

Annual Monitoring Report

2010/11



North Warwickshire
Borough Council

December 2011

This is the seventh 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 2010-11. 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 particularly in view of the abolition of the Regional Spatial Strategies (RSS) through the Localism Act. Where possible however these have been transferred to the 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. The Government expect the orders revoking the existing Regional Plans to take effect next Spring.

Summary Tables

Business Development – Core Indicators

BDI – Total Amount of additional employment floor space – by type – 2010 – 2011 (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 | | 12842.52 | | 0 | 0 | 186000 | 198842.52 |
| 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 – 2010 - 2011

| | B1a | B1b | B1c | B1 Combined | B1/2 Combined | B1/2/8 Combined | B2 | B2/8 Combined | B8 | Total |
|---------------------------|-----|-----|-----|-------------|---------------|-----------------|----|---------------|----|----------|
| Gross | | | | | 11181.27 | | 0 | 0 | | 11181.27 |
| % Gross Floorspace on PDL | | | | | 100 | | 0 | 0 | | 100 |

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 | 16.81 | 0.17 | 66.97 | 0 | 0 | 146.93 | 230.88 |

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

| | A1 | A2 | B1a | D2 | Total |
|-------|-------|----|-----|----|-------|
| Gross | 34.21 | 0 | 47 | 0 | 34.21 |
| 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 | Revoked RSS transferred to Draft Core 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 | Rep | Cur | | | | | | | | | | | | | | |

Rep = Reporting year Cur = Current year

H2a: Net additional dwellings in previous years

| | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | 100 | 120 | 104 | 106 | 167 | 142 | 106 | 93 | | | | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

H2b: Net additional dwellings for the reporting year

| | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | 98 | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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 |
|-----|--|--|--|--|--|--|-----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

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 | 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 | 88 | | | | | | | | | | | | | | | | |
| % gross on PDL | 90 | 94 | 85 | 99 | 99 | 87 | 98 | 98 | 90 | | | | | | | | | | | | | | | | |

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 |
| 2010/11 | 37 | 0 | 37 |

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% | 31.0 |
| | | (i) Less than 30 dph | | 100% | 41.0 |
| | | (ii) Between 30 and 50 dph | | | 28.0 |
| | | (iii) Above 50 dph | | | |
| H(iv) | Local | Percentage of New Dwellings in Pipeline at: | HSG4 | 0% | N/A |
| | | (i) Less than 30 dph | | 100% | N/A |
| | | (ii) Between 30 and 50 dph | | | N/A |
| | | (iii) Above 50 dph | | | |
| H(v) | Local | Affordable Housing in Pipeline | HSG1 & HSG2 | 60 per annum to 2026 | 175 |

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 | 96.2% |
| | | Hospital | 16.2% |
| | | Primary School | 96.2% |
| | | Secondary School | 81% |
| | | Areas of Employment | 96.2% |
| | | Major Retail Centre(s) | 32.4% |

Local Services - Local Indicators

| <i>Local Indicator</i> | <i>Previous Indicator Number</i> | | <i>Output 2010/11</i> |
|------------------------|----------------------------------|---|-----------------------|
| LS(i) | 4a | Amount of Completed: Retail | 0 |
| | | Office | 0 |
| | | Leisure Development | 0 |
| LS(ii) | 4b | Amount Completed in Town Centres: Retail | 0 |
| | | Office | 0 |
| | | Leisure Development | 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 |

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. Current information based on Natural England's condition surveys of SSSI's within Borough area.

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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1.0 Introduction

- 1.1 The following report is the seventh 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 period April 2010 - March 2011 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 the rationalisation of data requests from Central government into one Single data List (July 2011).

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 had been prepared in discussion with Government Office for the West Midlands. The amendment was on hold pending clarification around the changes to the Planning system. Following the new "Localism Act" achieving Royal Assent in November 2011 the LDS no longer has to receive approval from The Secretary of State which will enable early publication of the amended LDS. 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 |
| Interim Planning policy statement | Report Produced | Sept 2010 | Document adopted Jun 2011 |
| | Consultation | Jan 2011 | |
| 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 Addendum | Mar 2008 Mar 2011 | Adopted in June 2008 Adopted Jun 2011 |
| 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 | |
| | Preferred Option Consultation | Oct 2011 | |
| | 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 2012** with adoption in 2013. 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 2012 with consultation in the autumn 2012.

