

North Warwickshire's Five Year Housing Land Supply

As at 31 March 2019



**North Warwickshire
Borough Council**

1. Introduction

- 1.1 This paper sets out the Borough Council's five year housing land supply as of 31st March 2019. It sets out the requirement and the supply of housing land which makes up the calculation. It also sets out the assumptions that the Borough Council has used, particularly in relation to build rates, windfall allowance, lapse rates (expired) and density.
- 1.2 The housing requirement is based on the emerging Local Plan figure of 9598 whilst the supply includes sites with planning permission, proposed housing allocations and other sites the Borough Council considers are developable within five years.
- 1.3 Following analysis of the latest data the Borough Council has a 6.39 years supply of housing land using the Sedgefield approach taking into account both windfall and expired / lapsed rate allowances with a 5% buffer. The calculation uses a stepped trajectory supported by evidence submitted to Local Plan Examination. Appendix A summarises the analysis.

2 Requirement

- 2.1 The following section looks at the requirement used to calculate the current five year housing supply.
- 2.2 Previously the 5 year Housing Land Supply Report used the adopted Core Strategy & then the 2015 CW SHMA housing figure as the target for the housing requirement which should be achieved. Within the adopted Core Strategy (2014) this was done through the 2013 Coventry & Warwickshire SHMA. This figure was then turned into a housing requirement reflecting the additional housing requirement of Tamworth BC. This resulted in a figure of 3650, which was made up of 3150 dwellings for the OAN with a further 500 dwellings to assist Tamworth BC to deliver their housing needs. This was fully accepted by the Core Strategy Examination Inspector. This requires 203 dwellings to be completed per year.
- 2.3 An updated CW SHMA was then prepared (CW SHMA 2015) and this was used as the evidence for the review of the local planning for the Borough. The figure is made up of an initial housing need figure of 3800 with an economic uplift added to increase the figure to 4740. GL Hearn who prepared the report did not recommend any other uplift as it was not considered necessary. This is outlined in the following table:

Table 1: Emerging Housing figures 2011 - 2031

			<i>Annual Requirement</i>
Initial housing need (updated SHMA 2015)		3800	
Economic uplift that can be attributed to the two housing market areas: CW HMA (35%) = 320 GB / BC HMA (65%) = 620*	940		
Objectively Assessed Housing Need (OAN) (3800 + 940)		4740	237

Note* this figure will provide for the 500 dwellings already agreed with TBC – this will avoid double counting

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

(Extract from the Draft Local Plan Page 31)

- 2.4 The emerging OAN for the Borough was indicated to be 4740 units between 2011 and 2031.
- 2.5 On top of this OAN the Borough Council has agreed to deliver housing redistributed from the Coventry and Warwickshire HMA primarily as a result of Coventry's capacity to cater for its own growth - an additional 540 units. This equates to an annual requirement of 264 per annum.
- 2.6 The Borough has also agreed with Birmingham City Council to look to deliver a further 3790 for the Greater Birmingham HMA depending on the delivery of infrastructure. This starts to develop a housing requirement (Table 2) which the emerging Local Plan is planning to deliver in accordance with the first bullet point of paragraph 47 of the NPPF:

Table 2: Emerging Housing Requirement included in the Draft Local Plan August 2016

Redistribution from CW	540		
Emerging Housing Requirement (540 + 4740)		5280	264 pa
Agreement to consider delivering for Greater Birmingham	3790		
		9070	464 pa

- 2.7 Following consultation on the Draft Local Plan (November 2016 to March 2017) the Borough Council decided to extend the Plan period up to 2033. Therefore a further 264 units for each of the two additional years has been added to the emerging housing requirement. The emerging figures which were included in the Draft Submission version of the Local Plan are shown in Table 3 below. This figure will be tested at the Local Plan examination as supported by the NPPF which states in the first bullet point of paragraph 47 that this should be through the Local Plan process.

Table 3: Emerging Housing Requirement included in the Submission version of the Local Plan March 2018

Redistribution from CW	540		
Emerging Housing Requirement (540 + 4740)		5280	264 pa
Agreement to consider delivering for Greater Birmingham	3790		
		9070	464 pa
Additional two years 2031- 2033	264 x 2		
Emerging Housing Requirement in Local Plan		9598	

- 2.8 The Borough Council is looking to deliver the full amount of 9598 homes within the emerging Local Plan which is still at examination. A stepped trajectory is being suggested as part of the process based on the evidence on the number of houses that can be delivered, particularly due to the provision of transport infrastructure improvements.

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

3 Supply

- 3.1 This section provides information on the supply of housing in the Borough. The supply of housing land is made up of a number of sources. These are sites:
1. with planning permission either full or outline;
 2. included in the submission version of the Local Plan;
 3. where constructive discussions have taken place and/or finance is being discussed with Homes England;
- 3.2 Information is provided in Appendix B of every site that contributes to the supply of housing.
- 3.3 Table 4 below provides information on completions over the period 1996 until 2019. Historically the Borough has low land values with relatively low housing delivery. Between 1996 and 2014 average completions were 124 units per annum. This was partly due to the success of the Regional Spatial Strategy which sought restrictions to the delivery of housing in rural Borough's such as North Warwickshire. Since the adoption of the Core Strategy in 2014 completions have grown with 223, 251 and 363 respectively with a fall in 2017/18 completions to 203 units but rising again to 298 in the past year.

