a Cycling and Walking Strategy. This has a specific report on North Warwickshire. The Borough Council has sent comments as part of the consultation and is now awaiting the next steps. The consultation on the emerging Local Cycling and Walking Infrastructure Plan (LCWIP) was completed in August 2022. A consultation report and revised LCWIP is to be taken to the County Council's Cabinet on 23 January 2024. The outcome of this report and revised LCWIP will be noted in the next monitoring year AMR.

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

Further work is required to monitor this indicator.

LP28 Level crossings

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

Report trends

There are no trends to report at the present time.

LP29 Development considerations

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

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

Report Trends

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

In terms of built form an earlier Appeal , **APP/R3705/W/19/3241218** for 9 dwellings at Field rear of Fox & Dogs Public House, Orton Road, Warton, was also dismissed in April 2020 on grounds of harm to the character and appearance of the area, primarily using the precursor to Policy LP30 from the Boroughs former Core strategy, making reference to the need for high quality of sustainable design that positively improves the individual settlement’s character, appearance and environmental quality, as sought within Policy LP30.

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

LP31 Frontages, Signage and External Installations

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

Report trends

Further work is required to extract the information from the planning to monitor this indicator. Nevertheless, a number of planning applications have been refused within the last monitoring year, for inappropriate signage under the aegis of Policy LP31 as unduly prominent and discordant, as well as visual amenity under Policies LP29 and 30 as follows:

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

LP32 New Agricultural, Forestry and Equestrian Buildings

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

Report trends

All development has been justified. It is proposed to look at the number of times this policy is used in planning decisions in the future. No planning applications for new or extensions to existing agricultural, forestry and equestrian buildings or structures, or applications that involved the application of Policy LP32, were submitted in 2022/23, The lack of applications may reflect a slowdown in the agricultural and horticultural economy/industry within the Borough, despite the clear demand and the pressure for older agricultural buildings to be released to the market for residential redevelopment under the recent years permitted development right changes.

LP33 Water and Flood Risk Management

Indicator / metrics
<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>
Target
Report trends

Report trends

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

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

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

The proposals are all therefore considered to address Policy LP33 and the issue of flooding vulnerability, flood capacity/storage and risk. There are therefore no planning applications approved contrary to EA advice in 2022/23.

LP34 Parking

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

i. Report trends

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

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

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

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

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

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

2 Land on the Northeast of J10 M42 Dordon/A5

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

LP35 Renewable energy and energy efficiency

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

In terms of trends in addressing Climate Change and seeking more renewable energy and energy efficient development planning decisions are including conditions requiring energy/heating infrastructure (i.e. gas boilers) to be installed that have lower NOx (Nitrogen Oxide) emissions per kw/hr. These are to have a lower emission concentration range of less than 40mg/kWh to meet the BREEAM 2014 level 4 Code for sustainable homes. (Note this BREEAM requirement has been tightened in 2018 to between 27 and 24 mg/kWh for major urban areas, none of which lie within North Warwickshire). A minimum of 35 relevant applications for development have been conditioned in this way and this practice is expected to continue to apply to support and accord with policy LP35.

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

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

A number of requirements which secure successful implementation of this policy are now within the Building Regulations. These are requirements that now fall within national BR requirements (Part S).

LP36 Information and Communication Technologies

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

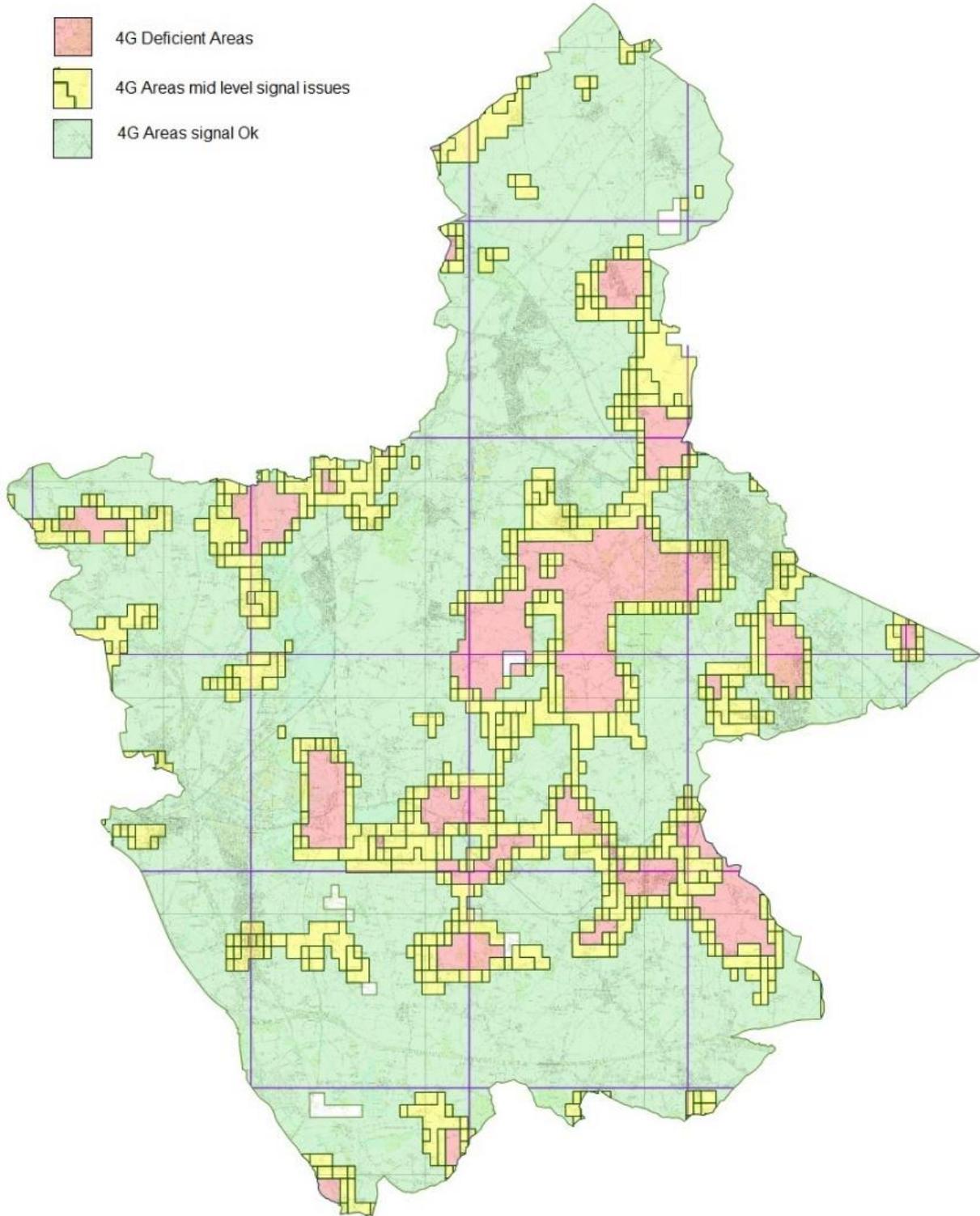
The CWS Broadband project sought to increase the coverage of internet connectivity throughout the sub-region. This has led to an estimate of 97% of the population being able to connect to the internet via a 3G connection. Data for how much of the population is covered by 4G is shown in the map below:

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

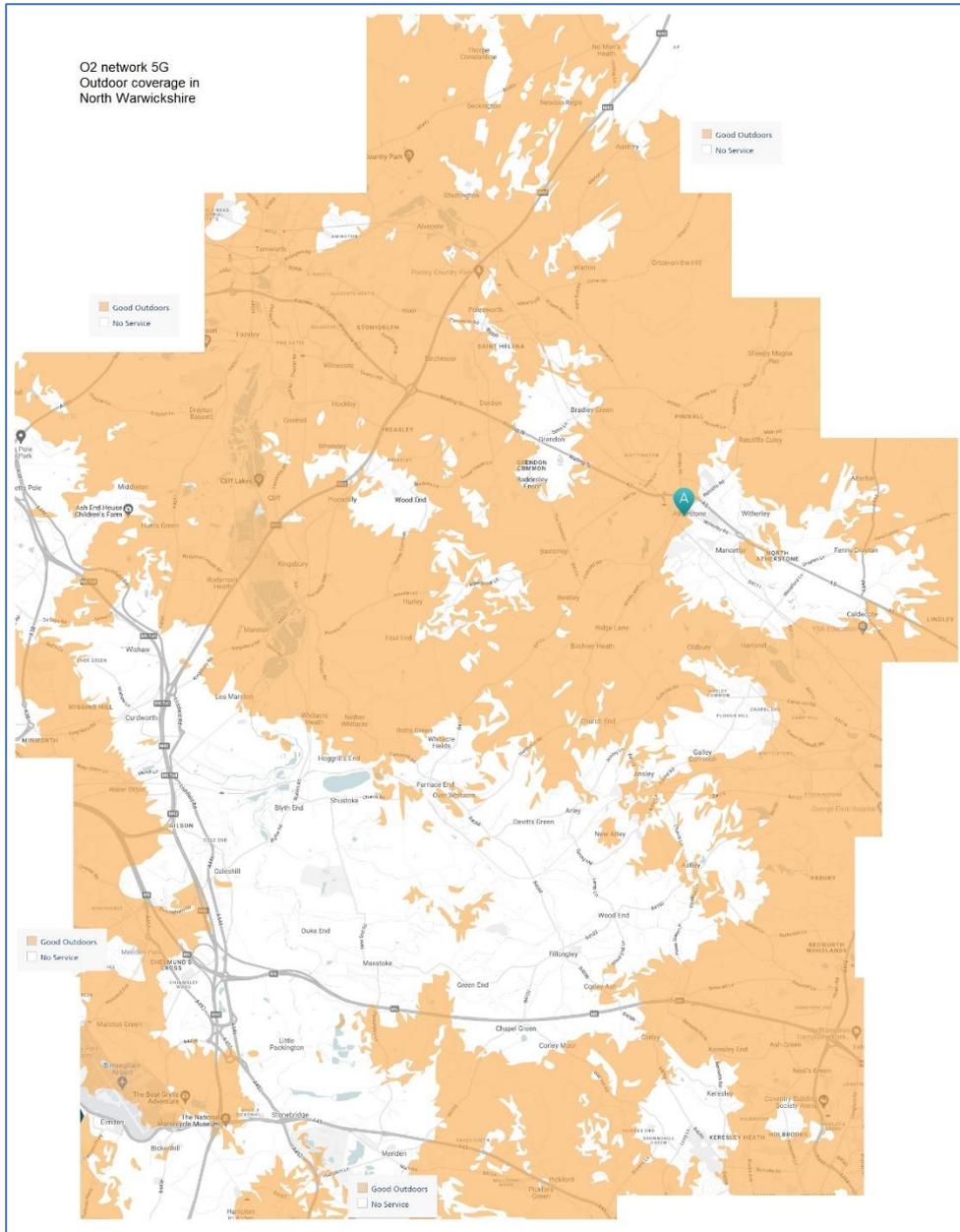
5G is now being implemented through the country. Information to date shows the more urban areas of the bigger cities being covered by 5G but smaller settlements such as those in North Warwickshire it is taking some time to get the infrastructure in place. These new masts are taller than their predecessors with the need to also have more of them to create a mesh of signal.