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 2010/11, the amount of employment land lost as well as the overall amount of employment land available in the Borough at the end of 2010/11. 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 2010/11

| | BD1 | BD2 |
|------------------------------|---|---|
| | Total Floorspace Completed for Employment Use (sq m) | Amount of Floorspace Completed on PDL (sq m) |
| Employment Type | 2010/11 | 2010/11 |
| <i>B1/ B2 Industry</i> | 11181.27 | 11181.27 |
| <i>B1 Offices</i> | 0 | 0 |
| <i>B8 Storage/ Warehouse</i> | 0 | 0 |
| <i>B1/2/8</i> | 0 | 0 |
| Total | 0 | 0 |

Table 2: Employment Land Completed During 2010/11

- 3.3 As is highlighted in table 2 a total of 11181.27m² of employment land floorspace was identified as completed during 2010/11. This reflects continued commercial investment, at Birch Coppice (Regional Logistics Site) but shows little new build and completion rates in the rest of the Borough. Further delivery of employment uses are expected at this location with the ongoing delivery of 49.35 ha's in Phase 2 of the Business Park/Logistics site, including OCADO online supermarket warehousing unit

- 3.4 The above completion was for B1/ B2 industrial use, which is a major change from 2009/10 where less than 3% was for B1/2 uses. 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 (2010-11) | |
|----------|---------------------------------------|---|--|
| | | 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 2010/11 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 2011. 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) | |
|--------------|---------------------------------------|-----------------|----------------------------------|-----------------|
| | 2009/10 | 2010/11 | 2009/10 | 2010/11 |
| B1 | 25.03 (13.03%) | 16.81 (7.27%) | 24.82 (12.97%) | 16.81 (7.29%) |
| B2 | 0 | 0 | 0 | 0 |
| B8 | 97.83 (50.95%) | 146.93 (63.61%) | 97.41 (50.89%) | 146.86 (63.67%) |
| B1 B2 | 0 | 0.29 (0.13%) | 0 | 0 |
| B1 B8 | 0 | 0 | 0 | 0 |
| B2 B8 | 0 | 0 | 0 | 0 |
| B1 B2 B8 | 69.17 (36.02%) | 66.97 (28.99%) | 69.17 (36.14%) | 66.97 (29.04%) |
| Sui Generis | 0 | 0 | 0 (0%) | 0 |
| Total | 192.03 | 231.00 | 191.40 | 230.64 |

Table 4: RELS Employment Land Availability 2011

- 3.7 As of March 2011 there are 231 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 63% 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 69% (total 159.57 ha, 104.11+55.57 ha's respectively – see Appendix 1 Table 18) of all the available land in this category.

Employment Land Provision

3.9 Although soon to be revoked/abolished, the draft Regional Spatial Strategy (Phase 2 Revision), which had undergone an examination in Public, provides the Borough with the strategic background on the amount of employment land required. The requirement identified in the RSS Preferred Option was 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 the Borough 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 34 ha's (43.82 completed and available).

Housing Land Provision

4.1 This section of the report summaries the outcome of house building activity in the Borough during 2010/11. 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 2010/11

| | Total Completions | Core Indicator H3 | Local Indicator H(ii) |
|----------------|-------------------|--|--------------------------------|
| | | New & Converted Dwellings on Previously Developed Land | Dwellings Built in Urban Areas |
| 2010/11 | 105 | 99.04% | 76.19% |

Table 5: Location of Dwellings Completed 2009/11

4.2 During 2010/11 105 (gross) dwellings were completed in North Warwickshire, 76% 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 99% were also built on previously developed land. The lower numbers of dwellings completed, compared to previous years, reflects the continued recession in the housing market.

Density

| Local Indicator H(iii) | |
|--|----------------|
| Percentage of Dwellings Completed (%) | |
| Density | 2010/11 |
| Less than 30 | 31.4 |
| 30-50 | 41 |
| More than 50 | 27.6 |
| | |

Table 6: Density of Dwellings Completed 2010/11

- 4.3 Table 6 outlines the density to which dwellings completed during 2009/10 and 2010/11 were built. As highlighted by the table in 2010/11 31% of completed dwellings were built at a density of less than 30 dwellings per hectare with the remaining 69% 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. The stalling or completion of developments in the town centres resulted in a decrease in densities over 50. However, there was a small increase 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 show a fall in higher density developments during this monitoring year, which may reflect the national policy changes or the current recession and difficulty of financing smaller "starter home" developments. Nevertheless the majority of developments meet the aims of policy HSG4 of the Local Plan.