Table 4 – Completions 1996 - 2018

Year	Completions		Housing Requirement per annum	Maximum or minimum requirement	Buffer
	Gross	Net			
1996/97	142	122			
1997/98	263	261			
1998/99	209	207			
1999/2000	86	84			
2000/01	91	89			
2001/02	180	171			
2002/03	105	100		maximum	
2003/04	126	120	213 WASP	maximum	
2004/05	117	104	213 WASP	maximum	
2005/06	107	106	213 WASP	maximum	
2006/07	174	167	185 LP	maximum	
2007/08	143	142	185 LP	maximum	
2008/09	130	106	150	maximum	
2009/10	95	79	150	maximum	
2010/11	105	98	150	maximum	
2011/12	88	75	150	maximum	
2012/13	50	38	150	maximum	
2013/14	124	119	150	maximum	
2014/15	233	223	203 (CS)	minimum	20%
2015/16	275	251	203 (CS)	minimum	20%
2016/17	378	363	264 (CW SHMA 2015)	minimum	5%
2017/18	195	186+ 20 – 3 = 203	264 (CW SHMA 2015)	minimum	5%
2018/19	300	298	203 (stepped trajectory)		5%

* Note – 20% buffer also included for comparison

- 3.4 The Borough Council has considered the deliverability of sites and the amount of housing considered capable of coming forward within the next five years in accordance with both footnote 11 of the NPPF and paragraph 31 of the planning policy guidance. The sites listed in the five year housing report are based on good local knowledge.
- 3.5 Information on completions has been collated from building control completions, street naming and numbering as well as council tax. In addition, if there was no other source of information on its current status sites were visited. Where a site could not be visited information was requested from the applicant, agent or owner of the site.
- 3.6 The five year housing supply includes sites that are included in the emerging submission version of the North Warwickshire Local Plan as some of these will come forward in the next five years. The NPPF and PPG both permit these to be used in determination of the five year housing supply. Table 7 of Appendix B and Appendix C in particular gives a clear indication when we currently believe the proposed allocations will come forward.
- 3.7 In the final column of Table 4 the annual housing requirement is shown using the Core Strategy for two years then the 2015 CW SHMA for two years and then the stepped trajectory for the emerging Local Plan for this last year. Clearly there has been a boost to the supply of housing as supply has been above the annual requirement for all but one of the last five years.
- 3.8 For North Warwickshire the new Local Plan is a step change. The Borough Council is working with Homes England to bring forward sites for development. A pre-requisite of their involvement is that work is being undertaken proactively to get sites brought forward for development as quickly as possible. A bid has been made for HIF funding to undertake Phases 1 & 2 of the A5 improvements.
- 3.9 The Borough Council is being proactive. This is manifested itself in many ways:
- Housing Capacity Fund is being used to engage specialist assistance to ensure the delivery of housing sites.
 - Even though the Core Strategy was only adopted in 2014 a Local Plan which will assist in the delivery of housing for its neighbours building on the agreements with Tamworth BC and Lichfield DC has been submitted for examination. The Borough Council has agreements with Coventry and Warwickshire local authorities as well as Birmingham City Council.
 - Pending the adoption of the Local Plan, the Borough Council is likely to consider sites favourably if they have been identified as a proposed allocation and / or fit with the overall strategy of the Council. The Borough Council will consider the right applications in a positive manner, particularly on sites which have been identified by the Council as appropriate to be allocated for development.
 - Warwickshire County Council, supported by the Borough Council, has submitted a HIF bid for funding to improve the A5 (Phases 1 and 2).
- 3.10 The following section goes through each of the types of supply in turn.
- 1 Sites with Planning Permission
- 3.11 Sites with planning permission as of 31st March 2019 are divided into the following sections:
- a) Large sites of 10 or more dwellings on sites of 0.4 ha and above;

- b) Medium sites with planning permission for 10 or more dwellings on sites up to 0.4;
- c) Small sites, with planning permission, of 5 to 9 dwellings;
- d) Sites of 1-4 dwellings; and,
- e) Care homes (adults).

- 3.12 There are increasingly different types of care models providing accommodation for those in need of differing levels of support and care. Each will be looked at individually to determine how they are treated. The Planning Practice Guidance states that local planning authorities can count housing provided for older people, including residential institutions in Use Class C2 against their housing requirement. (Paragraph: 037Reference ID: 3-037-20140306). In terms of care bedrooms, it is assumed that two thirds of bedrooms will release a house on the open market or affordable sector. Thus, for a care home of 100 bedrooms, 67 bedrooms would be counted towards the housing supply. In the case of Extra Care properties, such as the development in Mancetter, it is concluded that all units should be counted towards the housing completions as each of the properties have their own front door, kitchen and living room. They are located in a complex which provides additional support services and facilities which can be accessed if required.
- 3.13 A review has taken place of the accommodation counted in the last two years towards. This has meant a correction to the completion figures for 2016/17 of an increase in 20 units in 2017/18.

2 Sites included in the submission version of the Local Plan

- 3.14 In addition to the sites with planning consent, the Borough Council has included Local Plan allocations coming forward which equates to 787 units (**Table 7**).
- 3.15 The Borough Council has submitted a draft Local Plan for examination. This Plan brings together the adopted Core Strategy, the draft Site Allocations Plan, the Draft Development Management Plan & updates them where necessary. The emerging Plan has housing sites which the Council is confident will be delivered in part or in full during the next 5 years. These have therefore been added to the list of sites making up the 5 year housing table. Appendix C provides more information on the latest situation with these sites and the number of units considered appropriate to be included within the five year housing supply.

3. Sites where constructive discussions have taken place and / or finance is being discussed with Homes England or other organisation

- 3.16 A number of planning applications are coming forward including the proposed allocations. It is reasonable to expect that all of these sites covered in tables 7 and noted in Appendix C will come forward over the next five years. A cautious approach has been taken on which sites to include and sites have only been included where discussions have already taken place and where planning applications are due to be submitted for permission.
- 3.17 Previously the Borough Council placed a high reliance on Local Investment Plan sites (LIP sites) when calculating the five year housing supply. Since a change in finance only those sites that the Borough Council is convinced will come forward are now included in the calculation. Discussions have been held with the Borough's Housing Strategy officer

to ensure that the sites that remain have certainty of coming forward taking into account changes in national funding.

