

Annual Monitoring Report

2009/10
Incorporating the 2008/09 Summary



North Warwickshire
Borough Council

December 2010

This is the sixth Annual Monitoring Report prepared by North Warwickshire Borough Council's Forward Planning Team under the requirements of the Planning and Compulsory Purchase Act 2004.

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Summary

Summary

- (i) A summary is provided in the following tables for the core and local indicators for 2008-09 & 2009-10. The core indicators are as required by “Regional Spatial Strategy and Local Development Framework Core Indicators – Update 2/2008”.
- (ii) Some core indicators from last years AMR are no longer mandatory. Where possible however these have been transferred to be local indicators. The following tables give the summary information whilst the full report compares many of these with information from previous years and provides some commentary on progress in relation to the Local Plan and Regional Spatial Plan policies.

Summary Tables

Business Development – Core Indicators

BDI – Total Amount of additional employment floor space – by type – 2008 – 2010 (No Employment Completions in 2009-10)

	B1a	B1b	B1c	B1 Combined	B1/2 Combined	B1/2/8 Combined	B2	B2/8 Combined	B8	Total
Gross Floorspace	0	0	0	9356	8977	13992	0	0	69570	101895
Net Floorspace*				*	*	*	*	*	*	*

*Information not available this year due to historic records. Steps will be implemented to enable this information to be collected from all new applications.

BD2: Total amount of completed employment floor space on previously developed land - by type – 2008 - 2010

	B1a	B1b	B1c	B1 Combined	B1/2 Combined	B1/2/8 Combined	B2	B2/8 Combined	B8	Total
Gross				9356	8977	13992	0	0	68930	101255
% Gross Floorspace on PDL				100	100	100	0	0	99.08	99.37

BD3: Employment Land available - by Type

	B1a	B1b	B1c	B1 Combined	B1/2 Combined	B1/2/8 Combined	B2	B2/8 Combined	B8	Total
Hectares	0	0	0	22.62	0	68.08	0	0	108.76	199.46

BD4: Total amount of completed floor space for "town centre uses"

	A1	A2	B1a	D2	Total
Gross	0	0	47	0	47
Net	*	*	*	*	*

Summary Tables

Business Development – Local Indicators

<i>Local Indicator</i>	<i>Previous Indicator Number</i>		<i>Local Plan Policy</i>	<i>Output</i>
BD(i)	1e	Losses of Employment Land in (i) Employment/ Regeneration Areas	ECON3	0.00 ha
		(ii) Local Authority Area		0.00 ha
BD(ii)	1f	Amount of Employment Land Lost to Residential Development	ECON3	0.00 ha

Summary Tables

Housing – Core Indicators

H1 & H1(b): Plan Period and Housing Targets

<i>Core Indicator</i>	<i>Start of Plan Period</i>	<i>End of Plan period</i>	<i>Total housing required</i>	<i>Source of plan target</i>
H1	1996	2011	3200	WASP feeds into Local Plan adopted 2006
H1 (b)	2006	2026	3000	Emerging Regional Spatial Strategy

	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
							Rep	Rep	Cur															

Rep = Reporting year Cur = Current year

H2a: Net additional dwellings in previous years

	100	120	104	106	167	142	106																	
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H2b: Net additional dwellings for the reporting year

							93																	
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H2c: Net additional dwellings in future years

a) Net additions									120	120	150	170	170	160	160	155	155	150	150	150	150	145	145	145
b)Ha									4.6	5.0	5.0	5.6												
c)Target									150	150	150	150												

H2d: Managed delivery target

H2d							106	93	155	157	160	175	200	190	175	160	160	155	155	150	130	130	120	120
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Summary Tables

	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
							Rep	Rep	Cur															

Rep = Reporting year Cur = Current year

H3: New and converted dwellings - on previously developed land

Gross	105	126	117	107	174	124	128	93																
% gross on PDL	90	94	85	99	99	87	98	98																

H4: Net additional pitches (Gypsy and Traveller)

<i>Permanent</i>	<i>Transit</i>	<i>Total</i>
1	0	0

H5: Gross affordable housing completions

<i>Social rent homes provided</i>	<i>Intermediate homes provided</i>	<i>Affordable homes Total</i>	
2008/09	32	17	49
2009/10	47	0	47

H6: Housing Quality – Building for Life Assessments

At the present time it is not possible to give any information on this indicator but research will be undertaken to ascertain how best to obtain the relevant

Summary Tables

Housing – Local Indicators

<i>Local Indicator</i>	<i>Previous Indicator number</i>		<i>Local Plan Policy</i>	<i>Target</i>	<i>Output</i>
H(i)		Housing Trajectory	-	3000 (2006-2026)	
H(ii)	Local	Dwellings Built in Urban Areas	CP2	No Target	91
H(iii)	2c	Percentage of New Dwellings Completed at:	HSG4	0%	15.11
		(i) Less than 30 dph		100%	40.70
		(ii) Between 30 and 50 dph			44.19
		(iii) Above 50 dph			
H(iv)	Local	Percentage of New Dwellings in Pipeline at:	HSG4	0%	
		(i) Less than 30 dph		100%	
		(ii) Between 30 and 50 dph			
		(iii) Above 50 dph			
H(v)	Local	Affordable Housing in Pipeline	HSG1 & HSG2	60 per annum to 2026	141

Note: In June 2010 the Coalition Government removed the requirement upon local authorities to have regard to the national minimum density for housing set out in paragraph 47 of PPS3.

Planning Policy Statement 3: Housing (PPS3) has subsequently been re-issued with the following changes:

- the definition of previously developed land in Annex B now excludes private residential gardens
- the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

However there is still a Policy requirement within the Local Plan saved policies, Policy HSG4, to achieve development at densities greater than 30dph . Nevertheless, as a result of the changes to PPS3 the above indicators will be under review as part of the work towards delivering the new Core Strategy.

Summary Tables

Transport – Local Indicators

3a Amount of Completed Non-Residential Development within UCOs A, B & D Complying with Car Parking Standards set out in the LDF
- no longer collected

<i>Local Indicator</i>	<i>Previous Indicator Number</i>		<i>Output</i>
T(i)	3b	Amount of New Residential Development within 30 Minutes Public Transport Time of:	
		GP	93.7%
		Hospital	1.1%
		Primary School	93.7%
		Secondary School	92.6%
		Areas of Employment	80%
		Major Retail Centre(s)	33.7%

Local Services - Local Indicators

<i>Local Indicator</i>	<i>Previous Indicator Number</i>		<i>Output 2008/09</i>	<i>Output 2009/10</i>
LS(i)	4a	Amount of Completed: Retail	0	0
		Office	9870	0
		Leisure Development	0	0
LS(ii)	4b	Amount Completed in Town Centres: Retail	0	0
		Office	346	0
		Leisure Development	0	0

Summary Tables

Open Space

<i>Local Indicator</i>	<i>Previous Indicator Number</i>		<i>Output</i>
LS(iii)	4c	Amount of Eligible Open Spaces Managed to Green Flag Award Standard	0

Minerals & 6. Waste Not Applicable

Flood Protection & Water Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

<i>Flooding</i>	<i>Quality</i>	<i>Total</i>
0	0	0

Biodiversity

E2: Change in areas of biodiversity importance

Working with Warwickshire Wildlife Trust and Warwickshire Museum on ways to monitor this indicator with the view to supply information in future years.