- 4.4 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. This indicator is under review following the PPS3 revisions and then publication of the draft Core Strategy .

Affordable Housing

| | Core Indicator H5 | Local Indicator H(v) |
|----------------|------------------------------|------------------------------------|
| | Completions | In Pipeline & Allocated |
| 2007/08 | 55 | 222 |
| 2008/09 | 49 | 165 |
| 2009/10 | 47 | 141 |
| 2010/11 | 37 | 175 |

Table 8: Number of Affordable Dwellings

- 4.5 There were **37** affordable dwellings completed (35.24% of all housing completions). The dwellings took the form of social rented (RSL) properties. This is considered encouraging in view of the major changes to grant funding and in the face of the current recession and lack of finance available. Of the 52 units that were completed on sites “eligible” for affordable housing, i.e. at or above the Local Plan Policy threshold, 25 were affordable. This equates to a **48.07%** delivery of affordable housing, 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 increased from 141 in 09/10 to 175 in 10/11. Of the 728 potential gross dwellings (522 in the pipeline⁸ plus 206 Local Plan allocations) **175** are expected to be affordable (**33%**, a significant increase from 09/10). This means that there is a **4.46 years** supply of overall housing (713 net dwellings / 150 units annual housing requirement) with only **2.91 years** of affordable housing (175 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 2010/11 is 33% of all commitments. This lower percentage figure partially reflects the number of consents still 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. However, the impact of the current recession and depressed housing market may make this difficult to achieve.

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 2006-2011 | 606 | 121.2 |
| c) | Residential net requirement for 2011-2026 (15 yrs) | 2394 | 159.6 |
| d) | Requirement for 5 years 2011-2016 | 798 | (159.6 x 5 yrs) |
| e) | Housing in the Pipeline | 713 | 4.46 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 just under 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 2394 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 originally set out in the West Midlands Regional Spatial Strategy which formed part of the development plan for the Borough. This approach followed guidance provided by the Government Office for the West Midlands using a base year of 2001 to maintain consistency with past records.

4.9 Figure 1 (at appendix 2) relates to the core indicators covering housing. It charts; the gross annual completions across the Borough 2001-2011, the annual net completions 2001-2011, the projected net annual delivery 2011-2016, 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 159.6 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 The 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 |
|---|---|
| | 2010/2011 |
| Hospital Access Time frame used 09.00-10.00 | 16.2 |
| GP Access Time frame used 09.00-10.00 | 96.2 |
| Areas of Employment* Access Time frame used 07.30-09.00 | 96.2 |
| Primary School Access Time frame used 08.00-09.00 | 96.2 |
| Secondary School Access Time frame used 07.30-09.00 | 81 |
| Major Retail Centre ** Access Time frame used 09.00-1.00 | 32.4 |

* 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).
- 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

| Local Indicator LS(i) | Local Indicator LS(ii) |
|--|--|
| Total Floorspace Completed (sq m) | Amount of Floorspace Completed in Town Centres (sq m) |

| Use Class | 2010/11 | 2010/11 |
|-----------------------|----------|----------|
| A1 Retail | 0(gross) | 0 |
| A2 Offices | 0 | 0 |
| B1 (a) Offices | 0 | 0 |
| D2 Leisure | 0 | 0 |
| Total | 0 | 0 |

Table 12: Local Services Completed 2010/11

- 6.1 Table 12 summarises the findings of local indicators LS(i) and LS(ii) (formerly 4a and 4b). During 2010 to 2011 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. Nevertheless, for developments below the threshold, 34.21 sqm of retail was completed.

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 (2010-2011)* which will be available to download at <http://www.warwickshire.gov.uk/amr>.