Windfall

- 3.18 Policy LP8 –*Windfall* of the Submission version of the Local Plan is a windfall allowance of 60 units per annum. The number of 60 per annum is based on looking at the number of units historically coming forward on sites of 0.2 hectares or less or 5 units or less that have come forward for development. The future windfalls can of course be of any size and there have been a number of recent completions on sites larger than 0.2 hectares or 5 units (sites not proposed to be allocated and not a SHLAA site). However, the emerging Local Plan has endeavoured to allocate as many of the known potential housing sites as possible above the lower 0.2 hectare threshold. The delivery of windfall sites within both thresholds over the last 2 years is noted in Appendix D, averaging 119 per annum. An allowance of 60 units for two years has been added within the five year housing supply calculation, which applies a 50% discount to this figure. It is assumed that the current list of planning permissions would last for the initial three years. This is likely to under estimate the number of potential windfalls but as the term windfall suggests they are unpredictable so a pragmatic approach has been taken.

Expired / Lapsed Rate

- 3.19 The Borough Council includes an allowance for expired / lapsed planning permissions for non-delivery. Information on these has been collected since 2011 and is shown in Appendix E. A rate of 1.14% has been used in this year's calculation. The average expiry/lapse rate was calculated as 19 units in the last year, with 1279 dwellings with permission in 2018/19. However, to achieve a more realistic future figure we divide the overall 8 years of planning permissions – total of 8362 by 8 to get an average annual figure of 1045 (1045.25). Using this average annual figure of 1045 dwellings and multiplying by 1.14%, the last years 19 dwellings expiry rate (from 1279), we get a figure of 21.66 units, rounded up to 22 units lapsed per annum. This equals to 110 units over 5 years.

Build Rates

- 3.20 The assumption has been made that the build rate will be 50 units per annum per retail outlet up to a maximum of four on any one site. The most dwellings therefore that would be expected to complete on any one site per annum is 200 units. This figure will be used unless there is clear evidence from the developer that this is not feasible. Information from the agents / landowners of the land east of Polesworth and Dordon is attached as Appendix F. This indicates that they are happy to use the 50 dwellings per annum build out rate.

Lead in times

- 3.21 There is no set lead in time for every planning application. Each site is considered individually. An assessment is made on what has been applied for and if there are any known impediments to development of the site. Work for the Local Plan examination indicates that generally most applications are determined within 12 months & that sites are completed within 5 monitoring years (Appendix I in NWBC's response to INSP18)

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

Density

3.22 The number of units on each site is assessed either using the latest figures from a submitted planning application or assessed as a “net” figure based a density of 30 dwellings per hectare calculated at 60% net for sites over 150 units and 70% net for sites less than 150 units has been used, unless otherwise indicated.

Buffer

3.23 The Borough Council is using a buffer of 5% as completions show an upwards direction of travel in boosting the supply of housing. In the new Housing Delivery Test which will be introduced in November 2018 the number of years used is 3 years. Using the new calculation the Council would be 144%. This is clearly indicating a good delivery rate and indicates that the Borough Council is grasping the nettle of growth in a proactive and constructive way and is boosting the supply of housing. Housing delivery over the period since 2011, which is the base period of the previous plan, has exceeded the annual requirement of 203 dpa in the Core Strategy requirement (See Matters Paper 3 PS.M3.01). Although, there has been lower than expected completions for 2017/18. The reason for this dip is unclear but 2018/19 has increased again to 298 net completions.

3.24 It is therefore considered reasonable that for 2018/19 a buffer of 5% will be used and summarised in Appendix A.

3.25 The Planning Practice Guidance states ‘Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible’. This is dealt with by using the Sedgefield approach.

3.26 The following table provides a summary of the number of units coming forward

Table 5

		No of sites	Total No of Units		Completions 2018-2019	Under construction	Not started	Total remaining to be built
			Gross Capacity ¹	Net Capacity ²	Units	Units	Units	
a)	Large sites of 10 or more dwellings on sites of 0.4 ha and above;	26	46.41	46.33	220	83	639	870
b)	Medium sites with planning permission for 10 or more dwellings on sites up to 0.4;	11	2.54	2.54	20	23	71	104
c)	Small sites, with planning permission, of 5 to 9 dwellings;	20	5.5	5.5	17	11	96	112
d)	Sites of 1-4 dwellings; and,	150	39.33	39.29	43	45	142	193
e)	Care homes (adults)	0			0	0		0

Note: 1 Gross capacity figure is taken from the planning application both full & outline
 2 Net capacity figure (total commitments) is arrived at by taking the gross capacity minus total completions to date.

4 The five year housing supply

4.1 As of March 2019 the five year supply was based on:

- 9598
- Sedgefield approach
- 5% buffer
- windfall allowance included for the final 2 years of the five year period
- an allowance for sites with expired / lapsed planning permissions (lapsed rate)

4.2 Using this information the five year housing supply is 6.39 years with a 5% buffer

5 NPPF 2018

5.1 The NPPF 2019 policy updates are material considerations in determining planning applications. Plans may need to be revised to take into account the changes since the 2012 NPPF. For plan-making in progress, the 2012 NPPF will apply for the purposes of examining plans which are submitted on or before 24 January 2019. As the current Submission Local Plan was submitted on 27th March 2018 and is undergoing Examination it is the 2012 NPPF that is considered to apply.

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Appendix A

**Five Year Housing Requirement
based on 9598 housing target**

		Historic Completions
	Net	
2011/12	75	
2012/13	38	
2013/14	119	
2014/15	223	
2015/16	251	
2016/17	363	
2017/18	203	
2018/19	298	
Total		1570
NoYears	8	
Sites with PP		1279

Projected Delivery from Allocated sites		
		Windfall
2019/20		
2020/21		
2021/22		
2022/23		60
2023/24	587	60

With a 5% requirement		
	dpa	Total
2011-19	203	1624
2019-24	300	1500
2024-33	719	6474
Total		9598
The calculation of the five year land supply on this basis is ...		
	dpa	
Requirement 2011-19		1624
Net Completions 2011-19		1570
Shortfall		54
Requirement 2019-24		1500
Requirement + Shortfall		1554
Buffer	5%	78
Total requirement	326	1632
Supply from Specific Sites		787
Windfall (Yrs 4 & 5)		120
Sites with pp		1279
Other sites		10
sub -total of deliverable sites		2196
Lapse rate (-)		110
Total Deliverable Supply		2086
5YLS Position		6.39