Renewable Energy

<i>Core Indicator</i>	<i>Previous Indicator Number</i>		<i>Output</i>
E3	9	Renewable Energy Capacity Installed by Type	No Data Available

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- Appendix 2 Figure 1: Housing Trajectory to 2026**
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1.0 Introduction

- 1.1 The following report is the sixth annual monitoring report (AMR) produced by North Warwickshire Borough Council under the requirements of section 35 of the Planning & Compulsory Purchase Act 2004. It is an important means of making sure that sustainable planning policy translates to sustainable development on the ground.
- 1.2 This AMR covers the periods April 2008 – March 2009 and April 2009 - March 2010 and contains a review of progress in implementing the Council's Local Development Scheme (LDS) and an assessment of the extent to which some of the policies in the North Warwickshire Local Plan (adopted July 2006) are being achieved.
- 1.3 The report focuses primarily on the mandatory core indicators outlined in '*Regional Spatial Strategy and Local Development Framework Core Indicators – Update 2/2008*'. Reflecting this the report initially considers the North Warwickshire Local Development Scheme (LDS) and then is broken down into the following topic areas; employment, housing, transport, local services, flood protection and water quality, biodiversity and renewable energy. Future changes to the monitoring framework are expected following announcements from the Department of Communities and Local Government over proposed abolition of the Regional Spatial Strategy and consultation on the rationalisation of data requests from Central government into one Single data List (Dec 2010).

Limitations

- 1.4 The report contains mandatory indicators as required by the above document. These are known as core indicators. Some indicators are now no longer core indicators and where possible these are now local indicators¹. There are no contextual indicators², or significant effects indicators³. As is evidenced in the main body of the report, there are also gaps in the provision of information for the core indicators. It is acknowledged that authorities may not be able to complete all indicators in their AMR's as monitoring requirements change over time and these take time to filter into the monitoring process but the Council is working to fill these gaps as quickly as possible. Reflecting this, at relevant points in the report, and summarised in section 11 of the report, processes and measures to address deficiencies in the Council's monitoring are outlined.

¹ Address the outputs of policies not covered by the core output indicators

² Measure changes in the wider social, economic and environmental backdrop against which policies operate

³ Measure the significant effects of the Plan

2.0 Local Development Scheme (LDS)

2.1 In line with the requirements of the Planning and Compulsory Purchase Act 2004 the Council has an effective LDS (July 2006). However this is now out of date and an amended LDS has been prepared. Further discussions have taken place with Government Office for the West Midlands to progress its approval. The amendment has been on hold pending clarification around the changes to the Planning system and the release of the new "Localism Bill" in December 2010. Table 1 summarises the programme for the production of the documents outlined in the LDS along with the progress to date in implementing the programme. Real time information is now provided on the Council's website.

Document	Action	Target Date	Progress
North Warwickshire Local Plan 1996-2011	Date of Adoption	June 2006	Adopted July 2006
	Request for policies to be saved	July 2009	Policies saved
Statement of Community Involvement	Submission to SoS	Nov 2006	Document adopted on 25 April 2007
	Examination	Feb 2007	
	Inspector's Report	Mar 2007	
	Adoption	Apr 2007	
SPD on Affordable Housing	Adoption	Mar 2008	Adopted in June 2008
SPD on Open Space	Consultation Adoption	Mar 2008 Sep 2008	Progress matching revised LDS
SPD on Residential Design			
SPD for Shop Fronts			
LDD - Core Strategy DPD	Document Preparation	Sep-Dec 2006	
	Issues/Options Consultation	June 2009	
	Submission	Late 2011	
	Adoption	2012	
LDD - Proposals Map		Ongoing	

Table 1: Progress in Implementing LDS

2.2 The new date for submission of the Core Strategy is **late 2011** with adoption in 2012. Work on any other DPD such as Area Action Plans will not start before submission of the Core Strategy DPD. A Gypsy & Traveller DPD will be started in 2011 with consultation in the autumn 2011. Some SPD's will be produced before submission of the Core Strategy DPD. These SPD will be linked to the Adopted Local Plan.

3.0 Employment

3.1 This section of the report presents the findings for core indicators BD1 – BD4 plus previous indicators of 1e and 1f (now known as local indicators BD(i) & BD(ii)). In doing so it outlines the amount of employment land identified as completed during 2008/09 and 2009/10, the amount of employment land lost as well as the overall amount of employment land available in the Borough at the end of 2008/09 and 2009/10. Employment land is defined as that which falls within the use classes B1, B2 and B8. Monitoring has historically been required for all sites above 0.4 ha for

RELS (Regional Employment Land Study). Thresholds are in the process of being removed so that all sites will be monitored for B1, B2 and B8 uses.

- 3.2 The guidance requires that the outputs for the indicators for employment land be expressed according to the sub categories within the use classes of B1, B2 and B8 - for example B1 (a) offices, (b) research, high tech etc, (c) light industry. This has not however been possible because of the way employment land has historically been monitored in North Warwickshire. In addition, some planning permissions have been granted for a particular class e.g. B1 with no reference/ restriction to a particular use within that class. Other planning permissions allow a mix of use classes on a site, for example B1, B2 & B8 the sub division of which according to floorspace area is not specified in the applications.

Activity During 2008/09 & 2009/10

Employment Type	BD1 Total Floorspace Completed for Employment Use (sq m)		BD2 Amount of Floorspace Completed on PDL (sq m)	
	2008/09	2009/10	2008/09	2009/10
<i>B1/ B2 Industry</i>	1262.5	0	1262.5 (100%)	0
<i>B1 Offices</i>	8846	0	8846 (100%)	0
<i>B8 Storage/ Warehouse</i>	35265	0	35265 (100%)	0
<i>B1/2/8</i>	334	0	334 (100%)	0
Total	45707.5	0	45707.5 (100%)	0

Table 2: Employment Land Completed During 2008/10

- 3.3 As is highlighted in table 2 a total of 45707.5m² of employment land floorspace was identified as completed during 2008/09 and a total of 0m² during 2009/10. This clearly indicates the impact of the recent (and continued) recession on commercial investment, new build and completion rates in the Borough. Despite this downturn and poor result there are a number of large scale commercial applications in the pipeline for 2010/11, which will, hopefully, improve the situation and help deliver improved economic and employment prospects for the future in the Borough.

- 3.4 During 2008/09 only 2.76% of employment completions was for B1/ B2 industrial use. 100% of the completions took place on land identified for employment use in the Local Plan (through policy ECON1 100% of completions took place on previously developed land, an improvement over previous years).

		Local Indicator (2008-10)	
		BD(i) Amount of Employment Land Lost (Ha)	BD(ii) Employment Land Lost to Residential Development
Location	(i) Employment/ Regeneration Areas	0	0
	(ii) Local Authority Area	0	0

Table 3: Employment Land Lost During 2008/10

- 3.5 Table 3 shows that during 2008/09 & 2009/10 no employment land was lost in the Borough due to re-development for residential purposes.

Current Total Employment Land Provision

- 3.6 Table 18 in Appendix 1 summarises the total employment land situation within the Borough as of March 2009 & March 2010. The table identifies the number of hectares developed at each site since 2006, how much is currently under construction and what land is still available. Sites below the 0.4ha threshold for Regional Employment Land Survey (RELS) monitored sites are not shown but constitute less than 0.7ha's with planning consent and are not considered significant for monitoring purposes. Both sets of land availability figures are provided in Table 4 for comparison and information purposes.

Employment Land Availability by Type

Use Class	Employment Land – All Sites (ha's)		Employment Land - RELS (ha's)	
	2008/09	2009/10	2008/09	2009/10
B1	28.10 (13.92%)	25.03 (13.03%)	28.10 (13.97%)	24.82 (12.97%)
B2	1.04 (0.52%)	0	1.04 (0.52%)	0
B8	98.94 (49.00%)	97.83 (50.95%)	98.45 (48.94)	97.41 (50.89%)
B1 B2	0.26 (0.13%)	0	0	0
B1 B8	0	0	0	0
B2 B8	0	0	0	0
B1 B2 B8	73.56 (36.43%)	69.17 (36.02%)	73.56 (36.57%)	69.17 (36.14%)
Sui Generis	0	0	0 (0%)	0 (0%)
Total	201.90	192.03	201.15	191.40

Table 4: RELS Employment Land Availability 2010

- 3.7 As of March 2010 there are 192.03 hectares of employment land listed in the monitoring data for the Borough. This includes existing developed employment sites, existing or Local Plan allocated sites with full or outline planning consent but undeveloped, and phased Local Plan allocations with no Planning Consent.
- 3.8 Table 4 categorises the **total** employment land provision in the Borough according to Use Class type. Much of the planning consents have been granted for a mix of employment uses, and it is therefore extremely difficult to break this down into actual ha's/sqm's per type of B1/B2/B8 employment use. Further improvements in monitoring floorspace will be fed through from the new Planning Application forms. Nevertheless, over 50.95% of the employment land has permission for B8 uses. This is heavily skewed by the planning permissions at Hams Hall and Birch Coppice, which collectively account for 57.49% (total 110.33 ha, 54.76 & 55.57 ha's respectively – see Appendix 1 Table 18) of all the available land in this category.