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 2010/11 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 | Whitacre Heath |
| Hoar Park Wood | Illing's Trenches |
| Woodlands Quarry | |

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 | 299.42ha | 71.85% |
| Unfavourable | 117.33ha | 28.15% |
| The latter of which are; | | |
| Unfavourable - Recovering | 99.54ha | 23.88% |
| Unfavourable - No Change or Declining | 17.79ha | 4.27% |

Table 16: Condition of SSSI units

Source: English Nature website – Compiled: 20 Dec 2011

9.3 As can be seen from table 16 above approximately 23.88% of the Borough's SSSI's are now in an unfavourable condition but recovering compared to last years figures of 21.5%. There has been no change in the percentage in an unfavourable and declining condition. Although this reflects a small fall in overall favourable conditions, in general the overall condition is remaining favourable and/or recovering. Invasive species continue to be a growing problem but there are clear ongoing improvements in the conditions of some of the SSSI's which reflect work that has been undertaken as follows;

- Scrub removal at Boons Quarry.
- Coleshill and Bannerly Pools benefited from Rhododendron clearance and are recovering well. Alder and sphagnum re-appearing.
- At Kingsbury Brickworks previous slumping has now stabilised and in Kingsbury Wood Coppice restoration is progressing well.

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 At the moment there are no National or Local Nature Reserves (NNR's & LNR's) within the North Warwickshire Area. However, thanks to a successful funding bid we will be creating 4 sites over the next 2 years (from January 2011 to October 2013).. 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. 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***

- 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 it’s 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 2010/11 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.

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 2010/2011 (hectares) | Available with detailed pp (ha) | Available with Outline pp (ha) | No pp | Total available (ha) |
|--|-----------|--|-----------------------------|----------------------------------|---|----------------------------------|--------------------------------|---------------------------------|--------------------------------|------------|----------------------|
| Land off Rush Lane Dosthill | B8 | 1997 | 8.91-2.15 for temporary use | 6.76 | 16500 | 0 | 0 | 0 | 6.76 | 0 | 6.76 |
| Holly Lane (LP Allocation) | B1/2/8 | - | 6.90 | 6.90 | - | 0 | 0 | 0 | 0 | 6.90 | 6.90 |
| *Birch Coppice Business Park | B1/2/8 | 1999 | 116.9 | 116.9 | 200656 | 115899 | 1.11 | 63.14 | 40.97 | 0 | 104.11 |
| Kingsbury Link | B1/2/8 | 2006 | 16 | 16 | 3596 | 8725 | 0 | 0.25 | 0 | 0 | 0.25 |
| The Sandwich Factory, Atherstone (ALP) | B1/2/8 | 2004 | 2.50 | 2.50 | 3282.5 | 0 | 0 | 0.64 | 0 | 0 | 0.64 |
| *Hams Hall (ALP) | B1/2/8 | 1994 | 198.86 | 198.86 | 1165626 | 7460.5 | 0 | 5.15 | 50.42 | 0 | 55.57 |
| Coleshill Industrial Estate (ALP) | B1/2/8 | 2002 | 4.64 | 4.64 | 87222 | 8822 | 0 | 2.64 | 0 | 0 | 2.64 |
| Middleton House Farm | B8 | 2003 | 10.19 | 0.064 | 640 | 0 | 0 | 0.064 | 0 | 0 | 0.064 |
| Four Ways Carlyon Road | B1 | 2006 | 0.54 | 0.54 | 471 | 0 | 0 | 0.54 | 0 | 0 | 0.54 |
| Coleshill Hall Hospital | B1 | 1994 | 19.55 | 19.55 | 10348 | 3189 | 0 | 16.36 | 0 | 0 | 16.36 |
| The Oaks, Astley Quarry Farm, Mancetter | B8 | 2008 | 0.63 | 0.63 | 204 | 204 | 0 | 0 | 0 | 0 | 0 |
| Overgreen Farm, Wishaw | B8 | 2008 | 0.82 | 0.82 | 1650 | 1650 | 0 | 0 | 0 | 0 | 0 |
| Brackenlands Farm | B2 | 2008 | 0.57 | 0.57 | 334 | 334 | 0 | 0 | 0 | 0 | 0 |
| | B1 | 2008 | 1.57 | 1.57 | 3800 | 3800 | 0 | 0 | 0 | 0 | 0 |
| Totals | | | 386.43 | 376.304 | 1494329.5 | 150083.5 | 1.11 | 88.784 | 98.15 | 6.9 | 193.834 |
| Total excluding Regional Logistics Sites at Hams Hall and Birch Coppice | | | 70.67 | 60.544 | 128047.5 | 96635.5 | 0 | 20.494 | 6.76 | 6.9 | 34.154 |