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Appendix B

Update Housing Supply information to 31 March 2018

		Completions 2018/19	Outstanding
Table 1	Large Sites Of 10 or More Dwellings on Sites of 0.4 Ha and Above With Planning Permission (new sites in red)	220	851
Table 2	Medium Sites Of 10 or More Dwellings on Sites below 0.4 Ha with Planning Permission	20	117
Table 3	Smaller Sites of 5-9 Dwellings with Planning Permission	17	112
Table 4	Small Sites of 1- 4 Dwellings with Planning Permission	43	193
Table 5	Care Home Units	0	0
Table 6	Other sites coming forward		10
Table 7	Submission version Local Plan Allocations		587
	Total	300	1870

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Table 1 Large Sites of 10 or More Dwellings on Sites of 0.4 Ha and Above With Planning Permission (new sites in red)

	Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Nos left to be built	Site Status	Previous year completions	Completions from 1/4/17-31/12/17	Comments
1	Britannia Mill, Coleshill Road, Atherstone	PAP/2015/0167	17/01/2017	0.42	0.42	59	59				Planning application approved in January 2017.
2	Phoenix Yard, Church St, Atherstone	PAP/2013/0405	02/10/2013	0.77	0.69	73	52	U/C	9	12	More completions expected in Market Street. Development being completed in phases due to listed buildings as agreed in the planning permission
3	Applegarth & Norton Hill, Austrey	PAP/2014/0157	28/07/2015	0.79	0.79	14	14	N/S			Reserved matters application for all 14 units has now been submitted
4	Land south of Grendon Road, Polesworth	PAP/2014/0072	10/12/2014	6.52	6.52	143	0	COM	68	75	COMPLETE
5	Crisp Farm, Austrey	PAP/2014/0569	10/08/2015	3.18	3.18	40	40	N/S			<i>Reserved Matters Approved and development has commenced</i>
6	Shortwoods Day Centre, Dordon	PAP/2015/0383	22/09/2015	0.44	0.44	21	21	N/S			Reserved matters approved in October 2017
7	Corley Nurseries, Corley	PAP/2015/0655	16/11/2015	0.74	0.74	17	0	COM	2	15	COMPLETED

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

8	Land to the north of Overwoods Road, Hockley	PAP/2014/0181	24/11/2015	3.57	3.57	88	88	N/S			Application to discharge pre commencement conditions has been submitted
9	Land at Manor Farm, Austrey Lane, Newton Regis	PAP/2016/0266 OAP/2017/0560	12/07/2016	0.79	0.79	14	14	N/S			Revised application has been submitted to increase numbers from 14 to 30 units
10	Grimstock Hill, Coleshill	PAP/2015/0584	08/11/2016	1.23	1.23	24	24	N/S			Outline
11	Land rear of Village Hall, Ansley	PAP/2015/0692	18/11/2016	1.15	1.15	34	27	N/S	0	7	All pre commencement conditions have been discharged
12	Land north of Manor Barns, Austrey	PAP/2015/0350	14/11/2016	0.56	0.56	23	0	COM	0	23	COMPLETED
13	Land north of Nuthurst Crescent, Ansley	PAP/2015/0370	13/11/2016	3.15	3.15	79	79	N/S			Outline – site linked to Phase 2 which is this appeal
14	St Andrews, 37 Blythe Road, Coleshill	PAP/2017/0267	11/07/2017	0.41	0.41	10	10	N/S			Revised planning application submitted to vary condition to vary phasing but no change to numbers
15	Coton House, Haunch Lane, Lea Marston	PAP/2017/0102	23/08/2017	0.55	0.55	10	10	N/S			Application has been made to vary planning permission. This is in relation to the design and layout but will not affect the overall numbers.
16	Blythways, Blythe Road, Coleshill	PAP/2017/0157	02/10/2017	1.29	1.29	38	38	U/C			Work has started on site
17	Land rear of Ansley United Reform Church, Birmingham Road, Ansley	PAP/2016/0738	09/11/2017	0.64	0.64	15	15	U/C			This is Phase 2 of site 15 above. . It is expected that both sites will come forward together

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

18	Land south of 1-7 The Beeches, Laurel Avenue, Polesworth	PAP/2016/0679	13/09/2017	1.04	1.04	31	31	N/S				Current application seeking approval of reserved matters for 31 residential units
19	Coleshill Road, Ansley Common	PAP/2016/0199	30/03/2017	1.79	1.79	72	0	COM		72		This was a proposed Draft Local Plan allocated site which is now complete
20	Land rear of 1-6 Copeland Close, Warton	PAP/2014/0257	29/4/15	1.31	1.31	29	29	U/C				Approval of reserved matters for the erection of 29 dwellings – Development near completion
21	Former Polesworth Learning Centre, High St, Polesworth	PAP/2017/0424	19/12/18	0.62	0.62	11	11	N/S	0	0		Draft Local Plan Allocated Site H10
22	Dairy House Farm, Phase 2, Grendon	PAP/2017/0156	4/7/18	6.75	6.75	120	120	N/S				Draft Local Plan Allocated Site H18
23	Land south of Warton Recreation Ground	PAP/2017/0551	3/8/18	4.48	4.48	98	98	N/S				Outline Draft Local Plan Allocated Site H27 Approval of reserved matters for 98 dwellings – development commenced
24	Land rear of 66-71 Arden Forest Estate, Ridge Lane, Mancetter	PAP/2017/0384	10/4/18	0.42	0.42	12	12	U/C	0	0		
25	Land north of Grendon Road, Polesworth	PAP/2017/0413	3/7/18	1.4	1.4	44	28	U/C	0	16		
26	Land south of Gardeners Cottage, Pooley Lane, Polesworth	PAP/2018/0053	25/9/18	2.0	2.0	40	40	OPP	0	0		Appeal site
27	Land opposite Thompsons Meadow, Spon Lane, Grendon	PAP/2016/0430	16/1/18	0.4	0.4	10	10	OPP	0	0		Appeal site