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

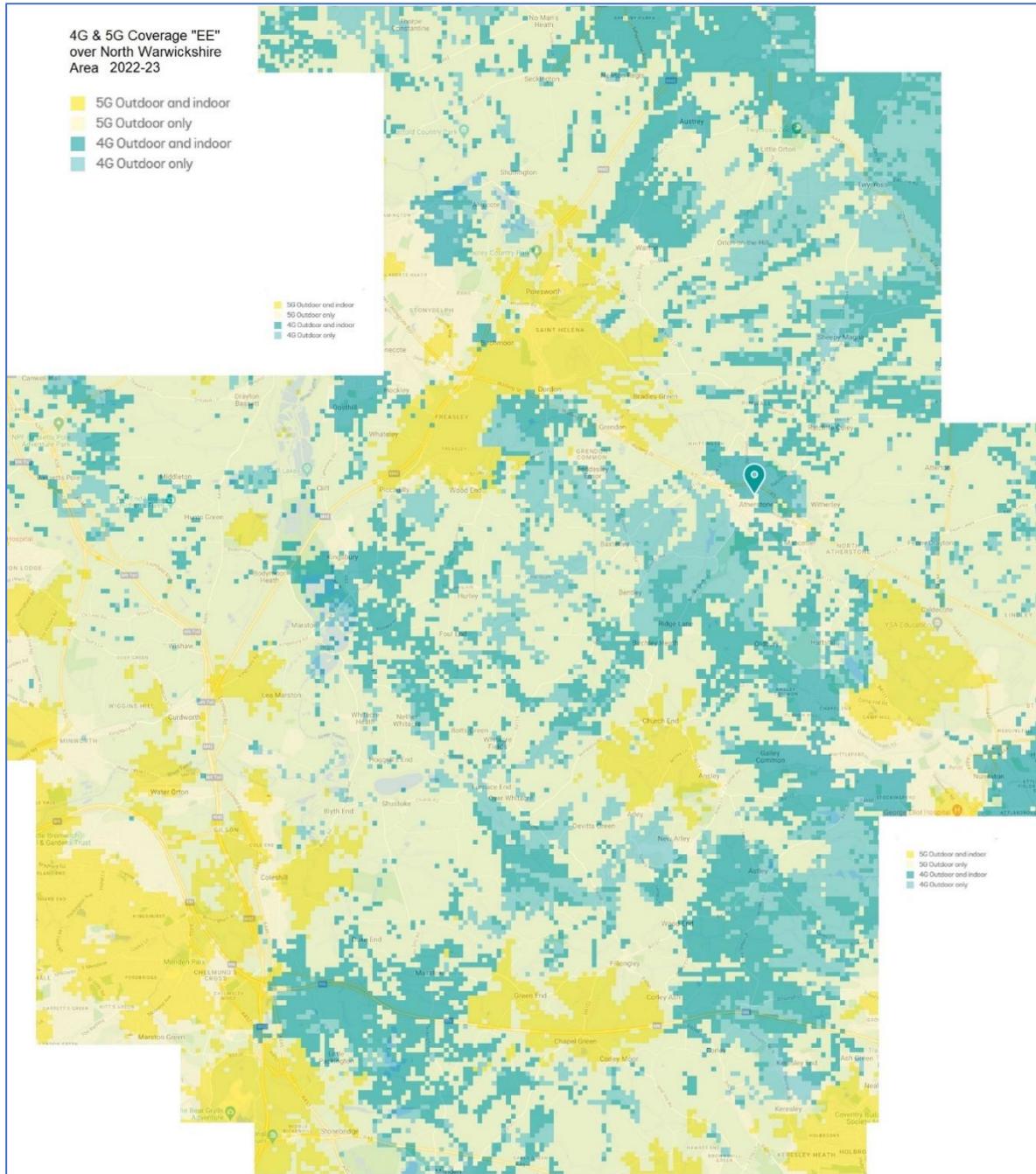
Map 1: 4G Signal Strength 2020



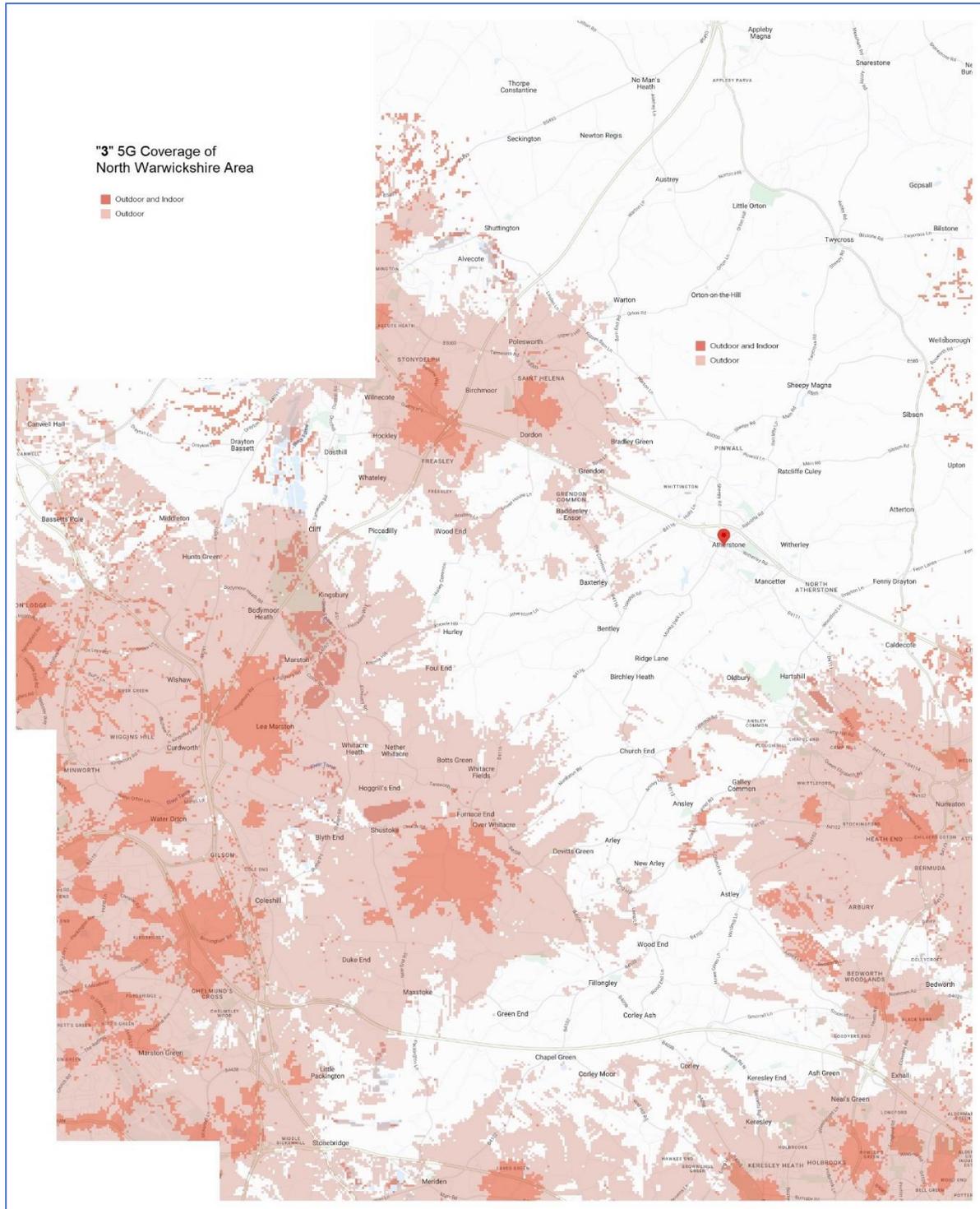
Map 2: O2 Network Coverage 5G North Warwickshire 2022-2023



Map 3: EE Network Coverage 5G 2022-2023



Map 4: “3” Network Coverage 5G North Warwickshire 2023



In addition, the Warwickshire County Council – Integrated Delivery Plan, objectives to “Deliver major infrastructure, digital connectivity” includes a series of Key Deliverables for 2023-24 to 2024-25, including:

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

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

Target by 2025

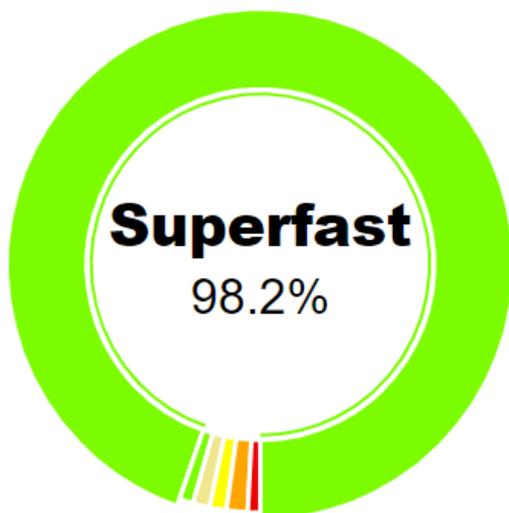
Fibre connections is an alternative to mobile signal. Again, in more rural areas this can be expensive to lay. **LP36** requires all new developments to have the required ducting in place although the service cannot be installed as it is a free market and open to the occupant to choose their supplier.

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

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

North Warwickshire Superfast and Fibre Coverage

Latest Figures History ?



Authority classified as Rural-50 (R50) ?

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

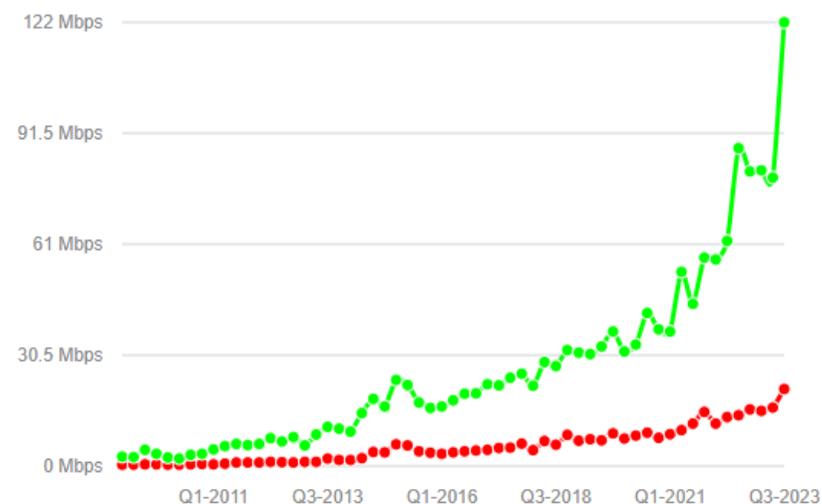
North Warwickshire Speed Test Results (Mbps)

Last Quarter History

Any Openreach ADSL FTTC Cable FTTH 3G/4G

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

Technology Split: FTTC 100%



Estimated Maximum Mean Download Speed: **421 Mbps**

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

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

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

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

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

LP37 Housing allocations

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

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

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

Table 26: Update on Housing Allocations

Site Ref	Location	Area (ha)	Total Number of units	With PP	Under construction	Completed	Latest Situation
H1	Land at Holly Lane Atherstone	32.7	620	123	0	0	Detailed planning application approved for 123 dwellings. Bloors looking to take control of the site and start on site in Autumn winter 2022. Ground being cleared. Outline planning application approved for an additional 499 dwellings. Total number for the whole site including the above approved for 620 dwellings.
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	0	0	0	Master planning underway with Council, highway improvements scheduled 2025 following part consent on adjoining site (same ownership). Initial onsite works to begin 2026/27.
H3	Allotments adjacent to Memorial Park, Coleshill	1.4	30	0	0	0	Initial design layout undertaken. Site in public ownership, possible schemes under discussion. Expected application 2025 to 2028. Possible schemes discussed but no further progress
H4	Land to east of Polesworth and Dordon	160.8	1675	31	0	31	Master planning underway with Council. Trunk Road highway improvements design underway, scheduled 2026/27. House builder now involved on part of site, and part of site now completed (Owl homes)
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	0	0	0	Planning application being considered.
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	0	0	0	Planning permission now granted for recent application, decision pending S106. (PAP/2022/0371 for 178 dwellings). Start expected 2024/25 by Taylor Wimpey.
H7	Land at Church Farm, Baddesley	2.2	47	0	0	0	Planning application recently submitted, now pending, pre app discussions already held and on-site surveys undertaken. Expected start late 2024/25
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7	0	0	0	County Council site. Discussions on potential application held. Delivery not expected till late 2026/27 or later.

*North Warwickshire Local Plan
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H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	0	0	0	Planning application PAP/2018/0140 recommended approval at Board but currently pending outcome of appeal on highway grounds on land outside Borough boundary (adjoining Borough refused the access junction) Early start expected once appeal outcome released. Site is allocated within Neighbourhood Plan also and the County Highway Authority has not objected to the highway arrangements.
H10	Land south of Coleshill Road, Ansley Common	17.2	450	0	0	0	Surveys are being carried out. Planning application and start expected between 2026 and 2028.
H11	Former School redevelopment site (excluding original historic school building) Hartshill	2.8	48	48	0	0	Brownfield site. Planning Application now submitted (PAP/2023/0266), site clearance started. Decision pending S106 negotiations. Potential start 2025
H12	Land at Village Farm, Birmingham Road	0.6	12	0	0	0	Part Brownfield site. Pre application discussion taken. Initial planning application submitted (PAP/2022/0156) but refused as site submitted was larger than allocation and part within Green Belt. Discussions held over revised site for application. Resubmission with revised site proposal expected 2024/25.
H14	, Land North East Of Manor Farm Buildings Main Road Shuttington	1.0	24	24	0	0	Outline Planning permission granted Reserved Matters decision pending
H15	Land south of Shuttington Village Hall	1.2	24	24	0	0	Planning permission granted Not started in 21/22
H16	Land north of Orton Rd	4.2	128	128	0	0	Planning permission granted and under construction in 21/22
H17	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	26	28	0	0	Planning permission granted Not started 22/23 Approval of reserved matters dated 13/12/22
	Total Allocations		6183				

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

<i>Site Ref</i>	<i>Location</i>	<i>Area (ha)</i>	<i>Latest Situation (September 2022)</i>
E1	Land south of Rowlands Way east of Aldi, Atherstone	6.8	PAP/2018/0159 – approved 13 December 2019 Proposed extension to the Aldi Regional Distribution Centre and UK & Ireland Head Office facility on land at Rowlands Way, Atherstone, North Warwickshire. 'Full' planning permission sought for Class B8 warehousing and distribution space (comprising cold handling, chiller and freezer areas), Class B1(a) offices and a multi-storey car park and other car parking, together with landscaping and other associated works. 'Outline' planning permission sought (with all matters reserved for future approval except for access) for additional Class B1(a) office space.

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E2	Land to the west of Birch Coppice, Dordon	5.1	Discussions have been held with allotment holders
E3	Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm	3.45	Nothing to report
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone, A5	42	<ul style="list-style-type: none"> • Pre-app discussions • Presentation to Members • Local consultation on proposals • Planning application submitted September 2022
	TOTAL	57.35	

Appendices			
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A	Relevant to various policies	NWBC's Annual infrastructure Funding Statement	83
B	Relevant to various policies	Gross Completions For 1 April 2019 – 31 March 2023 by Settlement Hierarchy for North Warwickshire	
C	<i>LP5</i>	Employment Land Supply from 1 st April 2019 to 31 March 2023	
D	<i>LP15</i>	Extract from Historic England's Heritage at Risk Register 2021	
E	<i>LP19</i>	North Warwickshire Local Nature Reserve Reports for 2019/20, 2020/21 and 2021/22	
	Relevant to various policies	Building Regulations Statutory Guidance	

Relevant to a range of policies

Infrastructure Funding Statement

December 2023



North Warwickshire
Borough Council

1. Introduction

- 1.1 An Infrastructure Funding Statement (“IFS”) is an annual report published to provide a summary of all financial contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy contributions (“CIL”) within a Local Planning Authority’s area over a year. The Borough Council is not a charging Authority under the CIL Regulations and this IFS therefore only relates to Section 106 Contributions.
- 1.2 Planning Obligations – also known as Section 106 Agreements – are legal Agreements which can be attached to the grant of a planning permission to mitigate against the impact of new development. Contributions can only be sought where they are directly related to the development, fairly and reasonably related in scale and in kind to the development and necessary to make the development acceptable in planning terms. Financial contributions can be used on-site or off-site according to the terms of the Agreement and are paid at times as set out in each respective Agreement.
- 1.3 The Borough Council is not a Unitary Authority and thus many of the contributions to mitigate the impacts of new developments are paid to the Council and then transferred to another Authority or Agency responsible for delivering that mitigation. In the Borough’s case, these are mainly transferred to Warwickshire County Council acting as the Highway, Public Health and Education Authority for the Borough. Other recipients are the local NHS Trust and the Police Authority. Contributions are also made direct to Warwickshire County Council without coming through the Borough Council.
- 1.4 The majority of the contributions retained by the Borough Council go towards the provision either directly or indirectly, of affordable housing and for recreation/amenity and leisure provision.
- 1.5 Contributions set out in Section 106 Agreements may not be realised if the associated development does not proceed. Payments are also often phased through the lifetime of a development and as a consequence, the contributions which are received in one year will not necessarily be expended in that year. Additionally, contributions are not usually paid until after a development has commenced.
- 1.6 Agreements often include repayment clauses if there is no expenditure undertaken in respect of contributions made by a developer.

2. Section 106 Contributions

- 2.1 Table One below summarises the total value of contributions received since 2014 by the purpose of the payment. It includes contributions that will be expended by the Borough Council as well as those to be forwarded to the County Council and other Agencies. It can be seen that the contributions to the Borough Council are mainly for affordable housing as well as for recreation/leisure purposes. These contributions have been regularly received.
- 2.2 Table Two illustrates the expenditure from these contributions.

- 2.3 In respect of the affordable housing expenditure, this has been spent in part or in full, on the delivery of affordable housing provision in Church Lane, Corley, Cadman Close in Mancetter, the redevelopment of the former garage sites at Lister Road and Princes Road in Atherstone, the acquisition of plots at Spon Lane Grendon and St Helena in Polesworth and the redevelopment of the club site in Hurley. The more recent contributions have been directed to the acquisition of two houses in New Street in Dordon and the new build at Long Street and Coleshill Road in Atherstone.
- 2.4 In respect of open space and recreation expenditure, this has assisted the delivery of open space and recreation enhancements at Kitwood Avenue, Dordon and Boot Hill, Grendon together with Meadow Gardens and Rowland Way in Atherstone.
- 2.5 It should be noted that the contributions in Table One also include payment for the maintenance of new or existing facilities that are to be enhanced. They will thus not be available for new works. These payments will reduce over time.
- 2.6 Table Three identifies the contributions held, but yet to be spent. These will be expended by the Borough Council as set out in the next few paragraphs. Some will be transferred to the County Council and other Agencies as appropriate.
- 2.7 In respect of affordable housing (£126,817) from Table Three, this is to be retained for when a suitable scheme comes forward.
- 2.8 In respect of Open Space and Recreation (£1,017,007 from Table Three excluding the maintenance contributions) the majority is to be directed towards undertakings in Atherstone (the Royal Meadow Drive Recreation Ground and connections to it as well as the MUGA at the Queen Elizabeth School), Abbey Green Park in Polesworth and at the Boot Hill Recreation Ground in Grendon. Other smaller developments are programmed for Cole End Park in Coleshill, at Ridge Lane and in Warton. The figure also includes contributions towards new indoor provision in Polesworth.
- 2.9 The Council's Economic Development Strategy will inform how best to direct the outstanding figure to be spent on "skills and training".
- 2.10 The transport and cycle routes item (£90,000 from Table three) is to be spent to better connect the Birch Coppice and Core 42 employment sites with Dordon, through improvements to existing routes in conjunction with the County Council.
- 2.11 The planning and liaison items are directed to the designation of the Conservation Area at Caldecote and to a Baxterley Community Fund. The full amount (£10k) for the former has now almost been spent and the Area is to be formally adopted by the Council in January 2024.
- 2.12 There have been no refunds or repayments made to developers because of there being no expenditure within any respective time periods as set out in the Agreements.