Appendix 1

| 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 available (ha) |
|---------------------------|-----------|--|----------------|----------------------------------|---|--------------------------------|--------------------------------|---------------------------------|--------------------------------|-------|----------------------|
| Former Baddesley Colliery | SG | 1996 | 40.51 | 20.95 | 4590 | 0 | 0 | 40.16 | 0 | 0 | 40.16 |

Note that Baddesley Colliery is specialist planning consent so not truly B1/2/8 use (a sui generis)

*-Note: Despite the Localism Act receiving Royal assent Regional Spatial Strategies (RSS) nationally, locally will remain part of the Development Plan and monitoring Framework until the relevant part of the Act is brought into effect. 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.

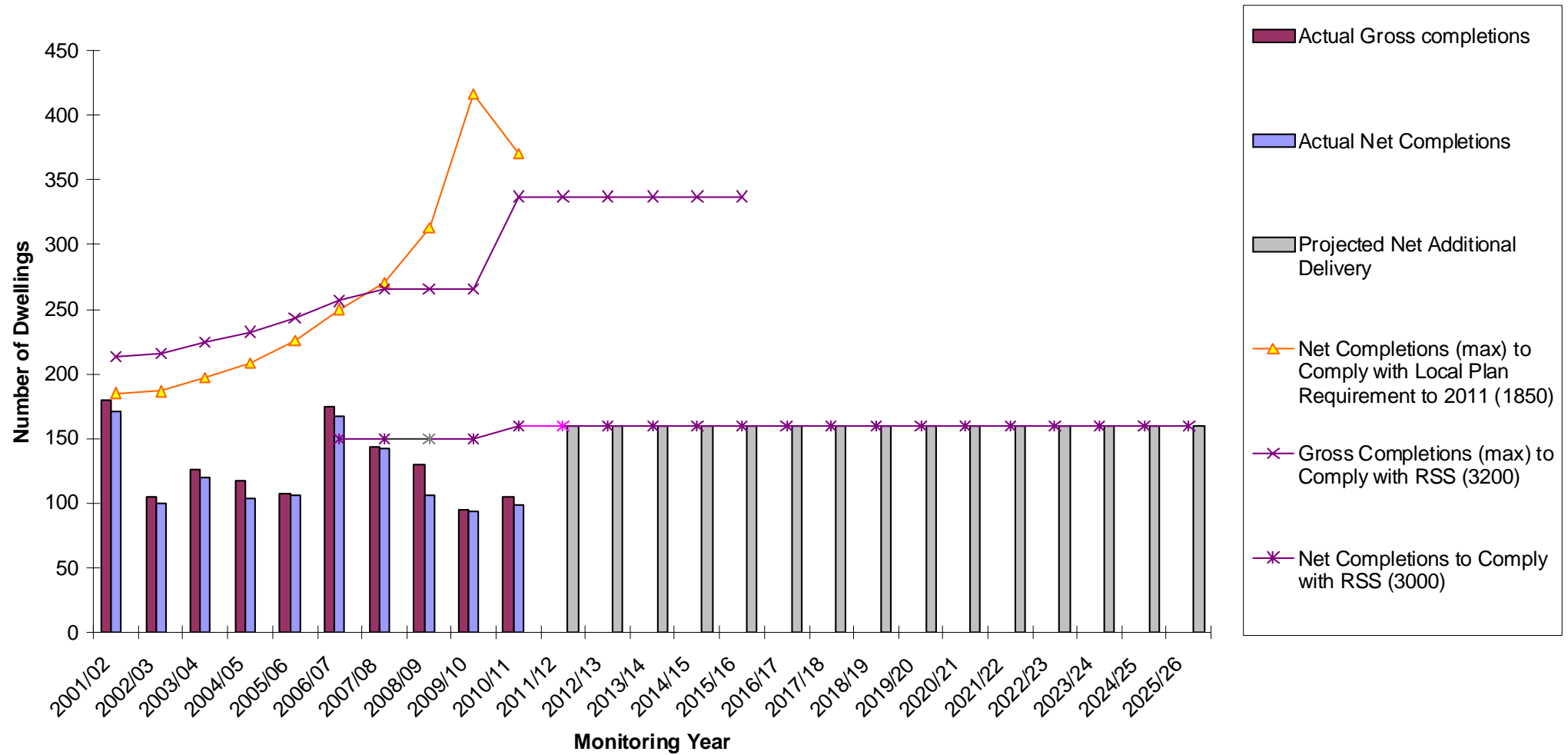
Business Development 2010/2011

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 | | |
| Birch Coppice Business Park | 0.53 | | | | | 1.49 | | | 2.02 | 1490 | | | | | | | | 12110.27 | 13600.27 | |
| | 0.53 | | | | | 1.49 | | | 2.02 | 1490 | | | | | | | | 12110.27 | 13600.27 | |

(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 ten year period between 2001-2011 only 1282 gross units were completed against a target figure of 1480. ($185 \times 8 \text{ yrs} = 1480$). This leaves a residual figure of 576 to be provided over the remaining year 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 2001-2011 (10 years) | 1282 | 128.2 |
| c) | Residual requirement for 2011 – 2012 (1 years) | 576 | (576×1) |

- 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 below 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 2001-2011 (10 years) | 1282 | 128.2 |
| c) | Residual requirement for 2011-2016 (5 yrs) | 1918 | 383.6 |
| d) | Requirement for 5 years 2010-2015 | 1918 | (383.6×5) |

*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 2006-2011 | 606 | 121.2 |
| c) | Residential net requirement for 2011-2026 (15 yrs) | 2394 | 159.6 |
| d) | Requirement for 5 years 2011-2016 | 798 | (159.6 x 5 yrs) |
| e) | Housing in the Pipeline | 713 | 4.46 years |

- 2.6 Based on these calculations the projected number of units required for the five year period from the 1st April 2011 to 31st March 2016, using the emerging RSS figures, would be 798. 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 2011**.
- 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 2011**.
- d) Individually identify all smaller sites, with planning permission, of 5 to 9 dwellings net capacity and their development status at **1st April 2011**.
- e) For sites of 1-4 dwellings, with planning permission, identify the total capacity not started or under construction at **1st April 2011**.

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 289 dwellings. Two of the sites have work in progress. They are Kingsbury Hall, Kingsbury and Rectory Cottages, Arley... **(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 six sites which fall within this category giving a gross total of 80 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 Six sites fall within this category giving a gross total of 41 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)**