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

	TOTAL			46.41	46.33	1169	870		79	220	
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Table 2 Medium Sites of 10 or More Dwellings on Sites below 0.4 Ha with Planning Permission

	Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Previous year completions	Completions from 1/4/17-31/12/17	Comments
28	Land at Delves Farm, Boulters Lane, Wood End	PAP/2014/0322	18/06/2015	0.18	0.18	12	0	COM	6	6	COMPLETED
29	Chapel End Social Club	PAP/2014/0404	16/06/2015	0.22	0.22	13	13	U/C	0	0	Owner told Head of Development Control that development will start on start next month
30	Croft Mead Business Centre, Ansley	PAP/2016/0519	07/02/2017	0.21	0.21	10	10	N/S	0	0	No know impediments
31	Bridge House, Coleshill Road, Atherstone	PAP/2013/0104	12/04/2011	0.17	0.17	21	0	COM	7	14	COMPLETED
32	5 Fairfields Hill, Polesworth	PAP/2015/0634	15/06/2016	0.38	0.38	10	10	N/S	0	0	Outline - No known impediments
33	Corley Motors, Arley	PAP/2017/0212	01/06/2017	0.29	0.29	10	10	N/S	0	0	A revised planning application has been submitted

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

34	Rowan Centre, North Street, Atherstone	PAP/2017/0032	21/08/2017	0.17	0.17	16	16	N/S	0	0	Start expected on site by end of 2018. WCC is now involved
35	Former Ansley Social Club, 144 Birmingham Road, Ansley	PAP/2017/0683	04/10/2017	0.3	0.3	10	10	U/C	0	0	Recent approval
36	Leisure Centre, Coleshill	PAP/2018/0030	13/2/19	0.32	0.32	23	23	U/C	0	0	COL 3/H4
37	Co Op Late Shop, New St, Dordon	PAP/2017/0659	11/10/18	0.3	0.3	12	12	N/S	0	0	
TOTAL				2.54	2.54	137	104		13	20	

Table 3 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	Previous year completions	Completions from 1/4/17-31/12/17	Comments
38	Castle Farm, Maxstoke	PAP/2013/0263	03/02/2014	0.73	0.73	5	5	U/C	0	0	Variation applied for
39	Land adj to Lodge Cottages, Polesworth	PAP/2015/0547	28/10/2015	0.1	0.1	5	5	U/C	0	0	

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

40	Chapel House, Dunns Lane, Dordon	PAP/2015/0215	05/08/2016	0.25	0.25	8	8	N/S	0	0	Pre commencement conditions approved in October 2017
41	Mythe Bridge Farm, Atherstone	PAP/2014/0597	20/03/2015	0.23	0.23	5	5	N/S	0	0	Meetings held to discuss revised design
42	The Angel Inn, Atherstone	PAP/2015/0110	07/04/2016	0.1	0.1	7	7	N/S	0	0	Planning application expected soon on land behind the PH so both sites can come forward together.
43	49 High St, Polesworth	PAP/2016/0497	17/01/2017	0	0	5	5	N/S	0	0	Outline
44	L S Court, Fillongley	PAP/2015/0502	05/01/2017	0.94	0.94	5	5	N/S	0	0	Outline – approval of reserved matters submitted
45	Ashleigh, Coventry Road, Fillongley	PAP/2015/0687	29/07/2016	0.32	0.32	5	5	U/C	0	0	Discharge of pre commencement conditions submitted
46	BEC Engineering	PAP/2016/0097	12/11/2014	0.11	0.11	6	6	N/S	0	0	
47	Hallmark House, Lichfield Road, Grimstock Hill, Coleshill	PAP/2016/0723	19/06/2017	0.32	0.32	9	1	U/C	0	8	8 COMPLETED 1 UNDER CONSTRUCTION
48	A F Restoration, Market Street, Polesworth	PAP/2016/0710	04/08/2017	0.12	0.12	8	8	N/S	0	0	Recent permission
49	61 Coventry Road, Coleshill	PAP/2017/0412	05/09/2017	0.21	0.21	9	0	COM	0	9	Recent permission
50	Windy Ridge, Dunns Lane, Dordon	PAP/2017/0229	11/09/2017	0.59	0.59	8	8	N/S	0	0	For sale

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

51	Cedar House, Kingsbury Road, Lea Marston	PAP/2017/0627	18/01/2018	0.32	0.32	5	5	N/S	0	0	Outline permission
52	Damson Tree Cottage, Ansley	PAP/2018/0031	26/03/2018	0.32	0.32	6	6	N/S	0	0	Outline permission
53	110 Long St, Atherstone	PAP/2018/0071	10/9/18	0.1	0.1	5	5	N/S	0	0	
54	31 Plough Hill Rd,	PAP/2015/0699	12/9/16	0.46	0.46	9	9	N/S	0	0	
55	Angel Ale House, Church St, Atherstone	PAP/2017/0539	12/9/18	0.1	0.1	6	6	N/S	0	0	
56	United Reform Church, Chapel End	PAP/2018/0533	5/2/19	0.09	0.09	6	6	N/S	0	0	
57	12 Market St, Polesworth	PAP/2018/0400	5/2/19	0.09	0.09	7	7	N/S	0	0	
	TOTAL			5.5	5.5	129	112		0	17	

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Table 4 Small Sites of 1- 4 Dwellings with Planning Permission