Appendix A

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

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
Affordable Housing	180,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00	-	160,000.00	146,553.00	84,680.00	1,655,797.41
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	255,000.00
Transport & Cycle routes	-	-	-	50,000.00	-	40,000.00	-	-	-	-	90,000.00
Open Space etc.	592,461.87	27,039.76	152,582.55	376,305.00	10,000.00	41,442.45	105,512.84	177,649.50	231,647.92	72,477.17	1,787,119.06
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	-	20,000.00
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	127,504.00	53,620.00	275,529.00
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	21,267.96	-	33,850.96
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	14,906.00
Warwickshire County Council	630,591.85	-	15,000.00	-	-	-	12,965.00	-	-	1,260.00	659,816.85
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	4,680.00	-	40,432.60
	1,433,953.72	286,715.76	803,282.55	798,020.25	142,848.01	210,964.45	260,760.84	412,354.50	546,558.88	292,037.17	5,187,496.13

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

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
Affordable Housing	-	-	73,600.00	884,850.00	175,792.41	154,522.00	-	-	-	240,216.00	1,528,980.41
Staff Training & Education	-	-	-	-	-	-	-	-	-	-	-
Transport & Cycle routes	-	-	-	-	-	-	-	-	-	-	-
Open Space Etc	524,325.26	-	5,731.00	4,491.35	-	4,675.00	22,364.76	65,488.54	19,251.73	123,783.52	770,111.16
Maintenance of Onsite open space	-	-	-	-	-	-	-	-	-	-	-
Planning Plus Liaison Committee	-	-	-	-	-	-	-	-	-	4,583.29	4,583.29
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	85,896.00	136,013.00	221,909.00
Local GP Surgeries	-	-	-	-	-	-	-	-	12,583.00	-	12,583.00
Warwickshire Police	-	-	-	-	-	-	-	-	-	-	-
Warwickshire County Council	630,591.85	-	-	-	-	-	-	-	15,000.00	12,965.00	658,556.85
Wheeled Bins	-	-	-	-	-	-	-	-	40,432.60	-	40,432.60
	1,154,917.11	-	79,331.00	889,341.35	175,792.41	159,197.00	22,364.76	65,488.54	173,163.33	517,560.81	3,237,156.31

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

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
Affordable Housing	180,900.00	259,676.00	562,100.00	846,600.00	60,276.00	120,000.00	-	160,000.00	146,553.00	155,536.00	126,817.00
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	255,000.00
Transport & Cycle routes	-	-	-	50,000.00	-	40,000.00	-	-	-	-	90,000.00
Open Space Etc	68,136.61	27,039.76	146,851.55	371,813.65	10,000.00	36,767.45	83,148.08	112,160.96	212,396.19	51,306.35	1,017,007.90
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	4,583.29	15,416.71
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	41,608.00	82,393.00	53,620.00
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	8,684.96	-	21,267.96
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	14,906.00
Warwickshire County Council	-	-	15,000.00	-	-	-	12,965.00	-	15,000.00	11,705.00	1,260.00
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	35,752.60	-	-
	279,036.61	286,715.76	723,951.55	91,321.10	32,944.40	51,767.45	238,396.08	346,865.96	373,395.55	225,523.64	1,950,339.82

Relevant to various policies
GROSS COMPLETIONS for 1 APRIL 2019 – 31 MARCH 2023by SETTLEMENT HIERARCHY for NORTH WARWICKSHIRE

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

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YEAR: 2019/20

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

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YEAR: 2020/21

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

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YEAR: 2021/22

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

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YEAR: 2022/23

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	7	7	Shustoke	4	1	1
Polesworth	1	9	9	Dordon	1	1	1
Coleshill	1	6	5	Arley	3	1	0
Grendon	3	53	53	Corley	5	5	3
Dordon	1	12	11	Lea Marston	5	1	1
Hartshill	5	10	9	Middleton	5	3	2
Newton Regis	4	21	21	Nether Whitacre	5	1	0
Fillongley	4	1	0				
Kingsbury	3	9	9				
Warton	4	17	14				
Wood End	4	7	5				
Austrey	4	1	1				
Curdworth	4	2	2				
Total		155	146	Total		13	8
Total By Settlement Category	1	34	32	Total By Settlement Category	1	1	1
Total By Settlement Category	3	62	62	Total By Settlement Category	3	1	0
Total By Settlement Category	4	49	43	Total By Settlement Category	4	1	1
Total By Settlement Category	5	10	9	Total By Settlement Category	5	10	6
Total By Settlement Category				Total By Settlement Category			

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

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

Inside Development Boundary

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

Outside Development Boundary

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

LP5

Employment Land Supply from 1st 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
				92.109	

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Completions of sites under 0.4 hectares

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

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
				1.1	

Loss of Employment Land

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

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2020/21

Completions of above 0.4 hectares

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

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
				67.85	

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

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
				0.47	

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)
				1.23	

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
				0.22	

North Warwickshire Local Plan
Annual Monitoring Report 2022 – 2023

2021/22

Completions over 0.4 hectares

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

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
				25.06	

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
				0.25	

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Annual Monitoring Report 2022 – 2023*

Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
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
				0.81	

Allocations in adopted Local Plan

SITE	USE CLASS	Gross Area – Ha's
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	B1/B2	42
TOTAL		57.2

North Warwickshire Local Plan
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2022/23

Completions over 0.4 hectares

Site		Planning application number	Status	Size	Use class
NIL					

Outstanding over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
				23.14	

Completions under 0.4 hectares

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

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Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Planters Garden Centre	Kingsbury	PAP/2021/0435	NS	0.09	B8
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
The Smithy	Grendon	PAP/2022/0244	NS	0.29	B8
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
Holme Villa & Holmville House	Atherstone	PAP/2022/0619	NS	0.01	Loss of residential to office
70-72 High Street	Coleshill	PAP/2021/0289	NS	0.07	loss of office
104, High Street	Coleshill	PAP/2020/0031	NS	0.08	loss of office
133a, Long Street	Atherstone	PAP/2020/0144	NS	0.00	loss of office
Westbourne Leisure, 45 Parkfield Road	Coleshill	PAP/2020/0494	UC	0.03	loss of office
				0.70	

North Warwickshire Local Plan
Annual Monitoring Report 2022 – 2023

Total Land Supply as at 31st March 2023

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

Extract from Historic England's Heritage at Risk Register 2023

WARWICKSHIRE		
NORTH WARWICKSHIRE		
 <p>© Historic England</p>	SITE NAME:	Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains
	DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*
	CONDITION:	Poor
	OCCUPANCY:	N/A
	PRIORITY CATEGORY:	C (C)
	OWNER TYPE:	Private
	LIST ENTRY NUMBER:	I014682
<p>Mid-C12 Cistercian monastery retaining several visible fragments of major monastic buildings but also earthwork and buried remains which illustrate the development of the monastery. Stonework in the refectory is eroding and needs addressing through a condition assessment to inform conservation. Historic England is continuing to work with the Estate to address the site.</p>		

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

North Warwickshire Local Plan Annual Monitoring Report 2022 – 2023

HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE



© Historic England

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

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

Contact: Rosamund Worrall 0121 625 6893



© Historic England Archive

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

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

Contact: Neil Rimmington 07775 550 674



© Historic England

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

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

Contact: Rosamund Worrall 0121 625 6893



© Historic England

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

Substantial remains of an early C14 Augustinian monastery including infirmary, precinct walls and outer gatehouse with attached barn and farmhouse. The buildings are steadily decaying, the granary range is in poor condition and the infirmary structure is propped. Historic England has part funded repairs to the boundary walls and is working with the owners to review the condition of the gatehouse and other sections, looking to address their condition.

Contact: Imogen Newcombe 07387 524030



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

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

Contact: John Tiernan 0121 625 6839

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
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NOTE
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ABBREVIATIONS

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

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HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE

	SITE NAME:	Stables range north east of Middleton Hall, Middleton	Originally stables and a lodging block C1570, this building is timber framed with brick infill panels. It consists of a four-bay main range with a two-bay cross wing at the north end and a two-storey gabled porch to the left of the centre. There is a courtyard of farm buildings to rear. The building is disused and in need of repair to ensure its structural stability and to keep it weatherproof. A Master plan to develop the site as a heritage visitor centre has been produced, repurposing the stable block and adjacent courtyard as the new visitor entrance to the Middleton Hall Estate. Contact: John Tieman 0121 625 6839
	DESIGNATION:	Listed Building grade II*	
	CONDITION:	Poor	
	OCCUPANCY:	Vacant/not in use	
	PRIORITY CATEGORY:	D (D)	
	OWNER TYPE:	Charity (heritage)	
	LIST ENTRY NUMBER:	1365197	

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

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	SITE NAME:	Moat, footbridge and gatepiers to Shustoke Hall Farmhouse, Moat House Lane, Shustoke	Homestead moat, footbridge and gate piers c.1686, with late C18 service wing which is in poor condition. Substantial sections of overgrown walls and buttresses were previously leaning outwards and required rebuilding. Much of this work has been carried out by the Estate. Progress has been made since 2013 with repointing to the moat walls, but further repairs are needed. Historic England is advising on repairs to the remaining sections.
	DESIGNATION:	Listed Building grade II*	
	CONDITION:	Poor	
	OCCUPANCY:	N/A	
	PRIORITY CATEGORY:	A (A)	
	OWNER TYPE:	Private	
	LIST ENTRY NUMBER:	1226189	

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	SITE NAME:	Alvecote priory and dovecote, Shuttington	The listed and scheduled remains of a C12 Benedictine monastery. The primary structure on site represents the C14 remodelling of the building and has been subject to heritage crime and natural deterioration. An associated medieval dovecote is also affected by issues with its roof covering, water penetration and vandalism. Historic England is encouraging the Local Authority to establish a management plan for the site and carry out repairs to the standing remains of the priory and dovecote.
	DESIGNATION:	Scheduled Monument, 2 LBs	
	CONDITION:	Poor	
	OCCUPANCY:	N/A	
	PRIORITY CATEGORY:	C (C)	
	OWNER TYPE:	Local authority, multiple owners	
	LIST ENTRY NUMBER:	1020623	

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	SITE NAME:	Church of St Mary, Sheepy Road, Atherstone	Large imposing church constructed in two parts with a central tower. Chancel may date from C12 as an independent chapel, and then remodelled c1383 when the nave was added. Older parts are built in rubble. Nave and aisles were rebuilt in 1849 in rubble granite, wagon roof with moulded braces and purlins. The octagonal tower was part of the original chapel, but was remodelled in the C13/C14. Works to the roof have been completed but the high level stonework of the tower remains in poor condition and in need of repair. Contact: Imogen Newcombe 07387 524030
	DESIGNATION:	Listed Place of Worship grade II*, CA	
	CONDITION:	Poor	
	PRIORITY CATEGORY:	C (C)	
	OWNER TYPE:	Religious organisation	
	LIST ENTRY NUMBER:	1365164	

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PRIORITY CATEGORIES

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

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

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

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

ABBREVIATIONS

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

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

SITE NAME:	Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains		
DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*	LIST ENTRY NUMBER:	I014682
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Deterioration - in need of management	NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners	CONTACT:	Imogen Newcombe 07387 524030

SITE NAME:	Roman Camp, Mancetter		
DESIGNATION:	Scheduled Monument, part in CA	LIST ENTRY NUMBER:	I005736
CONDITION:	Unknown	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Other	NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners	CONTACT:	Imogen Newcombe 07387 524030

SITE NAME:	Alvecote priory and dovecote, Shuttington		
DESIGNATION:	Scheduled Monument, 2 LBs	LIST ENTRY NUMBER:	I020623
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Scrub/tree growth	NEW ENTRY?:	No
OWNER TYPE:	Local authority	CONTACT:	Imogen Newcombe 07387 524030

LP19 Local Nature Reserves

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

NORTH WARWICKSHIRE LOCAL NATURE RESERVE REPORT - SEPTEMBER 2021 to JANUARY 2022

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

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

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

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

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

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

Finally, the Trust secured funding to run a health and wellbeing project at Daffern’s Wood. Funded by the NHS Coventry & Warwickshire CCG – Winter pressures fund the Trust is delivering 2 x 8-week bush craft courses, between September 2021 and 31st March 2022. The outcomes for the project

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are to meet increased demand from local people, to promote the uptake of physical health checks and vaccines with all participants and to maintain their wellbeing.

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

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

Site	Date	Number of volunteers	Hours	Comments
NF Abbey Green	04/10/2021	3	15	Reed / plant pulling / brush cutting, litter picking
NF Abbey Green	13/10/2021	2	7	Backwater channel; clearance
NF Abbey Green	25/10/2021	4	20	Grassland raking
		Total	42	
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
		Total	98.5	
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
		Total	106	
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
		Total	117	
		Total Hours	363.5	
		Days	51.92	
		Volunteer match in £	£5088.16	(based on £98.00 per day based on WCAVA figures)



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



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Willow arch maintenance at Kingsbury Meadow. Eddie Asbery



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



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



Introduction

The following comprises a summary of works delivered over the last 11 months by Warwickshire Wildlife Trust ("WWT") in connection with Abbey Green Park, Cole End Park, Daffern's Wood and Kingsbury Meadow Local Nature Reserves ("LNR"s). There is a remaining month in March 2023 where further works on sites are planned.

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

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

Headlines

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

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

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

Summary of Activity:

Cole End Park:

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



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



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

Abbey Green:

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



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

Kingsbury Meadow:

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

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



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



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



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



Willow arch repairs at Kingsbury Meadow

Daffern's Wood:

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

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

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

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

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



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

Volunteer Input

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

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

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Annual Monitoring Report 2022 – 2023*

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

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Photo credits: WWT 2023



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

Introduction

The following comprises a summary of works delivered in the first half of 2023 by Warwickshire Wildlife Trust (“WWT”) in connection with Abbey Green Park, Cole End Park, Daffern’s Wood and Kingsbury Meadow Local Nature Reserves (“LNR”s). There is a remaining 7 months to March 2024 where further works on sites are planned and a final report will be produced.

Headlines

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

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

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

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

Summary of Activity:

Cole End Park:

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

Abbey Green:

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

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

Kingsbury Meadow:

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

A guided walk was run in late June.

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

Dafferns Wood:

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



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



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



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

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Relevant to various policies

Building Regulations Statutory Guidance

Approved Document	Topic	Date
A	Structure	1 Sept 2013
B	Fire safety	1 December 2022
C	Site preparation and resistance to contaminants and moisture	3 Sept 2013
D	Toxic substances	2 Dec 2010
E	Resistance to sound	4 Mar 2015
F	Ventilation	15 June 2022
G	Sanitation, hot water safety and water efficiency	9 Mar 2016
H	Drainage and waste disposal	4 Dec 2010
J	Combustion appliances and fuel storage systems	30 September 2022
K	Protection from falling, collision and impact	3 Jan 2013
L	Conservation of fuel and power	2 February 2023
M	Access to and use of buildings	7 June 2021
O	Overheating	15 June 2022
P	Electrical safety	1 Jan 2013
Q	Security in dwellings	5 Mar 2015
R	High speed electronic communications networks	2 October 2022
S	Infrastructure for charging electric vehicles	17 April 2023
7	Material and workmanship	29 Nov 2018

Agenda Item No 6

Local Development Framework Sub-Committee

31 January 2024

Report of the Chief Executive

National Planning Framework (NPPF) changes December 2023

1 Summary

- 1.1 This report brings to Member's attention that the NPPF has been updated and that a Member briefing be organised to go through the changes.

Recommendation to the Sub-Committee:

- a That the report be noted; and,
- b A member briefing, especially for LDF Sub-Committee and Planning & Development Board members, be held to go through the changes in detail.

2 Consultation

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

3 Introduction

- 3.1 The National Planning Policy Framework (NPPF) was revised in response to the [Levelling-up and Regeneration Bill: reforms to national planning policy consultation](#) on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied.
- 3.2 This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021 and updated in September 2023.
- 3.3 The [online searchable version of the revised National Planning Policy Framework](#) is also available.
- 3.4 The [planning practice guidance](#) to support the framework is also published online.

4 Changes

4.1 The following is a summary of the changes in the new NPPF prepared by District Council Network (DCN):

Housing need, land supply and housing delivery

- The new NPPF reiterates that the standard method of calculating local housing need is only advisory. It provides clarity on what may constitute exceptional circumstances for using an alternative method to assess housing need. In particular, it recognises that there may be situations where:
 - o significant uplifts in residential densities would be inappropriate as they would be wholly out of character with the existing area; and/or
 - o applying the standard method would force an LPA to build on the Green Belt.
- Arguments from authorities making the case to deliver below standard local housing need will be rigorously reviewed.
- The Government has decided not to go ahead with a proposal to allow LPAs (Local Planning Authorities) to take account of past 'over-delivery' when preparing new plans.
- LPAs with an up-to-date local plan in place will no longer have to update their five-year land supply annually.
- The 20% buffer an LPA needs to add to its housing land supply where housing delivery falls below 85% of its requirement will now only apply to those authorities that do not have an up-to date plan in place.
- All LPAs will continue to be subject to other consequences for under-delivering on local housing need:
 - o where delivery falls below 95%: producing an Action Plan identifying the reasons for under-delivery and the measures the authority will take to correct it;
 - o where delivery falls below 75%: being subject to the presumption in favour of sustainable development.

