

Appendix 1

Residential sites allocated or with permission

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*North Warwickshire Borough Council
5 Year Housing Supply
as of April 2008*

Additional Info in Comments Column from discussions with Development Control Officers and Housing Officers, knowledge of local estate agent marketing and by web based research on any active marketing of sites/properties.

Summary Table

		Gross Site Area (ha)-	Net Site Area (ha)	Gross Capacity	Net Capacity
Table 1:	Adopted Local Plan - Land Allocation And Proposals	3.74	2.88	206	206
Table 2:	Large Sites Of 10 Or More Dwellings On Sites Of 0.4 Ha And Above With Planning Permission	7.87	6.54	327	301
Table 3:	Medium Sites Of 10 Or More Dwellings On Sites Below 0.4 Ha	0.71	0.68	56	55
Table 4	Smaller Sites Of 5-9 Dwellings With Planning Permission	3.17	2.73	59	55
Table 5:	Small Sites Of 1-4 Dwellings With Planning Permission	6.87	6.64	160	143
TOTAL		22.36	19.47	808	760

Table 1: Adopted Local Plan - Land Allocation And Proposals

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Britannia Mill, Coleshill Road, Atherstone	-	-	0.44	0.40	56	56	-	Planning application discussion currently underway. <i>No building works or clearance works yet undertaken.</i>

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Father Hudson's, Coventry Road,Coleshill			3.30	2.48	150	150	-	Pre Planning discussion being held <i>Planning Application not yet received. Discussions with RSL's ongoing but drop in land value, following impact of recession, mean landowner unlikely to progress site in near future. Likely to await improvement in economic situation.</i>
			3.74	2.88	206	206		

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Table 2: Large Sites Of 10 Or More Dwellings On Sites Of 0.4 Ha And Above With Planning Permission

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Phoenix Yard, Church Street, Atherstone	PAP/2007/0594	16.10.07	0.77	0.69	73	73	N/S	<i>Planning application approved. Site cleared and prepared. Applicant owner intended/keen to start development this Spring but presently awaiting completion of independent archaeological investigations on-site and discharge of planning conditions. Construction work will start this year.</i>
Land at Islington Crescent, Wood End	PKINWE/0672/2005/FAP	20.02.06	1.24	0.93	45	45	N/S	<i>Site Completed 31/03/09</i>
157-159 (Atherstone Garage) Long Street, Atherstone	PAP/2007/0594	22.02.08	0.49	0.44	40	40	N/S	<i>New Planning Application received for part of the site for "Change of use to limousine and coach hire business". Temporary consent granted till end 2010. Whole site currently up for sale with benefit of planning permission. Unlikely to see start till post 2010. No known constraints to development being achieved. (Site recently sold)</i>
Kingsbury Mill, Coventry Road, Kingsbury	PKINKV/1054/2005/FAP	02.03.06	0.78	0.70	26 27	26 27	U/C	<i>12 units completed 31/03/09 "Show Apartment" now open. First phase of properties now been released for sale.</i>
Ennersdale Bungalows, Ennersdale Road, Coleshill	PCOLCT/0374/2005/FAP	15.07.05	1.18	0.86	10	10	U/C	<i>Planning permission granted for 46 dwellings of which 36 have been completed. Phase II for ten dwellings only still available. First phase complete and tenanted/sold. Waterloo HA actively</i>

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								<i>marketing site/properties. Site now completed 31/03/09</i>
Land at Coleshill Road/West View, Ansley Common	PAP/2006/0350	10.03.06	0.73	0.66	26	1	U/C	<i>Net figure of 1 due to 25 dwellings being demolished. Development by Waterloo HA started (conversions and refurbishments now complete). Final phase to build 14 new homes underway, now substantially complete. 12 completed remainder of site under construction.</i>
Land r/o 29-41 New Road, Water Orton	PAP/2006/0182	30.11.06	0.71	0.64	31	30	U/C	<i>Ground clearance underway (Site clearance now complete including demolition of 31b New Road to achieve access into site). Site being actively marketed and likely to be developed once sold. No known constraints to development being achieved.</i>
Former Michael Drayton Middle School, Church Road	PAP/2007/0336	10.01.08	0.94	0.85	35	35	N/S	<i>Outline permission only Site now cleared and ground prepared awaiting commencement. No known constraints to development being achieved. RSL involvement.</i>
Former Builders Yard, Hayes Road, Hartshill	PAP/2007/0746	26.02.08	1.03	0.77	41	41	N/S	<i>Full planning permission granted. Site clearance complete. Construction work now underway, (4 units under construction) partially complete & likely to be completed this year. Properties actively being marketed. No known constraints to development being achieved. New application received and pending for additional 2 units (Owner/Applicant Persimmon Homes)S106 to be signed.</i>