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	Dwellings left to build	Site Status	Completions from 1/4/17-31/3/18
42 Bretts Hall Estate, Ansley CV10 0PN	PAP/2012/0180	30/05/2012	0.02	0.02	2	2	U/C	0
150 Coleshill Road, Chapel End, CV10 0PF	PAP/2016/0058	17/05/2016	0.05	0.05	2	2	U/C	0
Metlins Barns, Shawbury Lane, Fillongley	PFILXX/1381/1997/FAP	14/01/1998	0.14	0.14	1	1	U/C	0
Overbarns, Daw Mill Lane, Shustoke	PSHKXX/1425/1997/FAP	11/02/1998	0.38	0.34	1	1	U/C	0
35 Church Walk, Atherstone CV9 1AJ	PAP/2016/0042	14/06/2016	0.11	0.11	2	0	COM	2
Stoke End Farm, Middleton Lane, Middleton	PAP/2016/0277	07/06/2016	0.24	0.24	2	2	FPP	0
Gospel Oak Farm, Atherstone Road, Over Whitacre	PAP/2014/0020	05/03/2014	0.82	0.82	1	0	COM	1
Adjacent to Wynn House, 60 High Street, Coleshill B46 1AZ	PAP/2016/0390	10/08/2016	0.006	0.006	2	2	FPP	0
Lees Cottage, Dordon Hall Lane, Dordon B78 1RU	PAP/2015/0031	24/05/2016	0.110	0.110	1	1	U/C	0
Birchley Hall Farm, Windmill Lane, Corley CV7 8AN	PAP/2014/0372	04/09/2014	0.020	0.020	1	1	U/C	0
Land adjacent to Castle Close, Coventry Road, Fillongley	PAP/2016/0250	25/07/2016	0.200	0.200	3	3	U/C	0

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

Collets Barn, Sandy Lane, Over Whitacre	PAP/2014/0382	24/10/2014	0.040	0.040	1	1	U/C	0
Stonehouse Farm, Stonehouse Lane, Corley CV7 8AG	PAP/2014/0570	05/01/2015	0.110	0.110	1	0	COM	1
Barn Owl Cottages (Units 11-12), Barnes Wood Lane, Whitacre Heath B46 2EF	PAP/2014/0521	14/01/2015	0.210	0.210	2	0	COM	2
Oak Lee Rare Breeds, Sandy Lane, Over Whitacre B46 2ND	PAP/2015/0012	24/03/2015	0.004	0.004	1	1	U/C	0
Howe Green Farm, Howe Green Lane, Astley CV10 7QA	PAP/2015/0033	23/03/2015	0.290	0.290	1	1	U/C	0
Land adj & rear of Manor Court, Newton Lane, Austrey	PAP/2014/0433	14/04/2015	0.210	0.210	4	4	OPP	0
Elmdene, Tamworth Road, Corley	PAP/2014/0573	11/05/2015	0.570	0.570	1	1	U/C	0
Holt Hall Farm, Over Whitacre	PAP/2015/0101	18/05/2015	0.010	0.010	2	2	U/C	0
The Coach House, 29 Birmingham Road, Whitacre Heath	PAP/2015/0287	30/06/2015	0.080	0.080	1	0	COM	1
Nursery Barn, Coleshill Road, Ansley Common	PAP/2017/0142	04/05/2017	0.160	0.160	2	2	U/C	0
Cheshire Farm, Church Farm, Corley (2)	PAP/2015/0367	16/07/2015	0.006	0.006	1	0	COM	1
Walkers Farm, Fillongley	PAP/2016/0336	02/09/2016	0.150	0.150	4	4	U/C	0
Fir Tree Farm, Fir Tree Lane, New Arley	PAP/2015/0401	18/09/2015	0.040	0.040	1	0	COM	1
Allen End Farm, Middleton Lane, Middleton	PAP/2015/0404	10/09/2015	0.230	0.230	2	0	COM	2
76 High Street, Coleshill B46 3AH	PAP/2016/0001	08/02/2016	0.004	0.004	1	0	COM	1
24 Tamworth Road, Polesworth B78 1JH	PAP/2016/0117	24/05/2016	0.150	0.150	1	1	FPP	0
161 Tamworth Road, Kingsbury B78 2HJ	PAP/2016/0196	03/06/2016	0.070	0.070	1	1	FPP	0

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

Builders Yard, Pound Lane, Over Whitacre	PAP/2017/0238	07/07/2017	0.280	0.280	2	2	FPP	0
164 Long Street, Dordon B78 1QA	PAP/2016/0216	07/06/2016	0.040	0.040	1	1	FPP	0
Land adj Edge Hill House, Edge Hill, Wood End CV9 2QR	PAP/2016/0033	09/06/2016	0.040	0.040	3	3	FPP	0
Spinney Garth, Ansley Common, CV10 0PX	PAP/2015/0546	28/06/2016	0.170	0.170	2	2	OPP	0
South East of Holly Bush Farm, Nuthurst Lane, Astley	PAP/2015/0763	08/04/2016	0.220	0.220	3	3	Prior Approval	0
Ash Cottage, 5 Monwode Lea Lane, Over Whitacre B46 2NP	PAP/2016/0483	20/09/2016	0.240	0.240	1	0	COM	1
Land adj to Freasley Farm Barn, Freasley B78 2EY	PAP/2016/0132	21/04/2016	0.030	0.030	1	1	U/C	0
Land at buildings 50M south east of Holly Bush Farm, Nuthurst Lane, Astley	PAP/2015/0763	08/04/2016	0.220	0.220	3	3	FPP	0
Holt Hall Farm, Atherstone Road, Over Whitacre (2)	PAP/2016/0242	17/06/2016	0.040	0.040	1	1	U/C	0
The Oaks, Nuthurst Lane, Astley	PAP/2016/0191	19/07/2016	0.280	0.280	1	0	COM	1
Land adj 3 Park Road, Coleshill	PAP/2016/0185	10/08/2016	0.030	0.030	1	0	COM	1
Fir Tree Inn, Fir Tree Lane, New Arley (2)	PAP/2016/0402	08/09/2016	0.000	0.000	1	1	OPP	0
The Barn, Bodymoor Green Farm, Coventry Road, Kingsbury	PAP/2015/0766	15/09/2016	0.120	0.120	1	1	Prior notification	0
Land at 15-19 School Hill, Hartshill	PAP/2015/0574	13/09/2016	0.030	0.030	2	2	FPP	0
Slowley Green Cottage, Tamworth Road, Arley	PAP/2016/0640	10/01/2017	0.020	0.020	1	1	OPP	0
54 Coventry Road, Coleshill	PAP/2016/0682	12/01/2017	0.060	0.060	1	1	FPP	0
Prophets Farm, Green End Road, Fillongley	PAP/2016/0673	19/01/2017	0.008	0.008	1	1	U/C	0
33 Hurley Common, Hurley CV9 2LS	PAP/2017/0311	17/08/2017	0.030	0.030	1	0	COM	1