Planning performance and accountability

- DLUHC (Department of Levelling Up, Homes and Communities) will publish a new local authority planning performance dashboard in 2024. This will effectively be a series of league tables on different aspects of planning performance.
- The metrics in the dashboard will strip out Extension of Time agreements, which DLUHC argues currently mask under performance.
- DLUHC will consult on options to constrain the use of Extension of Time agreements, including banning them for householder applications, limiting when in the process they can apply, and prohibiting repeat agreements.
- The Planning Inspectorate has been asked to start reporting to DLUHC about cases where a successful appeal is made against a Planning Committee decision, and the final decision is the same as the original officer's recommendation.

- The Secretary of State has issued a direction to seven LPAs which it deems to be significantly underperforming in terms of plan-making. The direction requires these authorities to publish a plan timetable within 12 weeks of the publication of the new NPPF.
- The Secretary of State has also designated two additional authorities for what it deems to be excessively slow planning decision-making and intends to review the thresholds for designation.
- The 2022 Housing Delivery Test results have been published. 20 new authorities have become liable to the presumption in favour of sustainable development.
- DLUHC will also focus on the role of statutory consultees. The Secretary of State has asked Sam Richards to lead a three-month review into the wider statutory consultee system to understand how best to direct their advice and resources to support speedy and effective decision making.

Resources and planning workforce

- 180 local authorities have been awarded a share of £14.3 million from Year 1 of the Planning Skills Delivery Fund. Details of the allocations can be found [here](#).
- Planning fees recently increased by 35% for major applications and 25% for other applications. DLUHC has reiterated that LPAs are obliged to spend these fees on planning services and clarified that there should be no decrease in authorities' spend on planning from their General Fund.
- In the Autumn Statement the Government allocated £5 million to support Local Development Orders. DLUHC will use this funding to support a small number of authorities with ambitious proposals to get such Orders in place. If successful, it will look to expand this kind of support more widely.

Environmental standards

- There was no substantive announcement today about environmental standards in new housing.
- However, the Housing Minister published a Written Statement last week indicating that the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The Government has also stipulated that any planning policies which propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale.
- You can find the statement [here](#).

Other announcements

- There are no changes to the rules that govern what can and cannot be built on the Green Belt. But DLUHC is clarifying in guidance where brownfield development in the Green Belt can occur provided the

openness of Green Belt is not harmed. New advice on the Green Belt can be found here.

- The new NPPF will protect neighbourhood plans from speculative development from two to five years, where those plans allocate at least one housing site.
- The NPPF emphasises the importance of community-led housing development, including by introducing an exception site policy for community-led housing development.
- DLUHC has announced its intention to create a new development corporation for Cambridge as part of its vision for Cambridge 2040.

5 Next Steps

- 5.1 It is recommended that a briefing is organised for all members but primarily for members of this sub-committee and Planning & Development Board.
- 5.2 It is anticipated further changes will be made during 2024 including the new plan-making process, National Development Management Policies, and Environmental Outcomes Reports. Further board reports will be brought to members and briefing sessions organised as and when these are published.

6 Report Implications

6.1 Legal, Data Protection and Human Rights Implications

- 6.1.1 NPPF has always been a material consideration in both plan making and planning decisions. These current changes will carry significant weight in those decisions.

6.2 Environment, Sustainability and Health Implications

- 6.2.1 Any new planning policies will be required to take account of the update NPPF.

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

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
1	DLUHC	NPPF update	19 December 2023

Agenda Item No 7

Local Development Framework Sub-Committee

31 January 2024

Report of the Chief Executive

Draft Employment Development Plan Document – Scope, Issues and Options for Consultation

1 Summary

- 1.1 This report brings back to members for consideration the Draft Employment Development Plan Document – Scope, Issues and Options following consideration at the last LDF meeting in September 2023 and a member briefing on 11th January 2024.

Recommendation to the Sub-Committee:

That the Draft Employment Development Plan Document – Scope, Issues and Options is approved for consultation.

2 Consultation

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

3 Background

- 3.1 A report was considered by the LDF sub-committee at the meeting in September 2023 (Appendix Ai and Aii). A briefing was requested on the Draft Employment DPD document. This was held off as long as possible in the expectation that the updated West Midlands Strategic Employment Sites Study would be published. This has now been received in draft form but is probably a few months away from final completion. Therefore, it is requested that the Draft Employment DPD paper goes out for consultation to start the process of producing the document and being able to undertake a call for sites. Once the WMSESS is ready for consideration this can then be incorporated into the next steps.

4 Member's Briefing

- 4.1 A verbal update will be provided of the member briefing session to be held on 11 January 2024.

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

Agenda Item No 8

Local Development Framework Sub-Committee

11 September 2023

Report of the Chief Executive

Draft Employment Development Plan Document – Scope, Issues and Options for Consultation

1 Summary

- 1.1 This report seeks authority to consult on a Draft Employment Development Plan Document – Scope, Issues and Options.

Recommendation to the Sub-Committee

That the Draft Employment Development Plan Document – Scope, Issues and Options is approved for consultation.

2 Consultation

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

3 Background

- 3.1 When developing policies for inclusion in a Development Plan Document (DPD) the starting point is to look at the scope of the document, the range of issues it should address, and, where possible, develop options. The Employment DPD is at this early point in the process.
- 3.2 The refreshed Draft North Warwickshire Economic Development Strategy was approved for consultation at Executive Board on Tuesday, 21 March 2023 and will be published for consultation alongside the Employment DPD as well as a range of other documents listed in the next steps below.

4 Draft Employment DPD

- 4.1 The North Warwickshire Local Plan was adopted in September 2021 and includes a range of employment related policies. Policy *LP6 – Additional Employment Land* seeks to provide advice on how to deal with planning applications for large strategic employment sites. At the Local Plan Examination none of the objectors or agents for representations received could provide an amount of land that the Borough Council should seek to deliver for strategic employment. As a result, LP6 was introduced as a way forward until such time there was evidence to determine the amount of strategic employment land that the Borough Council should consider delivering.

- 4.2 As part of the production of evidence to inform and support this DPD a ‘West Midlands Strategic Employment Sites Study’ (WMSESS) is currently being produced and a Draft Report is expected in Winter 2023. It is hoped this document will help address this strategic site issue on a regional and sub-regional basis.
- 4.3 Similarly, the Housing and Economic Development Needs Assessment (HEDNA) November 2022 for the Coventry and Warwickshire area also forms part of the evidence and guidance for the Employment DPD, particularly around identifying potential employment land needs by type and use. The HEDNA was introduced to the Local Development Framework Sub-Committee at its meeting on 4 January 2023.
- 4.4 The draft Employment DPD identifies a range of issues that could be addressed following the examination and adoption of the Local Plan and as a consequence of more up to date evidence. The Draft DPD also looks at emerging employment related issues, particularly in relation to climate change, consultations underway on changes to the National Planning Policy framework and a series of changes both proposed and already introduced to the Town and Country Planning (General Permitted Development) (England) Order 2015, relaxing regulation for changes of use to dwellings from commercial premises and farm businesses/buildings, as referenced in the Planning and Development Board report dated 4 September 2023.
- 4.5 The Draft Employment DPD Scope, Issues and Options Report asks a series of questions and poses a number of options on how to address these issues raised. The draft DPD document has been produced and is attached as Appendix A.
- ...

5 Next Steps

- 5.1 If approved, consultation on the Draft Employment Development Plan Document – Scope, Issues and Options will take place later this year. It will be included in the consultation on a range of documents, which will include the following:
- a. Draft Sustainability Appraisal Scoping Report
 - b. Updated Statement of Community Involvement (SCI)
 - c. Draft Employment DPD
 - d. Draft Economic Development Strategy
 - e. Draft Gypsy and Traveller DPD
 - f. Call for Sites

Call for Sites

- 5.2 Part of the process includes undertaking a call for sites. It is proposed that this will be carried out but very broadly to encourage as many sites to be submitted and for a wide range of uses and needs. These will then be assessed. However, it should be noted that depending on the number of submissions not all sites will be assessed in detail.

6 Report Implications

6.1 Finance and Value for Money Implications

- 6.1.1 Further work may be needed to be undertaken by consultants if specific work around Employment Needs or Strategic Sites is necessary. If this is considered necessary, it would be funded from the Local Plan budget (code 2009).

6.2 Legal, Data Protection and Human Rights Implications

- 6.2.1 This DPD will enable the Borough Council to fulfil their planning responsibilities to address economic, employment and other commercial development needs as required by the current National Planning Policy Framework. This work will be undertaken in line with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

6.3 Environment, Sustainability and Health Implications

- 6.3.1 The Employment Development Plan Document – Scope, Issues and Options, along with the associated Scoping Report and then the full Sustainability Appraisal will help identify any social, economic or environmental issues that need to be addressed by avoidance or through mitigation where possible in this and future Development Plan Documents.

6.4 Risk Management Implications

- 6.4.1 There are no risk management implications considered applicable to the production of the DPD apart from the potential failure of addressing employment and economic needs through the Local Plan process as required by guidance, statute and regulations.

6.5 Equalities Implications

- 6.5.1 An equality impact assessment has been carried out on the Local Plan which sets out the overarching spatial vision for the Borough over the next 14 years and to which the Draft Employment Development Plan Document will conform as well as with the National planning policies applying under the current NPPF2021. If significant policy changes arise as a result of the consultation on this DPD and associated Sustainability Appraisal Scoping Report, a stand-alone equalities impact assessment will be undertaken. There are no further equalities implications considered applicable.

6.6 Links to Council’s Priorities

6.6.1 The delivery of the DPD’s listed in the Local Development Scheme and relevant services and infrastructure needs generated by development is linked to all of the Council’s priorities.

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 Employment Development Plan Document – Scope, Issues and Options Report	Dorothy Barratt	Draft Development Plan Document Appendix A	September 2023

DRAFT
Employment
Development Plan Document
(Employment DPD)

Scope, Issues and Options



North Warwickshire
Borough Council

September 2023

1 Introduction

What is Development Plan Document?

- 1.1 A development plan document is a planning policy document which in part will replace or supplement the policies in the adopted North Warwickshire Local Plan 2021.
- 1.2 The purpose of this paper is to set out the scope of the paper and the issues that may need to be addressed through an Employment Development Plan Document (DPD). Where possible options for the way forward are discussed. The paper identifies a range of issues which are briefly set out with questions shown in yellow boxes. These are not exhaustive and other options may be brought forward as part of the consultation process.

2 Background

National Guidance

- 2.1 The National Planning Policy Framework (NPPF) provides the overarching national planning policies. Any local planning policies must be in accordance with the NPPF and follow the planning policy guidance unless there is evidence to indicate that locally a different course of action should be taken. This is a high bar to pass and so the evidence must be relevant, robust and up to date.
- 2.2 The NPPF sees that planning has three overarching objectives of economic, social and environment. The economic objective states:
“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”
Chapter 6 of the NPPF then seeks to build a strong, competitive economy.

Emerging National Policy / Guidance

- 2.3 It is recognised that there will be changes to the NPPF following the enactment of the Levelling Up and Regeneration Bill (LURB), expected during 2023. To use the current system of producing planning policy documents this document must be submitted to the Secretary of State by June 2025 through the current suggested transitional arrangements. Therefore, this paper will start preparation using the current system and, if required, move to the new system as more guidance emerges.

North Warwickshire Local Plan (Adopted 2021)

- 2.4 The Development Plan for an area, which includes the adopted North Warwickshire Local Plan, should be read as a whole. There are broad policies from the Local Plan which impact on development generally so are relevant when looking at the issues

around employment such as policies LP1 Sustainable Development, LP2 Settlement Hierarchy, LP3 Green Belt, LP4 Strategic Gap and LP5 Amount of Development. There are also specific employment related policies in Chapter 9 of LP11 Economic Regeneration, LP12 Employment Areas and LP13 Rural Employment. These policies are attached as Appendix A.¹

- 2.5 The full Local Plan can be found at: web address:
https://www.northwarks.gov.uk/info/20002/planning/1082/what_is_the_local_plan_for_north_warwickshire

It is anticipated that this DPD will review and amend if required the following policies: Chapter 9, Employment policies including LP11 Economic Regeneration, LP12 Employment Areas, LP13 Rural Employment, Chapter 14 Allocations policy LP39 Employment Allocations. It may involve Chapter 11 Services & Facilities policies, LP21 Services and Facilities and elements of Chapter 13 Development Considerations policies in LP34 Parking, LP35 Renewable Energy and Energy Efficiency, LP36 Information and Communication Technologies,

Emerging Economic Development Strategy

- 2.6 The Borough Council prepared a draft Economic Development Strategy in 2020. This was during the pandemic, so a refresh has been undertaken with the advice provided through the LGA Economic Growth Advisers Programme. This document is part of the evidence base for the production of this paper and can be found at: **web address to be added.**

2.7 *Objectives and priorities*

The Economic Strategy is underpinned by four Priority Themes:

- Supporting business growth and innovation
- Securing a pipeline of talent
- Enabling investment in infrastructure to support a low-carbon, modern and forward-looking economy
- Supporting vibrant town and service centres through quality place-making.

These 4 themes are translated into an Action Plan that sets out a high-level programme for the Borough Council's economic development activities. The four priority themes are noted in the Action plan are as follows;

- Priority Theme 1: Supporting Business Growth & Innovation
- Priority Theme 2: Talent, Employment & Skills
- Priority Theme 3: Development & Connectivity
- Priority 4: Market Towns & Villages

- 2.8 In terms of most relevance for the Employment DPD, the Strategy notes the Borough Council's role and governance also involves being "A place shaper to promote a positive

¹ Please note there will be policies which may not be specifically referred to in this paper which may impact the decision on a planning application.

planning approach” and the Action Plan programmes within Priority Theme 3: Development & Connectivity, and Priority 4: Market Towns & Villages may have the most direct planning links and relationship with the emerging Employment DPD. Comments are also being sought on the Economic Development Strategy. (It is included in this consultation and specific comments can be made on that document using the separate response form [LINK TO FORM TO BE ADDED](#))

Question 1:

Is there anything from the Economic Development Strategy which needs to be reflected in the Employment DPD?

3 Scope of the DPD

- 3.1 The original intention for the DPD when first put into the Local Development Scheme, was to focus on the issue of Strategic Employment Land (policy LP6 from the NWLP). However, should the DPD look at all employment related policies from the Local Plan? Attached as Appendix A are the employment related policies from the adopted Local Plan. One reason for doing this would be to pick up new or updated issues, not covered by policies from the adopted Local Plan.
- 3.2 In light of the Government’s policies and proposals for decarbonising all sectors of the UK economy to meet the net zero strategy target by 2050 (Build back Greener - October 2021), this DPD will also consider areas where it could contribute towards addressing that target, raising issues and seeking options to help address and reduce carbon emissions. This will be a theme/hook through much of the DPD.

Question 2:

Are there other policies from the adopted Local Plan that the Employment DPD should seek to review and/or amend? Such as LP5 Amount of Development or transport policies such as LP23 Transport Assessments or renewable energy and ‘Information and Communication Technologies’ policy (in so far as the impact/affect employment proposals) , as well as the employment related policies in Chapter 9 of the Local Plan?

Question 3:

Should this DPD be limited to strategic employment land?

If not, what are the other issues the DPD should consider?

4 Plan period for the Employment DPD

- 4.1 The NWLP has a plan period from 2019 to 2033 with the expectation that his DPD will be a standalone policy document. The Local Plan looks forward to 2033 and continues the theme of sustainable development in the right place with the right infrastructure. The Local Plan also gives an indication of where and how development will take place beyond this time frame in order to ensure a continuous supply of land. It explains how

much and what type of development there will be and where this will be located. The Borough Council recognises that the pressure for growth will extend beyond 2033 and that this needs to be considered at an early stage.

- 4.2 The timescale covered by a Local Plan is referred to as the plan period. National planning policy requires that we look ahead a minimum of 15 years from the date the Local Plan is finalised. It is expected a DPD will take a minimum of 24 months or more to reach Adoption so if finalised by the end of 2025 would require a minimum time period of 2040. This however leaves little room for manoeuvre or flexibility and is likely to be impacted by future planning system changes, so a longer time-period is likely to be more appropriate. A 20 year horizon may be more appropriate to accommodate growth, or application of the time period covered by the HEDNA data, up to 2041 or 2050. It should also be noted that many major infrastructure providers for energy, water and transport are looking at future development growth and needs programmes for infrastructure up to 2050 or further.