Employment Land Provision

- 3.9 The Local Plan policies were developed and are in general conformity with the Warwickshire Structure Plan which required 274 hectares of employment land to 2011. However the policy relating to employment land provision has not been saved therefore the RSS gives the steer on the amount of employment land required. The new requirement emerging from the RSS Preferred Option is for 11 hectares for the first five years of the Plan period with a requirement for a further 33 hectares thereafter. The full implications will be considered in the development of the Core Strategy DPD. Needless to say there has been an over-supply of employment land

within the Borough over the last 15 years and the Local Plan continues to be implemented within this changing policy background. This is of particular relevance for 2009/10 as the West Midlands RSS Phase 2 examination in Public confirmed the designation of these 2 sites as Regional Logistics Sites (RLS) serving a wider Regional need, over and above the local Borough need/requirement. If the Regional RLS element is excluded from the figures it reduces the available land to approximately 37 ha's (40.095 completed and available).

Housing Land Provision

- 4.1 This section of the report summaries the outcome of house building activity in the Borough during 2008/09 and 2009/10. In doing so the following are considered; the number of dwellings completed and their location, housing density, the delivery of affordable housing, the anticipated total number of dwellings likely to be completed in the Borough, the projected additional delivery required to meet both the Local Plan Housing Requirement and the RSS emerging preferred option requirement to 2026.

Housing Completions During 2008/09 & 2009/10

	Total Completions	Core Indicator H3	Local Indicator H(ii)
		New & Converted Dwellings on Previously Developed Land	Dwellings Built in Urban Areas
2008/09	130	98%	82%
2009/10	95	97.89%	95.78%

Table 5: Location of Dwellings Completed 2008/10

- 4.2 During 2008/09 130 (gross) dwellings were completed in North Warwickshire, 82% of which were in the Main Towns and Local Service Centres as defined in the Adopted Local Plan. This indicates that most housing developed in North Warwickshire is successfully being directed to sustainable locations. In addition 98% were also built on previously developed land During 2009/10 fewer dwellings were completed, 95 (gross), of which 97.89% were on pdl land and 95.78% were within urban areas. Although this shows a slight drop on the number of dwellings completed on pdl land it shows an increase in dwellings built in the more sustainable settlements, main towns and Local service Centres in the Borough. The drop in numbers of dwellings also reflects the continued recession in the housing market.

Density

Density	Local Indicator H(iii)	
	Percentage of Dwellings Completed (%)	
	2008/09	2009/10
Less than 30	18	15.11
30-50	58	40.70
More than 50	24	44.19

Table 6: Density of Dwellings Completed 2009/10

4.3 Table 6 outlines the density to which dwellings completed during 2008/09 and 2009/10 were built. As highlighted by the table in 2009/10 15% of completed dwellings were built at a density of less than 30 dwellings per hectare with the remaining 85% being built at densities of over 30 dwellings per hectare. Most sites developed at less than 30 per ha reflect consents granted prior to the introduction of the core indicator and/or reflect both the rural nature of the Borough and character of sites within the Boroughs' Conservation areas. Although as a result of developments in the town centres there was an increase in densities over 50 there was also a decrease in those developments at 30 to 50. It should be noted that in June 2010 the Coalition Government removed the requirement upon local authorities to have regard to the national minimum density for housing set out in paragraph 47 of PPS3.

Planning Policy Statement 3: Housing (PPS3) has subsequently been re-issued with the following changes:

- the definition of previously developed land in Annex B now excludes private residential gardens
- the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

However there is still a Policy requirement within the Local Plan saved policies, Policy HSG4, to achieve development at densities greater than 30dph . Nevertheless, as a result of the changes to PPS3 the above indicators will be under review as part of the work towards delivering the new Core Strategy. The latest figures clearly show continued compliance with the Government density requirements⁴ applying during this monitoring year and policy HSG4 of the Local Plan.

4.4 Unfortunately the Borough does not have the figures at this time for Local Indicator H (iv) previously indicated in Table 7 of the 2007/08 AMR. This outlines the density at which it is expected that dwellings in the pipeline will be built. Hopefully this data will be available later in the year, subject to the review over density targets following the PPS3 revisions.

Affordable Housing

	Core Indicator H5 Completions	Local Indicator H(v) In Pipeline & Allocated
2007/08	55	222
2008/09	49	165
2009/10	47	141

Table 8: Number of Affordable Dwellings

4.5 There were **47** affordable dwellings completed (49.5% of all housing completions). The dwellings took the form of social rented (RSL) properties. Of the 57 units that were completed on sites “eligible” for affordable housing, i.e. at or above the Local Plan Policy threshold, 47 were affordable. This equates to a **82.4%** delivery of affordable housing, considerably above the 40% sought in Local Plan Policy. The annualised requirement from the WMRSS Preferred Option is for 150 units overall of which 60 units per annum are to be affordable. The amount of affordable housing in the pipeline and expected from allocations has reduced from 165 in 08/09 to 141 in 09/10. Of the 779 potential gross dwellings (573 in the pipeline⁸ plus 206 Local Plan allocations) **171** are expected to be affordable (**22%**). This means that there is a **5.15 years** supply of overall housing (773 net dwellings / 150 units annual housing

⁴ PPS3 provides a national indicative minimum of 30 per hectare.

requirement) with only **2.85 years** of affordable housing (171 affordable housing units in the pipeline / 60 units annual affordable housing requirement).

- 4.6 In implementing the policies of the Plan it will be important to maximise the amount of affordable housing negotiated to ensure that the Borough's identified affordable housing need is met. To be in accordance with policies CP8 and HSG2 of the Adopted Local Plan the figure should be 40% and as stated above the figure for 2009/10 is 22% of all commitments. This lower percentage figure still partially reflects the number of historical consents and commitments granted prior to the adoption of the Plan and still to be implemented/completed where affordable housing was not required. Unfortunately it also reflects the high percentage of housing being delivered by windfall sites below the Local Plan thresholds for achieving and delivering affordable housing and sites where low viability has reduced or removed entirely the requirement for affordable housing. If the level of windfall sites below the thresholds continues and the allocated sites do not deliver the level of affordable housing expected there is clearly the need to review the Local Plan Policy soon to revise the thresholds and/or look at alternative methods of delivering urgently needed affordable housing.

Anticipated Total Number of Dwellings to be delivered to 2026

Table C. Five years Housing Requirement based on the emerging Regional Spatial Strategy 2006 – 2026 – Net			
		Dwellings Net	Average Dwellings per annum
a)	Housing requirement 2006-2026 (3000 ÷ 20 yrs=)	3000	150
b)	Net additions to stock 2006-2010	508	127
c)	Residential net requirement for 2010-2026 (16 yrs)	2492	155.75
d)	Requirement for 5 years 2010-2015	778.75	(155.75 x 5 yrs)
e)	Housing in the Pipeline	779	5.15 years

Table: 9 Total Dwellings to be delivered to 2026

- 4.7 Appendix 3 outlines housing provision in the Borough up to 2026 and shows that there is a five-year housing supply (item (e) in Table 9 above). In line with the requirements of the emerging RSS North Warwickshire is expected to deliver a maximum of 3000 dwellings up to 2026. Currently the residual requirement to 2026 is 2492 units. Housing completions will continue to be monitored over the Plan period to ensure that local housing need is met.