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Barn Fishery, Atherstone Road, Hartshill CV10 0JB	PAP/2016/0400	05/10/2016	0.250	0.250	1	1	FPP	0
Land to rear 49 Watling St, Mancetter	PAP/2016/0451	11/10/2016	0.020	0.020	1	1	OPP	0
Fox & Dogs Inn, Orton Road, Warton, Tamworth B79 0HT	PAP/2016/0490	27/10/2016	0.220	0.220	2	2	OPP	0
42 Parkfield Road, Coleshill, B46 3LE	PAP/2017/0215	04/08/2017	0.090	0.090	3	3	FPP	0
52 New Street, Baddesley Ensor, CV9 2DN	PAP/2016/0521	08/11/2016	0.070	0.070	2	2	OPP	0
7 Oakfield Gardens, Atherstone CV9 1SA	PAP/2017/0201	13/06/2017	0.210	0.210	2	2	Variation of Condition	0
109 Tamworth Road, Wood End CV9 2QQ	PAP/2016/0187	08/11/2016	0.170	0.170	4	4	FPP	0
29 Lawnsdale Close, Coleshill B46 1BS	PAP/2016/0557	08/11/2016	0.010	0.010	1	0	COM	1
Barn South West of the Cottages, Freasley Common, Freasley	PAP/2016/0415	19/12/2016	0.000	0.000	1	1	Prior Notification	0
12 Church Lane, Curdworth B76 9EY	PAP/2016/0541	05/01/2017	0.030	0.030	1	1	FPP	0
Ivy Bank, Tamworth Road, Corley CV7 8BW	PAP/2017/0309	17/07/2017	0.130	0.130	1	1	U/C	0
Land rear of Drayton Court, Trentham Road, Hartshill	PAP/2016/0656	26/01/2017	0.040	0.040	1	0	COM	1
Mount Farm, Warton Lane, Grendon CV9 3DT	PAP/2017/0581	01/12/2017	0.320	0.320	1	0	COM	1
Elmdon, Kingsbury Road, Lea Marston B76 0DP	PAP/2016/0566	08/02/2017	0.530	0.530	1	1	U/C	0
Hereford House, 104 High Street, Coleshill B46 3BL	PAP/2016/0729	02/03/2017	0.080	0.080	2	0	COM	2
53 High Street, Polesworth B78 1DY	PAP/2016/0094	27/02/2017	0.230	0.230	4	4	OPP	0

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

Land 80m east of Baxterley Equestrian Centre, Main Road, Baxterley	PAP/2017/0016	09/03/2017	2.400	2.400	1	1	FPP	0
Land opposite 10 Southfields Close, Coleshill	PAP/2016/0657	10/03/2017	0.020	0.020	1	1	FPP	0
High Ash Farm, Lodge Green Lane North, Meriden CV7 7HT	PAP/2016/0637	21/04/2017	0.31	0.31	2	2	FPP	0
Land rear of 108 Long Street, Atherstone	PAP/2015/0285	18/04/2017	0.02	0.02	2	2	FPP	0
Rear of 94/96 Long St, Atherstone	PAP/2015/0283	18/04/2017	0.04	0.04	3	3	FPP	0
Post Office Yard, rear of 100 Long Street, Atherstone	PAP/2015/0284	18/04/2017	0.01	0.01	3	3	FPP	0
Wigston Hill House, Black Smith Lane, Baxterley	PAP/2015/0491	18/04/2017	0.06	0.06	1	1	OPP	0
Oakwood House, 111 Spring Hill, Arley CV7 8FE	PAP/2017/0129	21/04/2017	0.17	0.17	1	1	Application to Vary Condition	0
The Old Orchard, Church Lane, Middleton	PAP/2017/0181	12/05/2017	0.05	0.05	1	0	COM	1
Caldecote Hall Estate, Caldecote	PAP/2016/0589	10/04/2017	0.04	0.04	2	2	FPP	0
The Willows Stables, Crowberry Lane, Middleton B78 2AJ	PAP/2016/0662	16/05/2017	0.20	0.20	1	1	U/C	0
Former Medical Centre, Springhill, New Arley CV7 8FE	PAP/2017/0048	26/05/2017	0.14	0.14	3	0	COM	3
Latimers Rest, Hipsley Lane, Baxterley, Atherstone	PAP/2017/0121	06/06/2017	0.34	0.34	1	0	COM	1
The Gables, 1 Birmingham Road, Ansley	PAP/2017/0178	13/06/2017	0.08	0.08	1	1	OPP	0
Land north of Moorwood House, Morwood Lane, Hartshill	PAP/2016/0214	13/06/2017	0.22	0.22	1	1	FPP	0
The Arches, 1,2,3 & 16 High Street, Coleshill B46 1AZ	PAP/2017/0214	04/07/2017	0.01	0.01	3	0	COM	3