Question 4:

What should the plan period be for the DPD? (See options below)

Options:

- 5.1 15 years from adoption of the DPD (assuming adoption during 2025 this would be 2040)
- 5.2 A 20 year period to accommodate growth (this would likely be around 2045)
- 5.3 2041 (to mirror data from HEDNA)
- 5.4 2050 (to mirror data from HEDNA)

5 Settlement Hierarchy

- 5.1 The adopted Local Plan has a clear settlement hierarchy as outlined in NWLP Policy LP2. If the Employment DPD were to allocate land one of the issues to be considered is whether sites should fit within the existing settlement hierarchy. This would be the simplest route as it would mean that LP2 would not need to be updated. It is currently unclear if there would be sufficient opportunities to provide the sites required to fit with the current settlement hierarchy so a call for sites is being made alongside this consultation.
- 5.2 Part of the process for the adopted Local Plan was to review the Green Belt. Some small sites as well as 20 hectares of additional employment land at Hams Hall, were released from the Green Belt. If the current settlement hierarchy cannot deliver the required employment sites should sites within the Green Belt be considered?

Question 5:

Can employment land continue to fit in with the current development strategy of the adopted Local Plan? If not, what other options should be considered?

Question 6:

Should sites in the Green Belt sites be allocated for employment use?

If so, will this require a wider review of the Local Plan?

6 Current Situation

6.1 The first issue to consider is should LP5 be altered or updated in terms of the amount of employment land. The policy requires a minimum of 100 hectares of employment land to be delivered by 2033. The table below shows the total employment land supply between 1.4.2019 and 31.3.2022 which shows that 150.96 hectares have or are being delivered. The detailed site information is supplied in Appendix B.

Table 1: Total Land Supply as at 31st March 2022

	over 0.4 hectares	under 0.4 hectares	Total
<i>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	
Total	149.3	1.92	151.22
<i>Loss of employment land</i>	0	0.26	0.26
Overall Total			150.96

(Source: Table 7 from the AMR 2021/22)

6.2 The HEDNA indicates that the employment land requirement for North Warwickshire is as follows:

Table 2: Employment Land Needs for North Warwickshire (hectares)

Hectares	Office	General Industrial (Class E(g)(iii) and B2)	Sub-Total	Strategic B8 (a proportion of)
2021 - 2041	5.3	56.1	61.4	551*
2021 - 2050	7.0	81.4	88.4	735*

(Source: Extract from Table 2.1 and Table 2.2 of the Coventry and Warwickshire HEDNA Executive Summary November 2022 * Corrected version 29-03-23)

- 6.3 The HEDNA identified needs based on past trends, including a “Labour Demand Model” (where, as forecasts are trend-based, a concentration of forecast jobs growth in warehousing in North Warwickshire is a reflection of historical development patterns although industrial labour demands appear negative), VOA trends (Valuation Office Agency demand data on trends in industrial/commercial stock, indicating North Warwickshire supports over 20% of the Study Area’s industrial market) and Completion Trends (past development trends using completions monitoring). In respect of industrial and warehousing, the HEDNA concludes that neither the VOA or labour demand models are able to differentiate the strategic and more local industrial / warehouse requirements. Both data sets both datasets have caveats and limitations. As a result, the HEDNA suggests that completions data is likely to be the best representation of market needs for the next phase of plan making for industrial / warehousing floorspace particularly for the short/medium-term. The HEDNA also note that *“Some of this need could however potentially be met through recycling of land – particularly where there are plots of over 10 ha in good quality locations which relate well to the strategic road network, have adequate power capacity and are accessible by public transport.”*
- 6.4 In respect of strategic warehousing floorspace (units of over 9,000 sq.m), the HEDNA concludes that it would be appropriate to plan for future development to be in line with recent completions trends over the initial 10-year period (2021-31), with the subsequent decade then seeing potentially slower growth in line with the traffic growth and replacement demand modelling. Nevertheless, the HEDNA notes that the spatial distribution of industrial need has been influenced in part by land availability, highlighting that *“Over the last 20 years, the amount of industrial floorspace grew by 12% across Coventry and Warwickshire. This was particularly driven by a 111% growth in North Warwickshire (influenced by development at Birch Coppice in particular, but also Hams Hall, a legacy from the Regional Spatial Strategy) but large growth of 22% also took place in Rugby.”* Furthermore, The HEDNA notes that *“whilst B8 demand is very strong, there is a need for separate allocations for B1c/B2 where land is delineated from sites going for B8 in order to support the manufacturing sector. There is a strong manufacturing sector in the sub-region which needs to be provided for.”*
- 6.5 As the supply of strategically large brownfield, former mining/minerals or power generation sites that generated the last 20 years of growth, such as Birch Coppice or Hams Hall, are consumed, questions must be raised over whether the levels of completions within North Warwickshire can realistically (or sustainably) be expected to be maintained? This is re-inforced by the HEDNA which again highlights that *“It would not be appropriate in our view to simply replicate past development patterns in respect of the spatial distribution of development by local authority” (Para 2.17 HEDNA Exec Summary)*. Continuing past completion trends would raise real issues for North Warwickshire in light of lack of available brownfield sites and the natural and Green Belt constraints affecting/applying to much of this rural Borough. Pressure will therefore bear primarily upon greenfield sites, sites within Green Belt, Strategic Gap and/or upon those with other transport related constraints.
- 6.6 The VOA trends for net floorspace changes are high in North Warwickshire, driven by warehousing developments and demand. These are more pronounced in recent years

influenced by strong demand for both manufacturing and warehousing/ logistics space across the country. Recent research² for South East Midlands LEP indicated potential need for up to double the existing warehousing space over the next 20 years, even after taking into account for recycling of some existing stock. The research also noted areas such as the Midlands, that host major motorway routes, are likely to see ongoing significant demand for spaces.

- 6.7 The labour demand model produces a much narrower range and suggests that forecast industrial losses are outweighed by gains in warehousing needs in all areas although these may be overly influenced by national trends in manufacturing rather than being by actual floorspace requirements for industry.

Question 7:

7a Should the HEDNA be the basis of an employment land requirement for the Employment DPD? Yes/No?

7b If so, should past trends be the sole determinant for future employment? Or what other information should the DPD take account of?

7 Additional Employment Land

- 7.1 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 commissioned by 25 organisations across the West Midlands, including North Warwickshire BC. This is known as the West Midlands Strategic Employment Sites Study (WMSESS). 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.
- 7.2 The 2015 study determined an Area A and Area B for sites that could deliver the need originally envisaged as shown in Figure 4.11 from the 2015 Report and listed in Table 4.7, both are reproduced in Appendix C. For North Warwickshire there were 3 sites: Birch Coppice, St Modwens to south-east of Junction 10 M42 and Hams Hall. All 3 sites have been delivered.
- 7.3 As part of the Local Plan examination no amount of additional employment land, beyond that being allocated, for large users could be determine or ascertained. Therefore, the Inspector identified a need to have a policy which allowed strategic employment sites to

² Warehousing and Logistics in the South East Midlands September 2022 ICENI <https://www.semlep.com/warehousing-and-logistics/>

come forward in the absence of any indication of the amount of land that should be allocated. NWLP Policy LP6 (Appendix A) talks about significant weight being given to proposals supporting economic growth and productivity where evidence demonstrates an immediate need.

Question 8

- 8a. *What does “immediate” need mean in LP6?*
- 8b. *How can it be demonstrated?*
- 8c. *Should there be a time limit for its expected deliver if it has been identified as an immediate need?*
- 8d. *What happens to the site if this need does not materialise?*

Question 9

Should the site threshold be the same as the WMSESS i.e. over 25 hectares? If not, what should the site threshold be for considered as a site falling under the currently adopted Local Plan Policy LP6?

8 Other Employment Land

8.1 In addition to the standard employment type uses and sites, 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 3: Planning Applications of Other Employment Land

Reference number	Description and Site Location
PAP/2019/0496	Proposed Wave Park Coleshill Manor Campus South Drive, Coleshill
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

8.2 As part of looking at employment generally it is important to understand if the DPD should look at other employment generating uses and if a specific policy or land allocations are required. What are these uses and how much land, if any, is specifically required for their needs.

Question 10

- 10a. *What other uses should the Borough Council plan for?*
- 10b. *What size of site are required?*
- 10c. *Should a criteria-based policy be developed?*

10d. *If so, what criteria should this include?*

9 Lorry Parking

National situation

- 9.1 The National planning policy framework (NPPF 2021) sets out that local planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance.
- 9.2 In addition, the government's policy indicates that development proposals for new or expanded goods distribution centres should make provision for sufficient lorry parking to cater for their anticipated use. In preparing local plans and deciding planning applications, the specific locational requirements of different industrial sectors should be recognised and addressed.
- 9.3 The DoT has also indicated they are updating the 2017 National Lorry Parking Survey to ensure strong evidence is available on the national picture in future. Nevertheless, as part of the A5 Partnership, the Borough Council is aware of this issue along the A5, from layby parking and associated litter/health impacts and the limited facilities available along that major through route, as well as elsewhere in the Borough.

Local situation

- 9.4 A 2011 lorry parking study noted that within the West Midlands, overall lorry parking sites were well used, operating at 71%, some around Solihull operating at 100% utilisation and North Warwickshire between 71 and 100%. Nationally this was the second busiest on-site utilisation for a region.
- 9.5 Although Tamworth and North Warwickshire Boroughs were indicated as having some lorry parking capacity, it is noted that many adjoining local authorities urban areas had limited or **no** capacity including Nuneaton and Bedworth, Coventry and Lichfield District. Whereas Rugby provided the largest number of spaces locally. (Some recent improvements to availability of facilities in Nuneaton and other areas have been noted in online survey TruckFly app by Michelin – 2023, but charges remain an issue).
- 9.6 Capacity at nearby motorway service stations (MSA's) at the M6 Corley Services, has recently been increased by an additional 83 HGV spaces following appeal in 2018 and a new MSA at Junction 1, M6 (Rugby) is now completed. Some future improvements in supply and parking capacity are also expected once the approved 'Catherine-de-Barnes option' service station on the M42, accessed via a new junction 5a, granted outline planning permission at Inquiry on 11 March 2022, is implemented. Work on the new junction is currently underway. However, much of this increase in capacity is likely to be serving through motorway traffic and not serving local needs and impacts.

- 9.7 In terms of HGV Parking requirements at MSA's DfT Update to Circular 02/2013 provides a calculation of 0.5% of HGV's Traffic flow (Vehicles per day), or 1% of HGV's in areas where there is an identified need to be met. This requirement drove the recent applications for parking expansion at Corley MSA.
- 9.8 In terms of overall current available HGV parking spaces in MSA's within a reasonable distance of North Warwickshire, the following are approximately available;
- Corley MSA (M6 J3) – 147 HGV spaces (includes 4 available spaces in the long load bay and the recent 83 granted at Appeal)
 - Rugby MSA (M6 J1) – 60 spaces
 - Tamworth MSA (M42 J10) – approx. 65 spaces (plus additional spaces approved in late 2020 to create capacity for up to 94 spaces),
- 9.9 The National Survey of Lorry Parking 2017 audited HGV parking capacity and availability and HGV parking space availability in the West Midlands was indicated as having critical utilisation of over 85%, Specifically for nearby MSA's, Corley was at 119% and Tamworth at 92% (note Rugby had not been completed and audited at that time). Over 100% levels were indicated by the number of lorries counted parked outside of the designated parking spots, on kerbs and on car parking areas, when there were no available spaces.

Location of, and facilities on, sites for lorry parking.

- 9.10 Another issue relating to the lorry parking relates to availability of associated services and facilities, not just the parking. Welfare facilities and services are an integral provision for main lorry parking sites in many cases and for new sites a minimum of managed toilet and cleaning facilities and/or kitchen facilities, should be considered/made available for ancillary parking provision (whether on-site or integral with the existing business on site that drivers have access to these facilities). This would help alleviate pressure on public parking provision, such as laybys along main routes and address hygiene and littering issues for routes and areas where such services and facilities are limited or non-existent.
- 9.11 This may be considered for specific operators/businesses above an identified threshold (size/area/no's of parking spaces and type of commercial operation on site?) or could be applied as an across the board requirement for all proposals involving and needing an element of on-site and delivery/overnight parking. This approach may also help address affordability of provision, with on-site facilities (even if limited in nature) removing the need for drivers to seek facilities and services off-site following deliveries, particularly where time related chronograph issues reduce the ability and distance drivers can travel to main lorry parking sites/facilities,
- 9.12 Potential sites may be identified as part of the "Call for Sites" process, and/or along with or as part of an employment site? (This will be included in the forthcoming call for Sites exercise).

- 9.13 To address this particular issue there are a number of possible questions and options that can be considered.

Question 11

Should all employment sites include an element of lorry parking? Y/N?

Question 12

3. *Only require sites within future employment sites over a size threshold? Please indicate what should that threshold be, 10, 20, 25 ha's or strategic sites of 50 or more only? Please explain reasons.*

Question 13

Should there be stand alone lorry parking provision (not necessarily directly related to employment sites/estates or operators/businesses? Y/N? If so, where and what facilities should they provide?

10 Farm Diversification

- 10.1 Part of Policy LP13 dealing with Rural Employment in the North Warwickshire Local Plan deals with farm diversification. It states:

LP13 Rural Employment

Farm Diversification

Proposals for farm diversification through the introduction of new uses onto established farm holdings will be supported where it can be demonstrated that:

- a) the development in terms of its scale, nature, location and layout would contribute towards sustaining the long-term operation and viability of the farm holding;
- b) it would not cause an unacceptable adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the trunk or rural road network as a result of heavy vehicle usage,
- c) there would be no adverse impacts arising from increased noise or other form of pollution,
- d) there are adequate foul drainage facilities, and
- e) there would be no adverse impact on the character of the surrounding natural or historic environment.

- 10.2 There is limited recent planning application evidence available indicating that increased farm diversification proposals for employment generating uses have been forthcoming. The changes over recent years to both permitted development rights and National Planning Policy and Guidance has, however, encouraged and enabled farms, through prior notifications to redevelopment of agricultural buildings/complexes for up to 5

dwellings, or their individual conversion and change of use where they are traditional in style and design. Further relaxation and flexibility is proposed in 2023 to extend permitted development rights that may intensify and increase this trend.

- 10.3 There may therefore be a major change to and impact on the character of farms and businesses in the countryside, with greater focus on, and opportunities for redevelopment for housing. Should this approach be resisted and if so how? In light of proposed changes to GPDO rights and relaxing prior notification requirements the level of control (through impact assessment and detailed consideration of planning applications) will significantly reduce and future control to prevent the loss or redevelopment of a new rural employment site may need to be through either application of an Article IV designation on such sites, effectively removing the sites Permitted Development Rights.
- 10.4 Current existing employment estates are identified within the Local Plan policy LP12 Employment Areas, to which constraints on redevelopment and changes of use outside of employment uses is applied (within and between classes E, B2 general industrial and B8 warehouse and distribution Use Classes only). Is this an approach that could or should be considered for rural areas and large farm complexes and rural businesses, that would need to be identified, to maintain and protect rural employment opportunities? This may increase as an issue in light of proposed relaxation of and changes to General Permitted Development Orders (GPDO) legislation, national policy and guidance.

Question 14

Should this DPD have policies relating to farm diversification and loss of agricultural buildings, modern or traditional? If so what should the policy cover?

Question 15

Should this DPD have policies for the retention and prevention of loss through redevelopment, of major rural businesses and farm/agricultural complexes, similar to policy LP12 on existing employment areas/estates?

- 10.5 As part of farm diversification opportunities and the pressure to reduce Carbon emissions through renewable energy proposals there has been an increase in applications for large sites being brought forward for energy generation or battery storage, in particular, solar farms within and around the Borough. This is particularly evident in the SE sector of the Borough, as this area can link to the national grid within the next 15 years, via a direct underground cable connection as part of the proposals recently granted planning consent.
- 10.6 Although the need to address climate change is important, there are concerns over potential impacts such large-scale loss of productive agricultural land uses may have in terms of food supply and production. There are circumstances where appropriate solar panel design enables some continued agricultural uses beneath the solar panels, but this would not apply to battery storage proposals. There are nevertheless concerns over the loss of “best and most versatile land” to such alternative sustainable energy uses and this may be an issue the Employment DPD needs to consider for a rural Borough

such as North Warwickshire. The term 'best and most versatile land' refers to: 'Land defined as grade 1, 2 or 3a of the Agricultural Land Classification. This land is considered the most flexible, productive and efficient and is most capable of delivering crops for food and non-food uses.