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9 Small sites of 1-4 dwellings with planning permission

- 9.1 There are sixty nine sites within this category, too many to list individually. However, of the possible gross total of 112 dwellings with consent, 11 sites require demolitions amounting to 11 dwellings.. This then gives an overall net figure of 101 dwellings units. Of the 69 sites 9 are still outline applications only. Out of the remaining sites 11 sites may expire during 2010/11 with the loss of 19 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 228 dwelling units (35 per ha). Details of some are included below.

- 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.

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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 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 its element of the site in preparation for future development of the area. Funding has been agreed to deliver an 'Extra Care' housing scheme with the County Council and Housing Association partners on the main site. 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. A Tender/Competition process was undertaken last year under the Care and Choice Accommodation Programme to deliver these sites.

Old Farm Road Mancetter

A small, 6 dwelling site presently under consideration with a current planning application (affected by adjoining Scheduled Monument). Site was previously developed for housing. The site is expected to be delivered within the next 5 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. There is confidence in saying that Sparrowdale School, Grendon will come forward within the required period as it is currently undergoing a community consultation on the proposed development. This would potentially deliver an additional 56 units.

- 10.6 As a direct result of the public sector cuts a number of County services and building assets are also likely to come forward for development in the next 5 years. These include the library sites at Baddesley, Kingsbury and the Youth centre at Baddesley. These have not yet been identified as a supply pending the outcome of the community consultations and options available under "Community Right to Buy" legislation.

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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 798 by the end of March 2016. Present Local Plan housing allocations and existing planning consents provide the potential to produce 713 net dwellings (728 gross). This is 85 under the projected requirement giving a 4.46 yr supply.
- 11.2 In addition, as can be seen from paragraph 10.2 there are additional sites capable of coming forward within the five year period. This has been estimated to be in the region of 228 dwellings.
- 11.3 Through the Local Investment Plan (LIP) the Borough Council is working closely with the Homes and Communities Agency (HCA) to bring forward a number of LIP sites, which are included within the 228 figure noted above. The Council therefore have some confidence in the delivery of these sites and , when added to the existing 713 net housing figure gives a housing total of 941 units , which equates to a 5.9 year housing supply ($986 \div 159.6$ (net annual req't) = 5.895).