Housing Trajectory

- 4.8 The trajectory in this AMR covers the period up to 2026. The scope of the housing trajectory is based on the need to monitor housing delivery against the housing provision figures set out in the West Midlands Regional Spatial Strategy which now forms part of the development plan for the Borough. This approach follows guidance provided by the Government Office for the West Midlands. A base year of 2001 was used, as recommended by GOWM.
- 4.9 Figure 1 (at appendix 2) relates to the core indicators covering housing. It charts; the gross annual completions across the Borough 2001-2010, the annual net completions 2001-2010, the projected net annual delivery 2010-2015, and the minimal annualised housing completion target to comply with the RSS.

4.10 The chart clearly shows the requirement to deliver on average a minimum of 155.75 units per annum to meet the Preferred Option in the RSS of 3000 dwellings by 2026. It is evident from the chart that if the current annualised completions are as predicted the net total number of dwellings to be built in North Warwickshire **up to 2026** will meet the target set by the RSS.

5.0 Transport

5.1 Last years core indicator 3a relating to parking provision is no longer collected. The information was given as a nil return in previous AMR's and it has been extremely difficult to collect and is not reliable. Therefore it will not become a local indicator.

Specific Service/Facility (30 Mins Public Transport Travelling Time)	% of Total Housing Completions within 30 mins public transport Travelling Time of identified services and facilities in Warwickshire	
	2008/2009	2009/2010
Hospital Access Time frame used 09.00-10.00	92.7	1.1
GP Access Time frame used 09.00-10.00	61.3	93.7
Areas of Employment* Access Time frame used 07.30-09.00	94.3	80
Primary School Access Time frame used 08.00-09.00	94.7	93.7
Secondary School Access Time frame used 07.30-09.00	92.8	92.6
Major Retail Centre ** Access Time frame used 09.00-1.00	78.5	33.7

* defined as Super Output Areas with 500+ jobs within them.

** as defined in PPS6

Table 11: Local Indicator T(i) - New Residential Development within 30 Minutes
Public Transport Time of: GP; Hospital; Primary School,
Secondary School, Areas of Employment; a Major Retail Centre(s)

5.2 Former core indicator 3b, now T(i), requires the identification of all new residential development within 30 minutes public transport time of the following facilities; a primary school, a secondary school, areas of employment and a major retail centre. This is a complex indicator, the information for which has been assessed and provided by Warwickshire Observatory (part of Warwickshire County Council).

5.3 The Transport Accessibility Core Indicator table 11 above indicates that the Council compares poorly with the County averages in accessibility terms, on Hospital and Major Retail Centres. This is understandable in view of the rurality of the Borough, the low level of public transport services throughout much of the rural areas and the lack of these particular services within the Borough boundary.

5.4 The nearest Hospitals are the George Elliot in Nuneaton (includes A&E) and the Robert Peel in Tamworth (no A&E services) both of which are over 3 miles outside Borough. Similarly, outside of Atherstone Town, Nuneaton and Tamworth contain the nearest Major Retail Centres (as defined in PPS6 and Table 3 of Annex A). There is an anomaly in the data for 2008/09 which appears to indicate a 92.7% accessibility time for Hospital access. Previous years data indicated a 0% and 2009/10 only 1.1%. This data is being re-assessed.

- 5.5 In terms of other services such as education and employment North Warwickshire performs at a comparable level to the rest of Warwickshire, which is creditable given the Borough's largely rural character and status. Nevertheless, any reduction in the level and availability of these services/facilities within the Borough, and any reduction in present level of public transport services may have a serious detrimental affect/impact on the accessibility for both new and existing development within the Borough. This would appear to have occurred in terms of access to Major retail where service reductions, changes to routes and timetables has extended travel times beyond the 30 minute limit for recent new development.

Rail Transport

- 5.6 Coleshill Parkway opened in Summer 2007 on the Birmingham to Nuneaton line (near Water Orton). This provides park and ride, and multimodal passenger facilities for the North Warwickshire area. The station consists of an integrated rail and bus interchange with secure parking for 200 cars. Bus services have been provided to improve accessibility.

Walking/Cycling

- 5.7 The North Arden Heritage Trail is a three-year project being delivered by North Warwickshire Community Partnership and funded by a grant from the Heritage Lottery Fund of £442,500. This money funded the creation of a 25 mile circular walking route exploring the historic tracks and walks in the North Arden Landscape. It passes through fifteen of the Borough's parishes and has been developed to make it accessible for all, including people with disabilities. The website for the trail is at <http://www.northardenheritagetrail.co.uk/>

6.0 Local Services

Retail / Leisure Uses

Use Class	Local Indicator LS(i)		Local Indicator LS(ii)	
	Total Floorspace Completed (sq m)		Amount of Floorspace Completed in Town Centres (sq m)	
	2008/09	2009/10	2008/09	2009/10
A1 Retail	0	0(gross)	0	0
A2 Offices	0	0	0	0
B1 (a) Offices	0	0	0	0
D2 Leisure	0	0	0	0
Total	0	0	0	0

Table 12: Local Services Completed 2007/08

- 6.1 Table 12 summarises the findings of local indicators LS(i) and LS(ii) (formerly 4a and 4b). During 2008 to 2010 there have been no completions of development that fall within use classes A1 A2 or D2 where they exceeded the threshold of 1000m² for the use classes A1 and D2 and 500m² for A2 uses. As is also identified in table 12 no B1 office space was completed within the town centres in accordance with policy ECON1.

Open Space

Local Indicator LS(iii)	Output
Amount of Eligible Open Spaces Managed to Green Flag Award Standard	0

Table 13: Open Spaces Managed to Green Flag Award Standard

6.2 As is shown in table 13 there are currently no open spaces in North Warwickshire managed to a Green Flag Award Standard, neither are there any targets to achieve this standard. However, the Council has undertaken a PPG17 Open Space, Sports and Recreation Audit, which has informed the Green Space Strategy and action plan. The strategy includes targets for open spaces to meet the Green Flag Award Standard. Production of an Open Space, Sports and Recreation Supplementary Planning Document is also underway, which will seek to target contributions from development towards the needs and priorities identified in the Green Space Strategy.

7.0 Minerals & Waste

7.1 Former indicators 5 & 6 are not applicable to this monitoring report because they relate to minerals and waste planning which is a function of Warwickshire County Council, as minerals and waste authority. Cross-reference should therefore be made to the *Warwickshire County Council Minerals and Waste Development Framework Annual Monitoring Report (2007-2008)* which will be available to download at www.warwickshire.gov.uk.

8.0 Flood Protection & Water Quality

Core Indicator E1	Output
Number of Planning Permissions Granted Contrary to Advice of Environment Agency	0

Table 14: Flood Protection & Water Quality

8.1 During 2009/10 there were no planning permissions granted contrary to advice from the Environment Agency. As such 100% of planning permissions complied with policy ENV8 of the Local Plan.

9.0 Biodiversity

Core Indicator E2	Output
Change in Areas and Populations of Biodiversity Importance	Not Available

Table 15: Change to Biodiversity

9.1 The initial data required to complete core indicator E2 (formerly 8) is currently under collection. Base line data from which future monitoring can be undertaken is now available for SSSI's within the Council's area, see Table 16 below. There are 13 sites amounting to 416.75 ha's of land area designated as Sites of Special Scientific Interest (SSSI) within North Warwickshire, which include;

- | | |
|----------------------|----------------------|
| Alvecote Pools | Kingsbury Brickworks |
| Bentley Park Wood | Kingsbury Wood |
| Birches Barn Meadows | Middleton Pool |
| Boon's Quarry | River Blythe |

Coleshill and Bannerley Pools
Hoar Park Wood
Woodlands Quarry

Whitacre Heath
Illing's Trenches

9.2 Natural England, (previously English Nature) undertakes monitoring of the condition of SSSI's on a regular basis. There has been an increase in the hectareage area of SSSI's identified as in a "favourable" condition since last years AMR of nearly 20% (over 70ha's). Similarly there has been considerable improvement in the amount of SSSI's in "unfavourable" condition that are actively recovering. The figures below show the latest situation.