Question 16

Should this DPD have policies relating to solar farms, battery storage and wind turbines? If so what criteria should they include? E.g. Relating to design, location, visual impact and land quality?

Question 17

Should this DPD have specific policies relating to, or seeking avoidance of loss of Grade 1 or 2 agricultural land and directing such sites towards Grade 3 or less? Yes or No, please explain?

11 Affordable Employment Land / Buildings

- 11.1 The Local Plan is clear that it is essential to maintain a balance between housing and employment provision. This can often be challenging because residential values in the Borough exceed most forms of employment use and, (anecdotally), there is often pressure from developers to release employment land for housing use.
- 11.2 In addition, the relaxation of permitted development rights and the focus on brownfield pdl (previously developed land) opportunities for redevelopment has also reduced availability of employment land supply and increased land values (through increased competition for higher value uses) thereby impacting on affordability of land, particularly for small to medium businesses and startup firms. This applies in both urban and rural situations within the Borough.
- 11.3 Similarly, the difficulties in providing rural affordable housing availability highlighted in the 2019 Parliamentary Report 'Time for a strategy for the rural economy' are also noted for rural businesses and employment, where "a related challenge is the availability and affordability of rural working spaces, particularly for smaller businesses."
- 11.4 The Coventry & Warwickshire Sub Regional Employment Market Signals Study, in July 2019 noted that 'High take-up levels (of employment/commercial space) have led to increases in rents across the Coventry and Warwickshire sub-region'. The Study notes that the Chambers of Commerce in Coventry and Warwickshire and the FSB have suggested that more generally there is a shortage of suitable premises for smaller and new-start businesses, particularly in respect of small workshops. There is also a real issue of "affordability", with a shortage of available premises across the size spectrum, at low rents.
- 11.5 To try and address this issue new employment land allocations and provision should consider including space for small to medium business units, or small startup and

“incubator” units to provide opportunities for new businesses and commercial enterprises to establish, grow and contribute to broadening the employment supply and character across the Borough, but particularly within rural areas. This not only has the benefit of providing a more ‘sustainable’ choice and opportunity for employment but may also help reduce commuting and travel to work distances for the rural population and contribute toward reducing carbon emissions.

- 11.6 Once provided, the concern will also remain around the continued availability and “churn” of small sites, to provide future opportunities for startup businesses. Currently the Adopted Local plan provides an element of protection from redevelopment to the Boroughs identified industrial/employment/business estates such as Birch Coppice, Carlyon Industrial Estate or Holly Lane/Innage Park estate, notwithstanding the current national proposals to relax the General Permitted Development Rights (GPDO) for changes of use and redevelopment of pdl land and employment uses/buildings.
- 11.7 Question 15 of this Draft Employment DPD Scope, Issues and Options document comments on this issue. But the consideration of wider application to small rural employment sites within the Borough may also be an option. If the changes to GPDO rights (including removing the 3 month minimum vacancy requirement for premises immediately prior to the date of the application for prior approval) means this level of control over start-up sites or incubator unit development future availability is prevented (lost) the only real secure opportunity for future control and constraint to the loss or redevelopment of a new rural employment site would be through either application of an Article IV designation to such sites, effectively removing the sites Permitted Development Rights, or through compulsory purchase of the site by the Borough Council, to ensure greater control over redevelopment, rental levels and availability.
- 11.8 The use of planning controls, through application of planning conditions to planning consents on a site, is an alternative approach. However, this would have limited weight and power in light of both the relaxations being made to permitted development rights subsequently applying to the site or buildings and to the ability of future planning applications to be submitted for changes to/alteration and removal of planning conditions, which again, would be expected to reflect and respond to changes in permitted development rights resulting in the loss of the site/facility and use.

Question 18

Should new (major or strategic?) employment site allocation policies/proposals include an area/element specifically for small to medium units ? Y/N

Question 19

19a. Should the Borough seek to provide and identify sites for start-up incubator units available at an affordable rent level (similar to the approach for affordable housing provision)?

19b. If so, should such provision be across the Borough or focussed on rural areas and settlements? Please provide explanation reasons?

- 19c. Should sites specifically for small start-up incubator units be supported by policies for their retention and prevention of loss through redevelopment? Y/N?
- 19d. Would you support this approach if it required either application of Article IV designations or pressure to Compulsory Purchase sites to ensure control over future development and GPDO 'Permitted Development' rights changes? Y/N Please explain answer.

12 Climate Change and Net Zero

- 12.1 The Borough Council declared a Climate Change emergency in October 2020 and has prepared an Action Plan which outlines some of the actions the Borough Council will take. The Local Plan has some policies which seek to ensure that buildings are built well and can generate renewable energy. Increasingly Building Regulations require buildings to be built to certain standards. Planning policy should therefore not duplicate what is already being requested through that route. However, information on climate change and progress to net zero is moving at a pace. Is the Local Plan therefore the best place to encourage further implementation towards net zero?
- 12.2 Many of the “big sheds” are only built with a relatively short live span of between 20 to 30 years. Although this means that there is flexibility as the needs of the occupier changes it also means that to replace buildings it can have a major impact on resources.
- 12.3 The supply of employment/warehousing land can also be partly addressed through the re-use and redevelopment, or “churn” of existing sites. Encouraging this approach will help contribute towards supply of sites while minimising the physical land take and reducing visual impacts from new greenfield development. The need to be flexible and accommodating the wholesale redevelopment of sites for new users and uses, however, also needs to be balanced against the consumption of, and impact on resources and Climate Change. Where change of use with minimal demolition and redevelopment of a site and buildings can be achieved, reducing materials and energy consumption, this should be encouraged/enabled,
- 12.4 The need to ensure the recycling of any waste generated by redevelopment, including construction, demolition and excavation waste such as brick, stone, concrete and asphalt, should also be encouraged and enable them to be re-processed to provide products for the construction industry to re-use. The Waste Local Plan (the Warwickshire Waste Core Strategy 2013), encourages such approaches and uses, by supporting Secondary and Recycled Aggregate production to a standard whereby it can be re-used in new construction projects, so it ensures that less primary aggregate is required, maximising reuse and recycling of the County’s waste and reducing the amount that is disposed to landfill. However the Waste Local Plan is out of date in relation to Climate Change in any significant detail , in respect of national policies and requirements, so this issue is being raised as to whether North Warwickshire cover and include this issue in this DPD to help address climate change? This approach could also be applied to existing site redevelopment proposals, through a criteria-based policy including a series of steps and questions as follows;

- Avoid demolition if possible (Why can't the building be re-used?),
- Mitigate if not possible through re-use of materials ,
- If can't re-use then show how materials will/could be recycled (where possible),
- Design of new should have a longer life design built in.

Applying this approach may address a gap in policy where requiring a sequential approach to re-use and recycling will help address Climate Change targets (in addition to the reduction in waste and efficient use of resources aims). However, it will need to be considered whether the responsibility and application of such a policy lies within the remit of this DPD or a County function as part of a revised Waste Plan?

Question 20

20a. *Do we use the policies from the adopted Local Plan, LP35 Renewable Energy and Energy Efficiency, to try and progress to net zero?*

20b. *Do the policies go far enough?*

20c. *Or are building regulations the better way to secure net zero buildings / sites?*

Question 21

21a. *Should there be specific policies referring to net zero buildings or should this be dealt with through Supplementary Planning Documents? Y/N?*

21b. *If so, what should these policies and/or SPD's include?*

Question 22

22a *Should there be greater flexibility and encouragement for changes of use and redevelopment of existing sites, to help address demands?*

22b *How would this be applied?*

Question 23

23a. *Should there be simple policy support and encouragement for re-use of demolition and waste material Y/N*

23b *or a policy 'requirement' for programmes/schedules indicating re-use of demolition and waste materials from redevelopment sites/proposals, applying a "sequential test" criteria approach to site redevelopment? .*

23c. *Is this policy approach within the remit of an Employment DPD? Y/N*

13 Design of Employment Sites

- 13.1 The physical and visual impact of new large scale industrial and warehousing buildings can be significant in both landscape terms in a rural borough and in residential amenity terms through oppressive, overshadowing and overlooking of adjoining uses and residential areas. The Borough Council is therefore considering producing supplementary planning design guidance either as part of the Draft Design Code work for the Borough or as a stand-alone draft Design Code or SPD specifically for major employment and

logistics buildings/estates, large strategic sites and for sites in open rural areas and/or close to residential areas.

- 13.2 Prior to this issue being addressed through a Draft Borough Design Code or SPD, should this Employment DPD consider addressing the issue through a criteria-based design policy, covering setting, colour, signage, height and floor levels for instance?. As discussed in sections 10 and 12 and Question 21 above, the issues of climate changes and carbon reduction could also be addressed through policy or as part of a draft Design Code or SPD, seeking a move towards zero carbon designs.

Lighting

- 13.3 The lighting of sites, especially ones which are built in previously unlit areas, need to be carefully considered. Light pollution and glow into the sky is an issue, as well as on-site security, and needs to be addressed as part of developments. It is proposed to update the Lighting SPD which was adopted by the Borough Council in 2003 and work is currently underway. Current Local Plan Policy LP29 ‘Development Considerations’ and LP30 “Built Form” include reference to lighting design and reduce sky glow, glare and light trespass. Nevertheless, lighting could also be included as part of a design criteria-based policy, specifically relating to the impact from employment developments. Informal guidance from CPRE in 2016 notes the need for authorities to develop policies to control light pollution in local plans for rural locations and that areas that benefit from existing “dark skies” and tranquil areas are protected.³
- 13.4 The issue of “Tranquillity” as addressed in Natural England/CPRE publications is a major one for some locations in the Borough being targeted by Logistics pressure or transport infrastructure and major sub-regional visitor proposals (such as “The Prayer Wall” and “Surf Centre”) with cumulative impacts along the Coleshill Corridor and M42 Corridor. The main motorway junctions may already be impacted by noise but the added built form in scale and size and lighting from new development will have an even greater impact on Tranquillity and rural character that should be addressed.

Question 24

24a. Should building design be addressed in the short term through a criteria based policy in the employment DPD or left to a Design Code or SPD for the Borough ?Y/N

24b. If so, should the policy also address Climate change and Zero Carbon design issues as well?

Question 25

Is it sufficient to rely on the adopted policies in the Local Plan 2021, as they refer to lighting, and updating the Lighting Supplementary Planning Document (SPD) sufficient to control lighting on employment sites?

³ Source: CPRE 2016 Night Blight: Mapping England’s light pollution and dark skies

● should develop policies to control light pollution in local plans which will ensure that existing dark skies are protected, and that new developments do not increase local light pollution. CPRE maps can be used as evidence to inform decisions on local planning applications.

14 Other Local Plan policies

- 14.1 The current Local Plan includes Policy LP12 protection for existing current employment estates and new employment sites/uses in the rural areas by policy LP11 Economic Regeneration. With growth over time some of these estates have increased in area and also some large employment sites within the Borough not covered by LP12 areas but potentially covered by LP11, have also grown. Should these growth areas (including smaller rural estates covered by LP11) could benefit from an LP12 type Policy protection, being specifically designated and shown on a proposals map? This may help address some emerging concerns over increased flexibility in allowing redevelopment for non employment uses, proposed in forthcoming changes to General Permitted Development Orders (GPDO) legislation, national policy and guidance. As these changes involve relaxation and broadening of GPDO permitted development rules there would likely be the necessity to consider applying Article IV restrictions locally, removing those specific GPDO rights.⁴

Question 26

In light of recent changes to GPDO permitting changes of use to employment and commercial development (Class B1, B2, B8 and Class E) without requiring planning consent (or subject only to 'Prior Notices) is there benefit in applying employment designations to areas/estates that have no or limited control, and, subsequently applying Article IV designations to those designated areas.?

Question 27

Should we apply employment change of use restriction designations for smaller rural employment estates in light of the GPDO changes? Yes or No, please explain reasons?

If Yes, what size of sites and what distances/location from settlements should be considered appropriate before application of such restrictions?

15 Call for sites

- 15.1 A call for sites will be carried out alongside the consultation on this paper. It is proposed the call for sites is for all developments and not just those being promoted for employment use. This is to ensure that sites which may be thought suitable for one particular use are considered for other uses. This will ensure we will be aware of all potential sites and so can be assessed at the earliest opportunity.
- 15.2 The Coventry and Warwickshire Housing and Economic Land Availability Assessment (HELAA) Methodology (February 2022) will be used by the Borough Council to assist

⁴ See - Article 3(4) of the GPDO 2015 provides that permitted development (PD) rights will not apply if they are 'contrary to any condition imposed by any planning permission granted or deemed to be granted under Part 3 of the [TCPA 1990] otherwise than by this Order.

with the initial sifting of sites. The methodology has been agreed across the Coventry and Warwickshire area.

Question 28

Are there any local issues that should be considered in addition to those outlined in the HELAA at this initial stage?

16 Sustainability Appraisal

16.1 A sustainability appraisal (SA) is required to accompany the development of planning policies. . Although the current system is being changed a SA Scoping Report using current guidance has been prepared and is being consulted at the same time as the consultation on this document. The Levelling Up and Regeneration Bill launched a new form of environmental assessment known as Environmental Outcome Reports (EOR). The intention is that Environmental Outcome Reports will replace the existing system of Sustainability Appraisals (SA), Strategic Environmental Assessments (SEA) and Environmental Impact Assessments (EIA). Further guidance is awaited. In the meantime, the Borough Council has refreshed the scope of the SA/SEA and is the subject of a separate consultation.

Provide link to the consultation and to the form for response here.

17 Evidence base

17.1 A planning policy document must be based on evidence that is proportionate to the subject being considered. Alongside consultation on this Employment DPD the Borough Council will be carrying out a 'Call for Sites' and producing an Economic Development Strategy as part of that evidence. To date the evidence to be used in the production of this DPD will include the following documents and forms of information:

Table 4: Evidence

HEDNA (Housing and Economic Development Needs Assessment for the Coventry and Warwickshire area).	November 2022
Strategic Employment Sites Report – currently being delivered	Due Autumn/Winter 2023
A Call for Sites	Winter 2023
North Warwickshire Economic Development Strategy – refreshed document	Spring 2023

Question 29:

What other evidence is required to move forward with an Employment DPD?

**Policies relating to
Employment from the adopted North Warwickshire Local Plan 2021**

LP1

Chapter 6 Sustainable Development

- 6.1 When considering development proposals that accord with policies in the Local Plan, the National Planning Policy Framework is also a material consideration. As delivery of the Local Plan is very important to the Council it will take a positive approach that reflects the presumption in favour of sustainable development. The Borough Council will always work proactively with applicants and other stakeholders jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development which sustainably improves the economic, social and environmental conditions in North Warwickshire.
- 6.2 Place making is a key part of considering development proposals and making them sustainable whatever their size. There are two overarching elements that make development proposals work for the long term. These are ensuring the development is of a quality that is long-lasting, and that infrastructure is provided.

Quality of Development / Place

- 6.3 The quality of development is important and can be helped through early consideration of the development. This is particularly the case in considering the natural and historic environment and how this will be dealt with. Considering biodiversity at an early stage of the planning process will assist in building in beneficial features to aid biodiversity.
- 6.4 The Council will work with and look to developers to contribute effectively to maintaining and developing local Quality of Life and assisting in the delivery of the Sustainable Community Strategy, through high standards of development; the type and character of buildings and uses proposed and from measures of the type set out below:
- ensure that the impact of development on the social fabric of communities is considered and taken into account;
 - seek to reduce social inequalities;
 - address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing (particularly affordable housing), education, shops, leisure and community facilities;
 - take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
 - deliver safe, healthy and attractive places to live; and,
 - support the promotion of health and well-being by making provision for physical activity including walking and cycling.
- 6.5 In addition to delivering suitable forms of development in appropriate locations, a main objective of the Core Strategy was to promote high quality development at all times. This continues in this Local Plan and policies in this Plan are formulated with this objective in mind. Quality developments rely on a combination of factors including aesthetics of the buildings; how water is dealt with and how development fits within the landscape, both rural and urban. Other policies play an equal part in the achievement of quality developments such as how access is gained to

a site and how cars and lorries are treated within a scheme. All are crucial in achieving high quality developments within the Borough and making places work.