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			7.87	6.54	327	301		

Table 3: Medium Sites Of 10 Or More Dwellings On Sites Below 0.4 Ha

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
45 Parkfield Road, Coleshill	PAP/2007/0643	28.02.08	0.19	0.19	14	14	N/S	Site now completed 31/03/09
Land r/o Barge & Bridge PH, Coleshill Road, Atherstone	PAP/2007/0098	13.06.07	0.10	0.10	11	11	N/S	Development not yet started. Site sold recently. Original owner/applicant gone into liquidation/bankruptcy. Pub adjoining closed. Under active marketing (sale or rent). Apartment development may struggle to start in existing depressed market but other than that no known constraints to development being achieved.
32 Parkfield Road , Coleshill	PAP/2007/0381	01.10.07	0.28	0.25	14	13	N/S	Site being actively marketed. No development commenced yet. Partly apartments so may struggle to start in existing depressed market. Development on opposite side of road proceeding well. No known constraints to this development being achieved.
Gate Inn, Long Street, Dordon	PAP/2007/0388	27.09.07	0.14	0.14	17	17	N/S	Construction well underway. Substantially complete. RSL developing sit. No known constraints to this development being

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								<i>achieved. All 17 units now under construction.</i>
			0.71	0.68	56	55		

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TABLE 4: Smaller Sites Of 5-9 Dwellings With Planning Permission *Smaller sites not assessed as to likelihood of implementation as yet.*

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Croft House Farm, Main Road, Austrey	PAP/2007/0383	21.08.07	0.18	0.18	5	5	N/S	<i>Not started , permission expires August</i>
The Beeches, Caldecote Lane, Caldecote	PCALCV/0510/2001/FAP	05.10.01	0.42	0.38	6	6	N/S	Part of application for offices and housing, offices underway so permission safe guarded.
Land adjacent to Al-Dot, Dunns Lane, Dordon	PAP/2007/0265	24.07.07	0.33	0.30	8	8	U/C	All eight dwellings under construction <i>Site completed 31/03/09</i>
1 Market Street, Atherstone	PAP/2006/0858	14.03.07	0.03	0.03	6	6	N/S	<i>- No start yet commenced</i>
73 South Street, Atherstone	PAP/2006/0389	23.08.06	1.26	0.97	6	5	N/S	<i>Under Construction</i>
The Three Tuns, Long Street, Atherstone	PAP/2006/0535	01.11.06	0.15	0.15	9	9	N/S	<i>Full permission. No commencement as yet.</i>
Chapel House, Dunns Lane, Dordon	PAP/2006/0258	15.08.06	0.24	0.22	9	8	N/S	Outline permission – expires 14.08.09
161, Coventry Road, Coleshill	PAP/2007/0327	06.08.07	0.31	0.28	5	4	N/S	<i>Site completed 31/03/09</i>
The Bungalow, Lichfield Road, Coleshill	PAP/2007/0754	17.01.08	0.25	0.23	5	4	N/S	Outline application at the present time <i>No Change</i>
			3.17	2.74	59	55		

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TABLE 5: Small Sites Of 1-4 Dwellings With Planning Permission

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
There are currently 93 small sites covering North Warwickshire Borough area	-	-	6.87	6.64	160	143	-	Of the 93 sites 10 are Outline only at the present time. Four sites may expire during 2008 with the loss of 7 units. Further there are two outstanding sites where ground work has been established to keep the permission exant but no further work is being carried out.
			6.87	6.64	160	143		

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Appendix 2 - Rejected Sites for Residential Development Within Settlements

Site ref	SHLAA Cross Ref	Address	Settlement	Area (ha)	Description	Reason for rejection
NWAR014	PS17	LAND AT CHURCH WALK, MANCETTER	Mancetter	0.359568578	The site is a narrow backland site surrounded by existing municipal and private housing. Previous uses for parking, garaging and play area now cleared. The access to the site is narrow and is unlikely to be able to achieve an adoptable standard without potential demolition.	It was recommended in the 2007 (PPG17) Potential Housing Sites Report that part of this site is offered for development, and that part was retained and developed as a village green (minimum size 0.5ha). However, the site forms part of site 134 which is partly under the ownership of the County Council. The County have confirmed that they do not wish to promote the site for housing and are considering alternative uses, possibly a care home. This site should be regularly monitored for future development potential.
NWAR020	PS20	PEAR TREE AVENUE, KINGSBURY	Kingsbury	0.286461716	This site is a level, Brownfield site to the rear of the Sports Hall. The site is in close proximity to the centre of the village. The site is grassed over at present.	There is currently an under supply of open space in this area, particularly of publicly accessible sports space. The 2007 (PPG17) Potential Housing Site Report states that development of this site would contribute an additional loss of 0.2ha of open space. It is therefore recommended that this site is not considered for development, and that the quality of the site is improved for children's play and junior football.
NWAR021	PS18	FORMER ALLOTMENTS, WATLING STREET	Mancetter	0.18532301	The site is a small, level, vacant and unused allotments site, immediately adjoining main A5/B4116 road into Atherstone. The site is surrounded by development on 3 sides. There are potential access difficulties to rear of site off unadopted road. Access onto B4116/A5 likely to be resisted on highway safety grounds.	It is recommended in the 2007 (PPG17) Potential Housing Site Report that this site is not immediately offered for development, and that further analysis is undertaken to determine the future need for allotments, particularly in relation to any demand created from other new housing in the area. This site should be monitored for future potential.