SSSI Condition Assessment	Area (Ha's)	% tage of total for Borough
Total of all SSSI's	416.75 ha	100%
Favourable	309.41ha	74.24%
Unfavourable	107.34ha	25.76%
The latter of which are;		
Unfavourable - Recovering	89.55ha	21.49%
Unfavourable - No Change or Declining	17.79ha	4.27%

Table 16: Condition of SSSI units

Source: English Nature website – Compiled: 20 Dec 2010

9.3 As can be seen from table 16 above approximately 21% of the Borough's SSSI's are now in an unfavourable condition but recovering with 4% in an unfavourable condition and declining compared to last years figures of 36% and 7% respectively. There are clear ongoing improvements in the conditions of some of the SSSI's which reflect the work that has been undertaken as follows;

- Improvements to sewage treatment works at Alvecote Pools.
- Coleshill and Bannerly Pools benefited from Rhododendron clearance and are recovering well. Further work on controlling invading Birch is underway.
- At Kingsbury Brickworks previous slumping has now stabilised and in Kingsbury Wood a re-coppicing programme is in progress.

9.4 Particular problems still exist along the River Blythe from invasive species and poor water quality (water pollution/effluent discharge and agricultural run-off) as the main cause for the unfavourable conditions. This situation needs careful monitoring to ensure that no further percentage decline is as a result of development proposals and to seek new development to contribute to and encourage recovery through appropriate environmental protection measures, incorporated as an integral part of the development such as Sustainable Urban Drainage systems.

9.5 As there are cross boundary implications and changes that affect SSSI's, action to improve those sites/areas presently in an adverse condition (as determined by Natural England) will need to be on a joint authority/agency and LSP basis.

9.6 There are no National or Local Nature Reserves (NNR's & LNR's) within the North Warwickshire Area. However, the saved North Warwickshire Local Plan 2006 identifies 3 sites at Atherstone, Kingsbury and New Arley as being potential Local Nature Reserves. The Atherstone site has been temporarily shelved and two further sites at Abbey Green Park, Polesworth(part) and part of Cole End Park, Coleshill have been proposed. Work is being progressed through the Local Strategic Partnership Environment Theme Group to develop the LNR's within the Borough with work and funding on the Kingsbury (Linear Park) and Arley (Dafferns Wood) LNR's well advanced. The target for delivery of all the identified LNR's is Autumn 2013.

There are no Ramsar Sites, Special Protection Areas or Special Areas of Conservation in North Warwickshire.

- 9.7 Sites of Importance for Nature Conservation (SINCs) are sites that have been selected locally by English Nature, Warwickshire Museum Field Services and Warwickshire Wildlife Trust for their nature conservation value. These areas of ecological or geological importance are identified to protect habitat and species diversity. SINCs are currently being identified as part of the county wide Wildlife Sites project and include sites of geological value referred to as Regionally Important Geological and Geomorphological sites. There are 46 SINCs within North Warwickshire, with many more potential SINCs, which have not yet gone through the formal designation system.
- 9.8 The use of Ecosites is a system operated by Warwickshire Museum Field Services to identify sites of acknowledged nature conservation value. This includes the location of approximately 2,800 statutory and non-statutory sites within Warwickshire, Coventry and Solihull. Each site contains information on flora, fauna and habitat descriptions and is being used to enable the identification of Sites of Importance for Nature Conservation. Just over 11% (328 sites) of Warwickshire's Ecosites (2871 sites) are situated within North Warwickshire. Within the Borough, there are 1419.94 hectares designated as Ecosites, comparable to 11952.49 hectares within Warwickshire as a whole.
- 9.9 Suggested indicators have been included in the Sustainability Appraisal Scoping report for the North Warwickshire Local Development Framework as follows;

Objective	Criteria	Possible Assessment Indicators
Valuing, enhancing and protecting the biodiversity of North Warwickshire	Protect and enhance statutory and non-statutory sites designated for their nature conservation value.	<ul style="list-style-type: none"> • Number of SSSIs • Condition of SSSIs • Number of Local Nature Reserves • Number of SINCs • Number of Ecosites • Area of Ecosites

*Extract from: **Appendix G: The Sustainability Appraisal / Strategic Environmental Assessment Appraisal Framework***

The Local Biodiversity Action Plan (LBAP)

- 9.10 The Warwickshire Coventry and Solihull Local Biodiversity Action Plan outlines how landowners, land-managers and policy makers will protect the characteristic wildlife and landscapes of our sub-region. The LBAP provides a local response to the UK Government's National Action Plans for threatened habitats and species. It will contribute to national targets (wherever these are relevant to Warwickshire, Coventry and Solihull) and also sets out local targets. The LBAP also contains action plans for local habitats and species, which are not a priority in the UK BAP. Each species and habitat action plan contains within it a number of clear, measurable objectives and targets. A number of local actions are then set out in order to achieve the overall objectives and targets.
- 9.11 Monitoring of the Local Biodiversity Action Plan is currently in its early stages. Therefore due to the current lack of information available, coupled with the significant number of overall local actions to be considered, it is difficult to include much information on the LBAP in this AMR. However, due to its significant importance in

the environment, it is important to note its existence to help provide a reference and baseline to any future work undertaken. As monitoring of the LBAP increases, there may be scope to include more information in the future.

10.0 Renewable Energy

Core Indicator E3	Output
Renewable Energy Capacity Installed by Type	Not Available

Table 17: Renewable Energy Provision

10.1 The data required to complete core indicator E3 (formerly 9) is not currently monitored and so no output is available. The ability to complete this indicator in future AMR's will be investigated.

11.0 Improvements to Monitoring

11.1 It is evident in the report that there are gaps in the Council's monitoring information. Examples include Core indicators E2 and E3 as well as the omission of local, contextual and headline indicators. In addition some indicators could not be completed in the manner prescribed in the guidance.

11.2 A review of the way monitoring is undertaken has been undertaken as part of the installation of SX3, the Council's replacement computer system for planning. New processes for inputting information associated with existing monitoring indicators have been implemented. Work on developing a monitoring framework for the Borough has been ongoing following the Review of the Planning Service. This includes investigation of options for monitoring of Core Indicators E2 and E3 and the identification of targets associated with those indicators in order to measure and assess the extent to which the objectives of the policies are achieved. Part of this work is being undertaken in Partnership with adjoining Local Authorities to produce a "Renewable and Low Carbon Energy Resource Assessment and Feasibility Study" by Consultants CAMCO. Work to establish baseline data and contextual information will also be necessary.

11.3 The introduction of the 1App application form has assisted in the data collection of the information that is required for monitoring purposes. Development control officers are now directly inputting data, where relevant, following decisions on planning applications. Tighter validation requirements, ensuring that all the information requested from the applicant on a planning application form is supplied, have also been implemented and are gradually settling in. There are still some gaps in submitted and available information and the monitoring process is under continuous review. Nevertheless, resource constraints and capacities are likely to limit the potential of the Council to improve.

Indicators Not Completed

- For the monitoring years 2008/10 the Council does not have information available that will enable the completion of the following core indicators; E2: change in areas and populations of biodiversity importance (although baseline monitoring information is now available) and; 9: details of renewable energy capacity installed.