- 6.6 The Design Council has developed the Building for Life (BfL)¹ standard, in conjunction with the Home Builders Federation and is supported by government as the standard for the design quality on new homes. BfL provides a means of ensuring new housing meet appropriate design standards; respect their setting and are sustainable, thus creating quality places.
- 6.7 The Borough Council will encourage the use of the BfL standard within new residential developments. It will look to promote Building for Life and where appropriate, offer specific guidance drawing on this initiative. Consequently, the aim is to ensure that all new housing developments achieve a good standard of design as defined by the BfL standard and serve the needs of the existing and future residents.
- 6.8 Ensuring high quality design across the commercial and industrial sector is equally as important. Many elements of the BfL standard apply to non-domestic buildings and the Council will seek that development achieves a good standard.
- 6.9 The Council recognises the importance of planning development to reduce the opportunity for crime, including terrorism. Whilst crime levels across the Borough are generally lower than other areas of the West Midlands, design should ensure such figures are maintained and further lowered where possible. The fear of crime especially at night is still an issue. The Borough Council will use the Secured by Design² principles, which are widely accepted to contribute to lowering crime rates.
- 6.10 North Warwickshire is made up of a number of communities and thus there are very differing styles. With the Borough having over 50 settlements it is important that the local distinctiveness is reflected in any developments. This is particularly important in settlements that for the settlement hierarchy have a co-joined settlement boundary. This does not detract from the fact that these places consider themselves separate with each having their unique identities.
- 6.11 The Landscape Character Appraisal and individual Settlement Appraisals have been carried out and will be developed further into Supplementary Planning Documents and should be used as the basis for creating locally distinctive proposals. The Landscape Character Assessment identified landscape sensitivity areas surrounding settlements and these will be used when assessing impacts from developments. The Borough Council has Design Champions and they will be used to promote and encourage local distinctiveness in new developments.
- 6.12 Development can adversely affect public rights of ways. Therefore, the Council wants to ensure that public rights of way, where relevant to the development proposed, are protected and enhanced (including via relocation or alternative provision where justified).
- 6.13 Planning applications should be submitted with evidence to show how the design, scale and layout match the historic pattern of the surrounding development, its built form, density and overall appearance.

Implementation and Infrastructure

- 6.14 The delivery of infrastructure at the right time and in the right place will be essential to the success and delivery of developments for this Local Plan. Infrastructure can range from the provision of services and facilities to the provision of the open spaces to the provision of emergency services and waste collection services serving new homes. Considerable

importance is attached to the need to ensure that existing and future local communities in North Warwickshire have reasonable access to a range of services and facilities.

¹ Design Council 2015; Building For Life, <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

² ACPO CPI, 1989; Secured by Design, www.securedbydesign.com

- 6.15 A number of factors underpin the importance of planning agreements and Section 106 contributions in North Warwickshire:
- The area is relatively remote with a small but dispersed population and this has an impact on the cost of service provision.
 - The Borough Council has a history of working in partnership with developers to secure and deliver local benefits through the Planning process.
 - The area does not benefit from any significant UK, regional nor EU regeneration regimes.
 - There are significant public concerns to ensure the impacts of development are mitigated.
 - Again, there is public concern to maintain the provision of local services that are vital to community life.
 - Limited Council resources reflecting a small and rural population.
- 6.16 In the context of planning for the growth of an area, infrastructure can be defined as physical development needed to support communities and which directly relates to economic development and regeneration. This includes:
- Transport Networks - Pedestrian facilities, roads, public transport, cycle ways;
 - Health Facilities - Hospitals, care provision, GP and dentist surgeries
 - Education - Schools, higher education, research infrastructure;
 - Town and Local Centre improvements - Enhancements to the public realm through providing new facilities and highway improvements;
 - Green Infrastructure - Enhancing and creating networks of open spaces;
 - Leisure Facilities - Open space and built recreation facilities;
 - Protection of Environmental Assets - Mitigating impact from development on internationally and nationally protected habitats and species;
 - Utilities Facilities – Energy / waste / wastewater/ drainage plants, networks and treatment facilities;
 - Flood Prevention - Strategic defences to protect the town and enable growth;
 - Renewable Energy - District heating and renewable energy networks;
 - Communications Infrastructure - Broadband and mobile phone access;
 - Community Facilities - Includes libraries, community halls etc.
 - Emergency services
- 6.17 More details are provided in the Infrastructure Delivery Plan, Supplementary Planning Documents, and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan. This information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.
- 6.18 Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with national policy and associated Planning Practice Guidance, and statute
- 6.19 Alongside this Local Plan is an Infrastructure Delivery Plan. This sets out the known infrastructure requirements to accommodate the growth within the Borough. This will be

updated on a regular basis. The Plan will feed into a Community Infrastructure Levy (CIL) which is a new planning charge that came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). The Borough Council will work with partners to develop a Community Infrastructure Levy charging schedule as well as seek alternative funding opportunities. Both S106 obligations and CIL will need to have regard to viability issues to ensure the level of levy set or obligations sought does not prevent the delivery of development in general.

- 6.20 The policies give a framework within which assessments of S106, CIL or other legal agreements will be made. These will be supplemented, where necessary, over time by further advice in the form of guidance notes and Supplementary Planning Documents.

Future Growth

- 6.21 The Borough Council recognises that the pressure for growth will extend beyond 2033 and that this needs to be considered at an early stage. It will explore with partners and stakeholders' options for future growth of the Borough beyond 2033 to ensure options are explored and the required infrastructure is provided in a timely manner. This will enable a wide range of options to be explored, ensure infrastructure and the funding of it will be provided accordingly and that places are created that are sustainable.

LP1 Sustainable Development

Planning applications that accord with the policies in this Plan (and where relevant, with other development plan policies including those in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development.

Quality of Development / Place

All development proposals must;

- be supported by the required infrastructure
- be consistent with the approach to place making set out through development management policies, including, where relevant
- integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate
- demonstrate a high quality of sustainable design that positively improve the individual settlement's character; appearance and environmental quality of an area;
- deter crime;
- sustain, conserve and enhance the historic environment;
- provide, conserve and enhance biodiversity; and,
- create linkages between green spaces, wildlife sites and corridors.

Development should protect the existing rights of way network and where possible contribute to its expansion and management.

Implementation and Infrastructure

Infrastructure will be sought where it is necessary, directly related to the development and is fairly and reasonably related in scale and kind to the development. It may be related to social, economic and/or environmental issues. Supplementary Planning Guidance and documents will be used to guide provision, Infrastructure requirements are outlined in the Infrastructure Delivery Plan (For clarity, infrastructure projects drawn from the IDP are itemised and indicated to be either critical to the Plan's strategy as a whole, or necessary in association with particular allocations or projects, along with indicative timings are itemised in NWBC26, Appendix A) and the supporting documents contained in Appendix C of the Local Plan. The list is not exhaustive as each will be taken on a site by site basis and will depend on the viability of the scheme. Other site specific measures will be considered at the time of the planning permission. These will be secured through conditions, S106's or other agreements considered appropriate to ensure its delivery. It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision.

Where development is proposed in excess of plan requirements and would assist in the provision of or enabling infrastructure, particularly that related to facilitating development in the long term, or of affordable housing relative to needs, that will carry weight in favour of granting permission.

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LP2

Chapter 7 Spatial Strategy

- 7.1 The Local Plan sets out the long term strategic policies and proposals. It identifies a Borough-wide pattern of development and sets out the sites to bring forward the required development.
- 7.2 The Spatial Strategy is a key component of the Local Plan for delivering a sustainable way of living and working and considering the appropriate distribution for development. It seeks to allow development to take place in a controlled pattern throughout the Borough. The pattern of development has been influenced by considering how the Borough functions, as well as the impact of surrounding cities and towns. Future development will take place in accordance to the size of the settlement taken, with its range of services and facilities and is influenced by considering if the settlement is in or outside of the Green Belt. This will mean that the majority of development will take place in the larger settlements, with more limited development in the smaller rural settlements and in particular those not in the Green Belt. This will benefit those who currently live, work and visit the Borough and future generations and ensure that development is directed to the most appropriate place. A constraints map is attached as Appendix N.
- 7.3 The Local Plan's approach is still to steer most development to the Main Towns and then in a cascade approach in other settlements with very little development towards the countryside. A limited amount of development is targeted to the smaller settlements which follow the recommendations of the Matthew Taylor Report which advocated more development in the rural areas, to assist in maintaining the vitality of the rural settlements.
- 7.4 The Matthew Taylor Review on the Rural Economy and Affordable Housing showed that historically, settlements can grow incrementally, and this can help to maintain the balance between restraint and the continuing vitality of the settlements. In the Core Strategy this approach was widened to consider the holistic development of services and facilities to help maintain and enhance thriving communities. The constant aim is to provide these in the most sustainable way, without it stimulating pressure on the countryside, in particular, the Green Belt to make suitable provision for development necessary to sustain rural communities, by focussing rural housing development and supporting facilities on a network of Local Service Centres, but with limited development provision in other smaller settlements, identified with a development boundary on the Policies Map. Elsewhere, other than where specifically provided for in the Plan, development will be limited to that requisite for agriculture, forestry or other uses that can be shown to require a rural location. This Local Plan carries this forward.
- 7.5 The difficulty arises in determining how much development should be allowed in the smaller settlements, particularly as 60% of North Warwickshire is within the Green Belt. For example, it has been estimated to warrant an additional primary class that over 150 new dwellings would be required. In many locations this is not feasible when trying to balance the needs of the local community, the protection of the local environment, the character of the settlement/landscape and ensuring that the development is as sustainable as possible. To keep a village shop profitable is indeterminable, as changing shopping habits can easily skew this. In some locations a small village can sustain a village shop, whilst in other locations the shop is not profitable. In these instances, however, it is not just seeing shops as shops, but it is the need to protect those premises as a community asset with wider potential.
- 7.6 Atherstone with Mancetter and Polesworth with Dordon, are the Main Towns. Coleshill is also recognised as a Market Town due to its range of services and facilities, but development will

be smaller in scale due to the Green Belt wrapping around the settlement. There are five Local Service Centres located throughout the Borough, which provide important local services and facilities. Housing growth has generally been distributed to the Market Towns (including Coleshill) and then to Local Service Centres. In settlements, villages and hamlets beyond these, development that provides for local housing needs and help support local services will be permitted.

- 7.7 The amount of development now being envisaged means that the Borough Council has had to consider whether it is appropriate or possible that all the required development can fit into this settlement hierarchy. As the hierarchy underpins many of the policies within the Plan it is important to ensure there is flexibility to ensure development is delivered. As a result, it is considered necessary to allow developments that may be on the outer boundary of the Borough that are close to sustainable settlements outside of the Borough such as Tamworth and Nuneaton.
- 7.8 This Local Plan allocates strategic and non-strategic housing sites. Further allocations may come forward through Neighbourhood Development Plans, prepared by Parish Councils. All development proposals from housing, employment and retail will be expected to accord with the settlement hierarchy and be proportionate to the size and scale of the settlement.
- 7.9 Although in the past it was only local affordable housing that could be supported in the smaller settlements, now a small proportion of market housing as well as affordable has been allocated to some of the smaller settlements in order to assist with maintaining the vitality of these smaller communities. So, in smaller settlements small scale housing developments that help regenerate and support the rural economy or meet proven affordable housing needs (via a local housing needs assessments) can still be considered. If plan monitoring shows that this distribution is not being maintained through planning permissions, the position will need to be redressed through a revision to this policy.
- 7.10 In the Core Strategy it was suggested that in Category 4 settlements, sites would normally be no larger than 10 units at any one time. The reason behind this was to ensure small communities were not swamped by new developments but could grow organically and naturally to be sustainable. This is still the case and continues to be the stance of the Council. However, it is clear in the production of this Plan that sites that have been put forward for development are not the smaller incremental sites and tend to be larger. For this reason, there are some allocations that are larger. In these cases the Borough Council will discuss phasing options where viability permits.
- 7.11 Work is continuing at a sub-regional level with neighbouring authorities to develop a Sub-Regional Spatial Strategy. This will build on the work already carried out and will reflect issues arising from the creation of the Coventry & Warwickshire Local Enterprise Partnership (CWLEP). It is not expected that this work will alter the specific Spatial Strategy for North Warwickshire.

LP2 Settlement Hierarchy

Development within the Borough will be proportionately distributed and be of a scale that is in accordance with the Borough's settlement hierarchy. Development will be commensurate with the level, type and quality of day to day service provision currently available and the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers.

In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, including that which would enhance or maintain the vitality of rural communities, provided such development is proportionate in scale to the relevant settlement and otherwise compliant with the policies in the plan and national planning policy considered as a whole (including in respect of Green Belt protections)

Category 1: Market Towns of Atherstone with Mancetter and Polesworth with Dordon and the Green Belt Market Town of Coleshill

Category 2: *Settlements adjoining the outer boundary of the Borough*

Development will be permitted directly adjacent to built up areas of adjoining settlements if:

- a) the site lies outside of the Green Belt or Strategic Gap
- b) development would integrate clearly with wider development
- c) has a clear separation to an existing North Warwickshire settlement to ensure the character of North Warwickshire settlements are preserved; and,
- d) linkages are made to existing North Warwickshire settlements to ensure connectivity between places especially via walking and cycling

Category 3: Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton

Category 4: Other Settlements with a development boundary - Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Ridge Lane, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End

Development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in this plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, services and infrastructure deliverability

Category 5: *All other locations*

All Development

In all other locations development will not generally be acceptable, albeit as set out above that there may be some instances where development may be appropriately located and would enhance or maintain the vitality of rural communities under this category. Special circumstances should exist to justify new isolated homes in the countryside such as rural workers' needs, the optimal viable use of a heritage asset, the re-use of redundant buildings enhancing its immediate setting, the subdivision of an existing residential dwelling, or development of exceptional quality or innovative design or for rural exception sites in line with national planning policy. All such development will be considered on its merits and with regard to other policies in this plan.

LP5

LP5 Amount of Development

Between 2011 and 2033 the Council will make provision for a minimum of:

- 9598 new dwellings,
- 100 hectares of employment land (subject to policy LP6), and
- 19 permanent residential gypsy and traveller pitches between 2019 and 2033.

The actual amount of development delivered over the Plan period will be governed by the provision of infrastructure to ensure developments are sustainable.

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LP6

- 7.46 Area A encompasses land covered by the Strategic Gap, designated Green Belt, and land which is not in categories 1, 2, 3 or 4 of plan policy LP2. This policy does not automatically override other policies but recognises that there are particular locational requirements specific to certain employment uses and economic benefits to addressing needs in those locations. As such, any weight accorded to proposed employment provision by virtue of this policy will be considered in the context of the policies in the plan as a whole in arriving at a balanced assessment.

LP6 Additional Employment Land

Significant weight will be given in decision taking to supporting economic growth and productivity, particularly where evidence demonstrates an immediate need for employment land, or a certain type of employment land, within Area A on Figure 4.10 of the West Midlands Strategic Employment Sites Study of September 2015 (or successor study) which cannot be met via forecast supply or allocations. The relevant scheme will be required to demonstrate:

- (i) access to the strategic highway network is achievable and appropriate,
- (ii) the site is reasonably accessible by a choice of modes of transport,
- (iii) it is otherwise acceptable, taking account of the living conditions of those nearby.