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

$(x/y*100)$

$(713/798)*100= 112.11$

x= 713 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 | 8.24 | 7.25 | 289 | 287 |
| Table 3: | Medium Sites Of 10 Or More Dwellings On Sites Below 0.4 Ha | 0.90 | 0.90 | 80 | 80 |
| Table 4: | Smaller Sites Of 5-9 Dwellings With Planning Permission | 1.22 | 1.14 | 41 | 39 |
| Table 5: | Small Sites Of 1-4 Dwellings With Planning Permission | 11.84 | 11.77 | 112 | 101 |
| | TOTAL | 25.94 | 23.94 | 728 | 713 |

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 | |
| Wagstaff Farm, Shustoke | PAP/2009/0592 | 13/12/10 | 0.67 | 0.67 | 14 | 14 | N/S | |
| Kingsbury Hall Coventry Road Kingsbury | PAP/2008/0482 | 6/5/2009 | 1.16 | 0.87 | 29 | 28 | U/C | 15 units under construction |
| 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 |
|---------------------------------------|----------------|--------------------|----------------------|--------------------|----------------|--------------|-------------|-------------------------|
| Miners Welfare Centre, Arley | PAP/2010/0399 | 17/3/11 | 0.92 | 0.92 | 37 | 37 | N/S | Outline permission only |
| Rectory Cottages, Rectory Road, Arley | PAP/2009/0210 | 30/7/09 | 0.74 | 0.67 | 30 | 30 | N/S | |
| | | | 6.40 | 5.75 | 289 | 287 | | |

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 | Outline Planning permission |
| | | | | | | | | |
| 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 | PAP/2010/0046 | 31/3/10 | 0.21 | 0.21 | 13 | 13 | | Outline Planning Permission |
| Land adj Dog Inn, Water Orton | PAP/2010/0009 | 14/10/10 | 0.33 | 0.33 | 31 | 31 | | Outline Planning permission |
| | | | 0.90 | 0.90 | 80 | 80 | | |

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Table 4: Smaller Sites Of 5-9 Dwellings With Planning Permission

| <i>Site Address</i> | <i>Application No</i> | <i>Date of Permission</i> | <i>Gross Site Area (ha)</i> | <i>Net Site Area (ha)</i> | <i>Gross Capacity</i> | <i>Net Capacity</i> | <i>Site Status</i> | <i>Comments</i> |
|---|-----------------------|---------------------------|-----------------------------|---------------------------|-----------------------|---------------------|--------------------|--|
| The Beeches, Caldecote Lane, Caldecote | PCALCV/0510/2001/FAP | 05.10.01 | 0.42 | 0.38 | 6 | 6 | U/C | 6 units u/c |
| Land adj & inc 12 Meadow St, Atherstone | PAP/2010/0387 | 14/9/10 | 0.04 | 0.04 | 6 | 6 | U/C | |
| Parish Room, Grendon | PAP/2011/0171 | 25/3/11 | 0.12 | 0.12 | 6 | 6 | N/S | |
| The Three Tuns, Long Street, Atherstone | PAP/2006/0535 | 01.11.06 | 0.15 | 0.15 | 9 | 9 | U/C | 9 units u/c |
| Chapel House, Dunns Lane, Dordon | PAP/2009/0175 | | 0.24 | 0.22 | 9 | 8 | N/S | Outline permission – new planning application received – decision pending |
| The Bungalow, Lichfield Road, Coleshill | PAP/2009/0231 | 26/5/11 | 0.25 | 0.23 | 5 | 4 | N/S | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | 1.22 | 1.14 | 41 | 39 | | |

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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 69 small sites covering North Warwickshire Borough area | - | - | 11.84 | 11.77 | 112 | 101 | - | Of the 69 sites 9 are Outline only at the present time. 11 sites may expire during 2011/12 with the loss of 19 units. |
| | | | 11.84 | 11.77 | 112 | 101 | | |