Appendix 1

Business Development 2009/10

Table 18a: Completions on Sites Over 0.4 hectares by floorspace 2006 – 2026

Site	USE CLASS	Date first granted Planning Permission	Site Area (Ha)	Employment land supply (1d) Ha's	Developable floorspace Area (sq.metres)	Completed 2006/2009 (sq.metres)	Completed 2009/2010 (hectares)	Available with detailed pp (ha)	Available with Outline pp (ha)	No pp	Total av (h
Land off Rush Lane Dosthill	B8	1997	14.69	14.69	20650	0	0	0	10.28	0	10.
Holly Lane (LP Allocation)	B1/2/8	-	6.90	6.90	-	0	0	0	0	6.90	6.9
*Birch Coppice Business Park	B1/2/8	1999	116.9	116.9	189475	104718	0	13.79	40.97	0	54.
Kingsbury Link	B1/2/8	2006	16	16	3596	8725	0	0	0	0	0
The Sandwich Factory, Atherstone (ALP)	B1/2/8	2004	2.50	2.50	3282.5	0	0	0.64	0	0	0.6
*Hams Hall (ALP)	B1/2/8	1994	198.86	198.86	1165626	7460.5	0	5.15	50.42	0	55.
Coleshill Industrial Estate (ALP)	B1/2/8	2002	4.64	4.64	87222	8822	0	2.64	0	0	2.6
Middleton House Farm	B8	2003	10.19	0.064	640	0	0	0.064	0	0	0.0
Four Ways Carlyon Road	B1	2006	0.54	0.54	471	0	0	0.54	0	0	0.5
Coleshill Hall Hospital	B1	1994	19.55	19.55	10348	3189	0	16.36	0	0	16.
The Oaks, Astley	B8	2008	0.63	0.63	204	204	0	0	0	0	0
Quarry Farm, Mancetter	B8	2008	0.82	0.82	1650	1650	0	0	0	0	0
Overgreen Farm, Wishaw	B2	2008	0.57	0.57	334	334	0	0	0	0	0
Brackenlands Farm	B1	2008	1.57	1.57	3800	3800	0	0	0	0	0
Totals			394.36	384.234	1466648.5	138902.5	0	39.184	101.67	6.9	147.
Total excluding Regional Logistics Sites at Hams Hall and Birch Coppice			78.6	78.6	111547.5	26724		20.244	10.28	6.9	37.4

Site	USE CLASS	Date first granted Planning Permission	Site Area (Ha)	Employment land supply (1d) Ha's	Developable floorspace Area (sq.metres)	Completed 2006/2009 (hectares)	Completed 2009/2010 (hectares)	Available with detailed pp (ha)	Available with Outline pp (ha)	No pp	Total av (h
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Appendix 1

Former Baddesley Colliery	SG	1996	40.51	20.95	4590	0	0	40.16	0	0	40.
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Note that Baddesley Colliery is specialist planning consent so not truly B1/2/8 use (a sui generis)

*-Note: Although the Coalition Government have expressed their intention to abolish the Regional Spatial Strategies (RSS) nationally, locally they are still part of the Development Plan and monitoring Framework until such time as Parliamentary regulation or Statute formerly abolishes them. As in view of this the RSS Phase 2 for the West Midlands is still extant and has clearly indicated that Hams Hall and Birch Coppice have been designated as Regional Logistics Sites, serving a wider Regional need over and above the Local employment needs. As such the availability of employment land within these two sites should be excluded from the 44ha "Local Need and Requirement" for employment land identified in the RSS. The resulting total indicates a shortfall, albeit limited, of employment land to cover the period 2006 – 2026. This may also indicate there is limited need to seek additional employment land allocations until some of the extant planning consents are implemented although some of the outstanding planning consents are small and limited in use and nature.

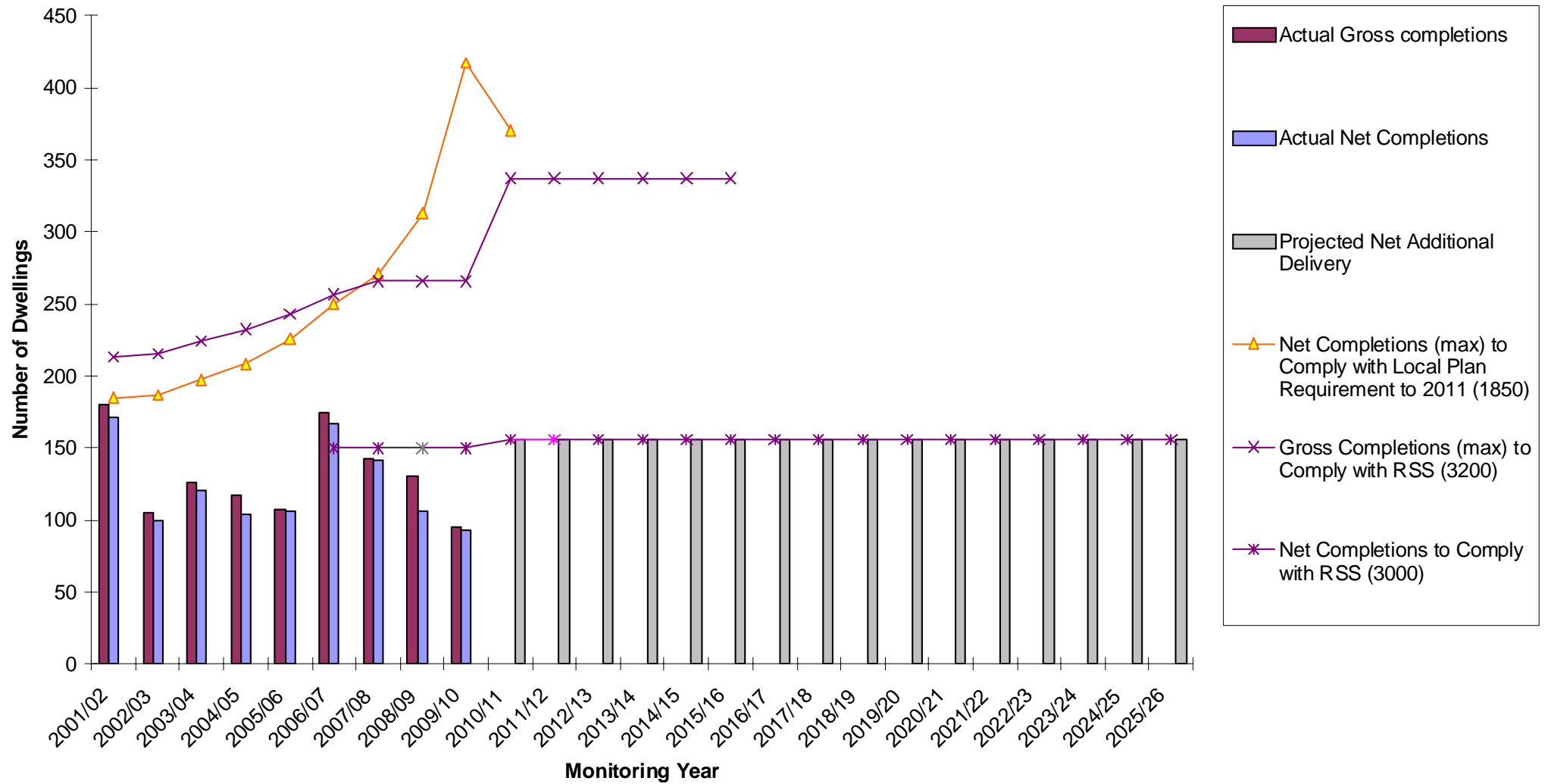
Business Development 2008/09

Table 18b: Completions on Sites Over 0.4 hectares in hectares and by floorspace

SITENAME	Completed in hectares										Completed Floorspace										COMMENT
	OFFICE	R & D	LIGHT	B2	B8	B1/2/8 combined	B1/2 combined	B1 combined	NOT SPECIFIED	TOTAL	OFFICE	R & D	LIGHT	B2	B8	B1/2/8 combined	B1/2 combined	B1 combined	NOT SPECIFIED	TOTAL	
Kingsbury Link	0				2.07					2.07					8725					8725	
Coleshill Hall Hospital	3.19									3.19	3189									3189	
Birch Coppice Business Park	1.86				4.47		0.93			7.26	1857			24086		929				26872	
Brackenlands Farm	1.57									1.57	3800									3800	Complete
Hams Hall	0				0.03		0.06			0.09				600		333.5				933.5	
The Oaks, Nuthurs T Lane, Astley	0				0.63					0.63				204						204	
Quarry Farm, Quarry Lane, Mancette R	0				0.82					0.82				1650						1650	
Overgreen F Arm, Church Lane, Wishaw	0			0.57						0.57			334							334	
	6.62	0	0	0.57	8.02	0	1.03	0	0	16.2	8846	0	0	334	35265	0	1262.5	0	0	45707.5	

(Information provided as part of the REL's return 2008/09)

Figure 1: Housing Trajectory to 2026



Note: The Housing Trajectory does not include commitments and allocations. It is a reflection of what has been completed and the projections based on the requirements.