Employment Requirements

- 7.36 With the abolition of the Regional Spatial Strategy the Borough Council has to consider its employment land target. Looking at the available evidence it has been decided to continue with the target to equate to 11 hectares over a 5 year period. Therefore, over the Plan period this equates to a total of 60 hectares.
- 7.37 The 2013 Employment Land Review (ELR) identified a need for 60 hectares for employment needs and this was reflected in the 2014 Core Strategy. At that time it was understood that 2 hectares of land at Spring Hill Industrial Estate, Arley, would be lost from employment use. The site has however remained in employment use and is now fully used. The continued use of the land for employment purposes reduced the need to find those 2 additional hectares elsewhere.
- 7.38 Consultants have revisited the Employment Land Review providing the evidence to show that there is still a need for 58 hectares (excluding 2 hectares at Spring Hill) of employment land within the Borough. The indications are that this requirement will be sufficient to deal with the minimum growth of 5280 dwellings. Further employment land will be required if further housing growth is possible. If the full 9600 dwellings is delivered around 100 hectares of land will be required between 2011 and 2033.
- 7.39 Unlike during the preparation of the Core Strategy the Borough Council has now been approached to deliver employment land for a neighbouring local authority. Tamworth Borough Council is seeking the Borough to deliver a proportion of 14 hectares in partnership with Lichfield District Council. A site allocation has been identified to satisfy a part of these 14 hectares. Lichfield DC has confirmed that they are looking to provide for the balance of 6.5 hectares in their emerging Local Plan. As any additional housing and employment needs to be considered in balance and Tamworth lies within the Greater Birmingham HMA any proportion delivered will be within the overall employment land requirements and are not additional. This will avoid double counting.
- 7.40 Within the Coventry & Warwickshire HMA consideration has been given to the employment land requirements across the HMA. As a result a Memorandum of Understanding has been agreed on the delivery of additional employment land to address a shortfall in provision from Coventry City Council. There are no additional land requirements that the Borough must consider.
- 7.41 In addition, since the preparation of the Core Strategy two studies⁵ have made it clear that there is a wider than local need for large sites. This provision does not necessarily have to be provided for within North Warwickshire. The Borough Council will continue to work with other local planning authorities to see what opportunities there are around the East and West Midlands to deal with this need. There are large scale sites coming forward in other areas such as Daventry, Market Harborough, North-West Leicestershire and South Staffordshire. It is considered more important for the Borough to focus its attention on widening the employment base and to build on the opportunities that the Horiba MIRA Technology Park can provide and seek the provision of aspirational job opportunities within the Borough.

LP11

Chapter 9 Employment

- 9.1 Economic growth is a key Government goal and Local Enterprise Partnerships have been developed to pursue this. The Borough Council wants to work with the private sector to create long lasting local employment opportunities as well as mitigate any adverse impacts and enhance the rural character of the Borough.
- 9.2 Historically North Warwickshire had a number of large brownfield sites that have been redeveloped. Two of the largest sites are Hams Hall and Birch Coppice, which were seen as regional logistic sites in the abolished Regional Spatial Strategy and benefits from intermodal rail freight facilities. Many of the main settlements have a range of industrial estates.
- 9.3 Although North Warwickshire has seen one of the largest growths in terms of logistics and support facilities in the West Midlands it is still a fragile economy, with a high dependency on a narrow range of sectors and larger employers. The growth of the small to medium sized enterprises, in particular, will continue to be supported. Both appropriate rural diversification and regeneration of existing sites will be part of the long term strategy to address the economic issues that the Borough faces.
- 9.4 There is the Horiba MIRA Technology Park, an Enterprise Zone, south of the A5 primarily aimed at research and development. Plans for the development of UK Central around the HS2 Interchange Station on the south west border of the Borough are also expected to provide higher skilled jobs opportunities. With the development of the latter two sites, this will change the local market and will provide opportunities to diversify the local economy for different types of employment growth. The Borough Council is keen to exploit these opportunities.
- 9.5 In addition, to target the priority issues and needs identified through the Sustainable Community Strategy, it is considered that all employment related development, should support and assist improvements to access to services, health, skills training and education opportunities through appropriate contributions or specific service delivery. The aim is to address the skills and education deficit and improve aspiration, opportunity and choice of employment. Delivery will need to provide a more focused match between available local employment and the existing and aspirational local employee skill base, in order to meet local economic needs and to address the large scale out-commuting pattern that presently exists in the Borough.
- 9.6 The Borough Council will work with neighbouring authorities and relevant Local Enterprise Partnerships to develop and assist companies. In particular research and development and other knowledge-based companies/facilities would be welcomed in order to broaden the range of higher skilled employment generating uses.
- 9.7 The provision of highspeed broadband throughout the Borough will be important to allow businesses to grow, develop and exploit the opportunities coming forward as a result of the MIRA Technology Park.
- 9.8 Delivery of appropriate employment uses and redevelopment within existing employment sites should reflect the need to broaden the employment base and improve employment choice and opportunity. This will assist both in the employment choice and opportunities across the Borough. It is important therefore to protect employment land from alternative uses. However,

the Borough Council recognises that this cannot always be the case. Proposals for a change of use from employment uses to non-employment uses should be supported by evidence to show that the existing buildings and land are not suitable or cannot be viably reused for another employment use. Evidence should include details of the marketing of the site for employment use for at least 12 months.

LP11 Economic Regeneration

The delivery of employment generating uses, including the redevelopment of existing employment sites and farm diversification, should reflect the need to broaden the employment base, improve employment choice and opportunities for local people.

All employment land will be protected unless it can be demonstrated that there is no realistic prospect of the site being used for employment purposes. Evidence would need to demonstrate that:

- The site is no longer commercially viable; and,
- It has been marketed for an appropriate period of time, usually no less than 12 months.

Support and encouragement will be given to established / lawful rural businesses to expand where this has no significant and demonstrable harm in particular on the character of the area.

Proposals for new development and redevelopment of existing employment land outside of development boundaries will be considered against Policy LP1 and LP2 and should seek to retain the rural character, appearance and openness of the countryside (including in respect of policy LP3, Green Belt).

LP12

Employment Areas

- 9.9 There are a number of industrial areas throughout the Borough. Some are purpose built whilst others like Manor Road have grown out of the location of other historical uses. It will be expected that the majority of employment generating uses will be concentrated into these areas.

LP12 Employment Areas

The following existing industrial estates together with the sites allocated in this Plan support the functioning of the Borough and in particular the Market Towns and Local Service Centres:

- Holly Lane, Atherstone
- Carlyon Road, Ratcliffe Road and the Netherwood Estate, Atherstone
- Manor Road, Mancetter
- Coleshill Industrial Estate
- Kingsbury Link
- Collier's Way, Arley
- Kingsbury Road, Curdworth
- Hams Hall, Coleshill
- Birch Coppice, Dordon including Core 42

Within all of these estates as illustrated on the Policies Map, changes of use between the Class E, B2 general industrial and B8 warehouse and distribution Use Classes will be permitted provided there are no negative effects arising that cannot be suitably mitigated. However at Collier's Way, New Arley and at Manor Road, Mancetter B8 uses will not be permitted.

The rail freight terminals at Birch Coppice and Hams Hall are of strategic significance. Development proposals on these two estates will be encouraged to use these terminals. Existing rail sidings on other sites will be safeguarded.

LP13

Rural Employment

- 9.10 The Local Plan seeks to support and encourage small scale rural businesses to develop and to enable their expansion where this does not impact detrimentally on the countryside character in environmental or sustainable terms.

LP13 Rural Employment

Farm Diversification

Proposals for farm diversification through the introduction of new uses onto established farm holdings will be supported where it can be demonstrated that:

- f) the development in terms of its scale, nature, location and layout would contribute towards sustaining the long-term operation and viability of the farm holding;
- g) it would not cause an unacceptable adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the trunk or rural road network as a result of heavy vehicle usage,
- h) there would be no adverse impacts arising from increased noise or other form of pollution,
- i) there are adequate foul drainage facilities, and
- j) there would be no adverse impact on the character of the surrounding natural or historic environment.

Re-Use of Existing Rural Buildings

Proposals for the re-use and adaptation of existing rural buildings will be supported provided that the following three pre-conditions are all satisfied:

- a) The buildings are readily accessible to the Main Towns and Local Service Centres via a range of modes of transport;
- b) they are of sound and permanent construction, and
- c) are capable of adaptation or re-use without recourse to major or complete re- building, alteration or extension.

If the building is a Listed Building or one that is recognised as a locally important building, then irrespective of the foregoing pre-conditions, the re-use or adaptation of that building will be considered if the proposal is the only reasonable means of securing its retention. The proposal will be considered alongside LP15. Development proposals will have to show an understanding of the historic and/or architectural significance of that building; its relationship to its setting and its sensitivity to change. Appropriate materials should be used along with methods of repair which respect the building's significance. As much of the fabric of the building, as possible, that embodies its character and interest should be retained. The criteria set out in section (a) of this policy will however still apply in these cases.

Provided that the building meets these pre-conditions, the preferred re-use of the building for a rural business or service or one that supports an established rural business. Only where demonstrable adverse impacts would arise or such a use can be evidenced to be unviable, would an alternative use be considered. Tourism uses and locally affordable housing provision may be appropriate in this situation in accordance with Policies LP2, LP3 and LP9.

Extract from AMR 2022/23

LP6 Additional employment land

Indicator/ metrics
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.
Target:
Report trend

LP11

Indicator/ metrics
<i>Employment generation and diversification (links with LP12 and LP13)</i>
Target
<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

Indicator/ metric
Target
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

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

LP34 Parking

Indicator/ metrics	
Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	
Targets	
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 (*Please note that since the AMR was published that one planning has been determined and one is pending*) 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.

LP5

Employment Land Supply from 1st 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
				92.109	

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Completions of sites under 0.4 hectares

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

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
				1.1	

Loss of Employment Land

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

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2020/21

Completions of above 0.4 hectares

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

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
				67.85	

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Completions of under 0.4 hectares

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

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)
				1.23	

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

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				0.22	
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2021/22

Completions over 0.4 hectares

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

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
				25.06	

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
				0.25	

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Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
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
				0.81	

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2022/23

TO BE COMPLETED
Completions over 0.4 hectares

Site		Planning application number	Status	Size	Use class

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
				25.06	

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
				0.25	

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Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
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
				0.81	

Allocations in adopted Local Plan

SITE	USE CLASS	Gross Area – Ha's	Current position as at 31 st March 2023
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	Eg(ii)/B2	42	Planning application has been submitted on a larger site – 60 hectares
TOTAL		57.2	

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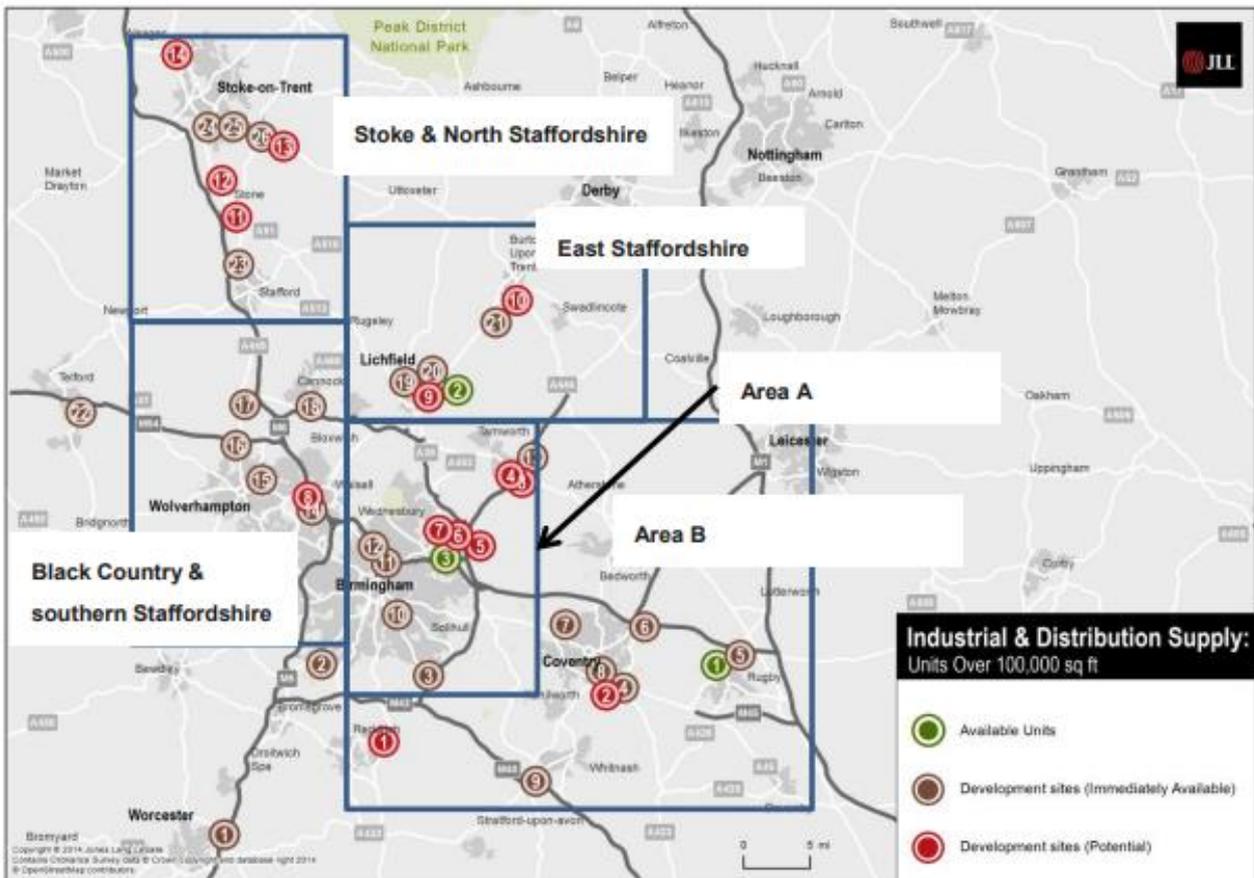
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Total Land Supply as at 31st March 2023

	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>2022/23</i>			
<i>Allocations In Local Plan</i>	57.2	0	
<i>Outstanding Sites with Planning Permissions as at 2021/22</i>	25.06	0.81	
Total	149.3	1.92	151.22
<i>Loss of employment land</i>	0	0.26	0.26
Total minus losses			

Extracts from the 2015 West Midlands Strategic Employment Sites Study

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



Source: JLL

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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

Evidence

NPPF	2021
North Warwickshire Local Plan (NWLP)	adopted 2021
NP's	
Coventry & Warwickshire HEDNA	2022

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Strategy for Lorry Parking in England (DfT, 2009)

Further to the Lorry Parking Baseline Report, the DfT published its Strategy for Lorry Parking Provision in November 2009.

This sets out strategic objectives for lorry parking provision:

- Build on the current understanding of lorry parking provision and investigate the demand requirements up to 2014 – 2019 and beyond if necessary;
- Define the position of lorry parking policy at national, regional and local levels where required;
- Support Industry by providing Best Practice Guidance and further information to help stabilise business;
- Create an environment where lorry parking schemes can be brought forward by the private sector as more feasible investment opportunities. To help to make lorry parking businesses more sustainable and competitive;
- Increase awareness of existing lorry parking locations and encourage their appropriate usage. Increase the awareness of areas in need of lorry parking;
- Encourage the development and use of secure lorry parking locations with an added intention of improving working conditions for drivers.

The Strategy also sets out an action plan, focussing on:

- A lorry parking model;
- Policy/planning engagement to facilitate protection/development of lorry parking provision;
- Best practice guidance;
- Financial considerations;
- Consideration of using other sites (such as Park and Rides);
- Reducing inappropriate lorry parking, for example through the use of Traffic Regulation Orders and pay meters;
- Promotion of lorry parking facilities, for example through the Truckstop Guide;
- Use of technology (such as satellite navigation) in identifying lorry parking locations and supporting information such as weight and height restrictions. This could provide benefits for drivers that require an alternative location to park for the night;
- Stakeholder communication; and
- Engaging with European lorry parking projects (e.g. SETPOS).

Background information on Lorry Parking evidence from previous studies and surveys.

Previous studies and surveys.

Approximately 15 years ago the Government produced a number of studies looking in more detail at the issues concerning the movement of freight within Great Britain, across modes, including the nature and composition of freight flows on the major corridors. These include Department for Transport: Delivering A Sustainable Transport System: The Logistics Perspective (December 2008) and Nov 2009 - Lorry Parking Baseline Report, Understanding the Current Situation. These studies identified a number of issues including;

- Freight continues to contribute to congestion on our road networks;
- rail capacity issues arise from increases in freight services;
- noise (particularly for out of hours freight deliveries);

- the overall fuel efficiency of HGVs; and
- highway safety issues and skills shortages, much of which remains/continues today.

As part of the need for investment into the industry in network infrastructure and technology, the need for an action plan or strategy on lorry parking was highlighted, leading up to further work as follows;

The DoT produced a Strategy and Action Plan for Lorry Parking Provision in England (Nov 2009) covering the period 2014 to 2019 and beyond, establishing a series of Objectives and Actions aimed at providing guidance, encouraging provision and improving planning outcomes for lorry parking facilities and services. (See Appx XXXX). Unfortunately many of the objectives and Action Plan aims have not been followed up or supported through investment with the lack of provision continuing to date. A Lorry Parking study was subsequently undertaken by AECOM Consultants for the DoT in 2011. This led up to a national lorry Parking Survey in 2017.

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