*North Warwickshire Borough Council
5 Year Housing Supply*

1. Introduction

- 1.1 The supply of housing in this District is monitored on an annual basis to ensure there is adequate provision to meet housing requirements. This statement explains how the Council has updated the housing supply forecasts from a new base of 1 April 2008.

2. Background

- 2.1 PPS3 requires Local Planning Authorities from 1st April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5 year supply of deliverable land for housing, as this influences how planning applications are determined.
- 2.2 The North Warwickshire Local Plan adopted in 2006 and the Warwickshire Structure Plan (WASP) adopted in 2001 set out the framework of housing requirements for 2001-2011 of approximately 1850 gross dwelling units giving an annual target figure of 185 units per year for the time period.
- 2.3 During the nine year period between 2001-2010 only 1142 gross units were completed against a target figure of 1480. ($185 \times 8 \text{ yrs} = 1480$). This leaves a residual figure of 708 to be provided over the remaining two years as shown in Table A below.

Table A: Housing Requirement based on the North Warwickshire Local Plan and the Warwickshire Structure Plan 2001-2011			
		Dwellings Gross	Average Dwellings per annum
a)	Housing requirement 2001-2011 ($1850 \div 10 = 185$)	1850	185
b)	Gross additions to stock 2001-2010 (9 years)	1142	126.8
c)	Residual requirement for 2010 – 2011 (2 years)	708	(354×2)

- 2.4 The existing Regional Spatial Strategy (RSS) has a longer time scale in that it runs from 2001-2016 with a gross target figure of 3,200 units over 15 years. This would give an approximate annual projection of 213.3 units over the fifteen years. Table B belows shows the projection for this period.

Table B. Five years Housing Requirement based on the existing Regional Spatial Strategy 2001-2016			
		Dwellings Gross	Average Dwellings per annum
a)	Housing requirement 2001-2016 ($3200 \div 15 \text{ yrs} = 213.3$)	3200	213.3
b)	Gross additions to stock 2001-2010 (9 years)	1177	136
c)	Residual requirement for 2010-2016 (6 yrs)	2023	336.6
d)	Requirement for 5 years 2010-2015	1683	(336.6×5)

*North Warwickshire Borough Council
5 Year Housing Supply*

- 2.5 All the figures at the present time are based on gross numbers of units being provided without taking into account demolitions or loss of housing due to conversions etc. However, the West Midlands Regional Spatial Strategy Phase 2 (and Preferred Option) figures appear to be net figures where an allowance has already been factored into the figures for demolitions etc. See Table C below.

Table C. Five years Housing Requirement based on the emerging Regional Spatial Strategy 2006 - 2026 - Net			
		Dwellings Net	Average Dwellings per annum
a)	Housing requirement 2006-2026 (3000 ÷ 20 yrs=)	3000	150
b)	Net additions to stock 2006-2010	508	154.5
c)	Residential net requirement for 2008-2026 (16 yrs)	2492	155.75
d)	Requirement for 5 years 2010-2015	778.75	(155.75x 5 yrs)

- 2.6 Based on these calculations the projected number of units required for the five year period from the 1st April 2010 to 31st March 2015, using the emerging RSS figures, would be .778.75. However, until these figures have been ratified it is not possible to confirm the actual number of net dwelling units required. This will be kept under review and amendments if and when required.

3. Assessing the 5 Year Housing Land Supply

- 3.1 The Department for Communities and Local government (DCLG) has produced advice to Government Offices and The Planning Inspectorate (PINS) to assess whether LPA's can demonstrate a 5 year supply of deliverable sites. This advice note indicates that sites that have the potential to deliver housing during the 5 years includes:

- Sites allocated in the Development Plan (i.e. Local Plan)
- Sites that have planning permission that have not been implemented
- Unallocated brown field sites having the potential to make a significant contribution.

- 3.2 To be deliverable sites should:

- Be available now
- Offer a suitable location for development now and contribute to the creation of sustainable mixed communities
- Be achievable (i.e. there is reasonable prospect the housing will be delivered in 5 years).

- 3.3 The Advice note states that LPA's should use housing provision figures in adopted Developments and adjust to reflect the level of housing that has already been delivered.

*North Warwickshire Borough Council
5 Year Housing Supply*

4. Calculation of the 5 Year Housing Supply: Identified sites with planning permission

4.1 The following approach has been taken:

- a) Identify sites allocated for development in the North Warwickshire Local Plan
- b) Individually identify all large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission and their development status at **1st April 2010**.
- c) Individually identify all medium sites with planning permission for 10 or more dwellings on sites up to 0.4 and their development status at **1st April 2010**.
- d) Individually identify all smaller sites, with planning permission, of 5 to 9 dwellings net capacity and their development status at **1st April 2010**.
- e) For sites of 1-4 dwellings, with planning permission, identify the total capacity not started or under construction at **1st April 2010**.

5. Sites identified in North Warwickshire Local Plan

5.1 Five sites were identified in the adopted local plan following the Inspectors report. Of these only two are still available for development following successful completion on the other two sites and one site awaiting construction work to commence. The two remaining sites are:

Site 1	Brittania Mill, Coleshill Road, Atherstone
Site 2	Father Hudsons's, Coventry Road, Coleshill

5.2 It should be noted that detailed planning applications for sites 1 and 2 are in the process of being discussed. . **(See Appendix A -Table 1)**

6. Large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission.

6.1 There are eight sites which fall within this category giving a gross total of 305 dwellings. Two of the sites have work in progress. They are Kingsbury Mill, Kingsbury and Former Builders Yard, Hayes Road, Hartshill... **(See Appendix A – Table 2)**

7 Medium sites of 10 or more dwellings on sites below 0.4 ha with planning permission.

7.1 There are five sites which fall within this category giving a gross total of 63 dwellings. None of the sites have work in progress at the present time. **(See Appendix A- Table 3)**

8 Smaller sites of 5-9 dwellings with planning permission

8.1 Nine sites fall within this category giving a gross total of 60 dwellings, with an average of 6 dwellings per site. Three of the sites have work in progress. One of the sites, Chapel House, Dunns Lane, Dordon has submitted a full planning application which is currently pending.. **(See Appendix A- Table 4)**

*North Warwickshire Borough Council
5 Year Housing Supply*

9 Small sites of 1-4 dwellings with planning permission

9.1 There are eighty three sites within this category, too many to list individually. However, of the possible gross total of 141 dwellings with consent, 2 sites require demolitions amounting to 2 dwellings.. This then gives an overall net figure of 139 dwellings units. Of the 83 sites 13 are still outline applications only. Out of the remaining sites 29 sites may expire during 2010/11 with the loss of 52 units. **(See Appendix A- Table 5)**

10 Other brownfield sites

10.1 There are five sites which, although taken out of the Local Plan by the Inspector as purely 100% Affordable housing allocations these could possibly come forward during the next five year period as joint open market /affordable housing sites. Some of these are included in the list of Council sites noted below.

10.2 The sites are in sustainable locations being based in the Main Towns and Service Centre areas. There is a potential 6.52 hectares which could accommodate in the region of an additional 273 dwelling units.

10.3 In addition to the sites already identified there are a number of Council owned sites that have recently been identified as potentially available for re-development for mixed uses, primarily affordable housing. A recent Resources Board resolution on the 22nd November 2010 has recommended that the identified 'sites in the Council's ownership be declared surplus to requirements and put forward for housing development'. The resolution can be found at:- <http://www.northwarks.gov.uk/downloads/RES221110.pdf>
The sites are detailed below:

- Lister Road, Atherstone

The Council has sought the redevelopment of this area for Extra Care Housing. The preliminary work required for this is nearing completion and therefore is expected that the site will be developed in the near future, and certainly within the five year housing supply period.

- Queensway, Hurley

This site was originally identified by the Board as being a potential site for an allotment in the village. As reported to the Community and Environment Board in October 2010, following consultation in the area an alternative site has been identified and is the preferred option of the local Allotment Association. As a consequence it has been recommended that "the Authority seeks to develop the site for social or affordable housing".

- St Georges Road, Atherstone

The site is a narrow backland site surrounded by existing housing. The previous uses for parking, garaging and a play area have now ceased. An update on the work being undertaken to develop the land will be considered at a Resources Board in February 2011.

- Atherstone Football Ground

This site has been previously proposed for housing development however given the fall in land prices in 2007 this sale was put on hold. However given that land prices are likely to recover sufficiently over the course of the next 5 years it is proposed that officers actively market the site during that period.

*North Warwickshire Borough Council
5 Year Housing Supply*

A number of practical issues exist at this site, including the inclusion of the site in the Environment Agency's flood maps. These problems can be overcome, subject to further detailed work on the flooding issue.

Church Walk and Old Farm Road Mancetter

The development of the Borough Council owned site adjacent to the County Council's land at Church Walk has been considered in the past. The Borough Council has now acquired all properties on this site in preparation for future development of the area. Discussions are ongoing with the County Council and Housing Association partners with regard to how best to regenerate this area and meet housing need. The site was included in the Council's SHLAA report but discounted at the time as not included in the County Council's redevelopment programme. This situation is now under review.

Old Farm Road

A small, 6 dwelling site presently held pending the need for further archaeological assessment (affected by adjoining Scheduled Monument). Site was previously developed for housing. The re-development of this site is linked to the outcome of any redevelopment proposals on the Church walk site above, but could, potentially come forward over the next 5 to 10 years.

The redevelopment of these sites could deliver between 140 and 150 dwellings over the next 5 to 10 years. The figures are not being included in the present 5 year housing land supply until decisions have been ratified at Full Council in February 2011 and further detailed work undertaken. Nevertheless the sites will be identified as contributing significantly towards the 5, 10 and 15 year housing supply.

10.4 County Council Land

Officers have been in detailed discussions with Officers from the County Council about land they own that they intend recommending for disposal. A general policy statement on releasing land for housing was taken to the County Council's Cabinet on the 18 November and agreed.

- 10.5** The statement effectively adopts a Housing policy for disposal of some County council land assets to support affordable housing developments, subject to review in three years Cabinet Approval for each site proposed. There are two main sites in North Warwickshire affected. Firstly the Church Walk site noted above and secondly the Sparrowdale School site at Grendon. This latter site includes the redevelopment of the existing Recycling centre, a replacement for which has received planning consent at Birch Coppice, Dordon. Public consultation on the potential redevelopment of this site was undertaken in 2007-08.

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11 Conclusion

- 11.1 As shown in paragraph 2.5 the dwellings required in the emerging Regional Spatial Strategy, show a need to provide a net figure of 778.75 by the end of March 2015. Present Local Plan housing allocations and existing planning consents provide the potential to produce 773 net dwellings (779 gross). This is 5.75 under the projected requirement.
- 11.2 In addition, as can be seen from paragraph 10.2 there are additional units capable of coming forward within the five year period. This has been estimated to be in the region of 273 dwellings. For the purpose of estimating the five year supply a proportion of this figure will be used to take account of non delivery. There is confidence in saying that Rectory Road will come forward within the required period. This would create an additional 65 units.. As a result the estimated supply is 773 as in paragraph 11.1 plus 65 additional units . This gives a combined total of 838.

12. Five year land Supply in line with National Indicator 159 formula

$(x/y*100)$

$(838/747.5)*100= 112.11$

x= 838 units as shown in paragraph 11.2

y= the planned housing provision required for the 5 year period (net additional dwellings) in accordance with the emerging RSS

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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	6.65	5.66	307	305
Table 3:	Medium Sites Of 10 Or More Dwellings On Sites Below 0.4 Ha	0.85	0.82	63	63
Table 4:	Smaller Sites Of 5-9 Dwellings With Planning Permission	2.35	1.98	62	60
Table 5:	Small Sites Of 1-4 Dwellings With Planning Permission	7.99	7.51	141	139
	TOTAL	21.58	18.85	779	773

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
Father Hudson's, Coventry Road, Coleshill			3.30	2.48	150	150	-	Pre Planning discussion being held
			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	
157-159 (Atherstone Garage) Long Street, Atherstone	PAP/2007/0594	22.02.08	0.49	0.44	40	40	N/S	
Kingsbury Mill, Coventry Road, Kingsbury	PKINKV/1054/2005/FAP	02.03.06	0.78	0.70	26	26	U/C	12 units under construction
Kingsbury Hall Coventry Road Kingsbury	PAP/2008/0482	6/5/2009	1.16	0.87	29	28	N/S	
Land r/o 29-41 New Road, Water Orton	PAP/2006/0182	30.11.06	0.71	0.64	31	30	U/C	Ground clearance underway
Former Michael Drayton Middle School, Church Road	PAP/2007/0336	10.01.08	0.94	0.85	35	35	N/S	Outline permission only

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Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Former Builders Yard, Hayes Road, Hartshill	PAP/2007/0746	26.02.08	1.06	0.80	43	43	U/C	
Rectory Cottages, Rectory Road, Arley	PAP/2009/0210	30/7/09	0.74	0.67	30	30	N/S	
			6.65	5.66	307	305		

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
12 Fosters Yard Hotel, Market Street, Polesworth	PAP/2008/0634	24/2/09	0.15	0.15	12	12		Outline Planning Permission
Land r/o Barge & Bridge PH, Coleshill Road, Atherstone	PAP/2007/0098	13.06.07	0.10	0.10	11	11	N/S	
32 Parkfield Road , Coleshill	PAP/2007/0381	01.10.07	0.28	0.25	14	14	N/S	
17-19 Long Street, Atherstone	PAP/2009/0045	11/5/09	0.11	0.11	13	13	N/S	
Ex Corley Motors Site off George Street, Arley			0.21	0.21	13	13		Outline Planning Permission
			0.85	0.82	63	62		

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Table 4: Smaller Sites Of 5-9 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
The Beeches, Caldecote Lane, Caldecote	PCALCV/0510/2001/FAP	05.10.01	0.42	0.38	6	6	U/C	Part of application for offices and housing, offices complete so permission safe guarded
1 Market Street, Atherstone	PAP/2006/0858	14.03.07	0.03	0.03	6	6	N/S	-
73 South Street, Atherstone	PAP/2006/0389	23.08.06	1.26	0.97	6	6	U/C	
The Three Tuns, Long Street, Atherstone	PAP/2006/0535	01.11.06	0.15	0.15	9	9	U/C	Yes
Chapel House, Dunns Lane, Dordon	PAP/2006/0258	15.08.06	0.24	0.22	9	8	N/S	Outline permission – new planning application received – decision pending
The Bungalow, Lichfield Road, Coleshill	PAP/2007/0754	17.01.08	0.25	0.23	5	4	N/S	
Garage Site, Sycamore Crescent, Arley	PAP/2009/0413	20/10/09	0.13	0.13	6	6	N/S	
Garage Site, Bromage Avenue, Kingsbury	PAP/2009/0410	20/10/09	0.14	0.14	6	6	N/S	
Garage Site, George Road, Water Orton	PAP/2009/0414	20/10/09	0.38	0.38	9	9	N/S	
			3.0	2.63	62	60		

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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 83 small sites covering North Warwickshire Borough area	-	-	7.99	7.51	141	139	-	Of the 83 sites 13 are Outline only at the present time. 29 sites may expire during 2010/11 with the loss of 52 units. Further there are two outstanding sites where groundwork has been established to keep the permission extant but no further work is being carried out.
			7.99	7.51	141	139		