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

White Lion Inn, Station St, Atherstone CV9 1DB	PAP/2017/0256	03/07/2017	0.03	0.03	1	0	COM	1
36 Greendale Close, Atherstone	PAP/2016/0661	13/07/2017	0.00	0.00	1	1	U/C	0
Grendon Boarding Kennels, Watling Street, Grendon CV9 2PW	PAP/2017/0307	12/07/2017	0.19	0.19	1	0	COM	1
Plot B Rear of 4-10 Kingsbury Road, Curdworth	PAP/2017/0216	01/08/2017	0.09	0.09	1	1	FPP	0
Kirby Glebe Farm, Atherstone Road, Hartshill CV10 0TB	PAP/2016/0410	02/08/2017	0.97	0.97	1	1	FPP	0
Purley Chase Centre, Purley Chase Lane, Mancetter CV9 2RH	PAP/2017/0358	03/08/2017	1.62	1.62	2	2	FPP	0
Land at rear of 8 Potters Lane, Polesworth	PAP/2017/0240	09/08/2017	0.03	0.03	2	2	FPP	0
Croxall Farm, Hoggrill's End Lane, Hoggrill's End B46 2DA	PAP/2017/0213	17/08/2017	0.13	0.13	3	3	FPP	0
Woodlands, Coppice Lane, Middleton B78 2BS	PAP/2017/0365	07/09/2017	0.86	0.86	1	0	COM	1
Wood Farm, Coppice Lane, Middleton B78 2BT	PAP/2017/0437	05/09/2017	0.14	0.14	1	0	COM	1
Land between 23 & 25 Austrey Road, Warton	PAP/2017/0304	28/09/2017	0.03	0.03	1	1	FPP	0
Land adjacent to Spinney Garth, Ansley Common	PAP/2017/0372	05/10/2017	0.16	0.16	4	4	FPP	0
Common Farm, Ansley Common CV10 0QL	PAP/2017/0449	16/10/2017	0.11	0.11	1	0	COM	1
4 St Marys Grove, Newton regis B79 0NJ	PAP/2017/0222	30/10/2017	0.09	0.09	2	2	FPP	0
Land opposite Quarry House, Nuneaton Road, Over Whitacre	PAP/2017/0462	20/11/2017	0.08	0.08	1	1	FPP	0
New House Farm, Foul End Lane, Hurley CV9 2JW	PAP/2016/0690	01/12/2017	0.40	0.40	3	3	FPP	0
18C Coleshill Road, Chapel End	PAP/2017/0523	04/01/2018	0.27	0.27	2	2	U/C	0

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

The Willow Trees, Willows Lane, Grendon	PAP/2017/0572	19/01/2018	0.13	0.13	1	0	COM	1
Colliers Oak Farm Cottage, Fillongley Road, Fillongley	PAP/2017/0637	17/01/2018	0.2	0.2	1	1	U/C	0
Copperfields, Dog Lane, Nether Whitacre	PAP/2017/0496	16/01/2018	0.18	0.18	1	1	FPP	0
School Farm Barn, New End Road, Maxstoke	PAP/2017/0640	26/01/2018	0.03	0.03	1	1	FPP	0
23 Springfields, Coleshill	PAP/2017/0662	09/02/2018	0.04	0.04	1	1	FPP	0
Woodacres, Coppice Lane, Middleton	PAP/2018/0022	12/02/2018	0.48	0.48	1	1	U/C	0
Manor Farm House, Tamworth Road, Kingsbury	PAP/2017/0686	23/02/2018	0.1	0.1	2	2	FPP	0
178 Long Street, Atherstone	PAP/2017/0556	01/03/2018	0.11	0.11	3	3	FPP	0
Grendon Lodge, Long Street, Atherstone	PAP/2017/0359	27/02/2018	1.49	1.49	1	0	COM	1
Land adj 109 Grendon Road, Polesworth	PAP/2017/0636	09/03/2018	0.14	0.14	1	1	FPP	0
Grendon Boarding Kennels, Watling St, Grendon CV9 2PW (2)	PAP/2017/0244	9/6/17	0.33	0.33	1	0	COM	1
Holly Cottage, The Lynch, Polesworth B78 1JH	PAP/2017/0012	27/03/2017	0.1	0.1	3	0	COM	3
39-40 Caldecote Hall Drive, Caldecote CV10 0TW	PAP/2019/0007	29/1/19	0.008	0.008	2	2	FPP	0
The Friendly Plaice, 160 Long St, Atherstone CV9 1AE	PAP/2018/0684	8/1/19	0.008	0.008	1	1	U/C	0
Grendon House, Long St, Atherstone CV9 1AX	PAP/2018/0145	16/10/18	0.08	0.08	4	4	FPP	0
45 North St, Atherstone CV9 1JW	PAP/2018/0724	26/2/19	0.05	0.05	3	3	FPP	0
Willow Barn, Dingle Lane, Nether Whitacre	PAP/2018/0351	25/10/18	0.07	0.07	1	1	U/C	0
Ship Barn, Gilson Road, Coleshill	PAP/2018/0161	13/2/19	0.07	0.07	1	1	FPP	0

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Land rear of 80-82 High St, Coleshill B46 3AH	PAP/2018/0426	6/11/18	0.02	0.02	1	1	FPP	0
80-82 High Street, Coleshill B46 3AH	PAP/2018/0078	10/4/18	0.02	0.02	2	2	FPP	0
Land adj Oak Lodge, The Drive, Maxstoke Lane, Coleshill B46 3DH	PAP/2018/0350	14/8/18	0.08	0.08	2	2	U/C	0
Casita, Blythe Road, Coleshill B46 1AF	PAP/2018/0092	13/4/18	0.14	0.14	2	2	U/C	0
Marslands Farm, Church Lane, Corley CV7 8AS	PAP/2018/0658	8/1/19	0.08	0.08	1	1	FPP	0
Springfield, Wall Hill Road, Corley Moor CV7 8AH	PAP/2018/0499	19/10/18	0.51	0.51	1	1	FPP	0
Holmfield, Bennetts Road North, Corley CV7 8BG	PAP/2018/0645	21/1/19	0.4	0.4	1	1	U/C	0
Beckfield Lodge Farm, Breach Oak Lane, Corley CV7 8AW	PAP/2018/0193	16/5/18	11.6	11.6	1	1	U/C	0
The Elms, Shawbury Lane, Shustoke B46 2RN	PAP/2018/0153	5/4/18	0.5	0.5	2	2	FPP	0
Wathen Grange School, Churh Walk, Mancetter CV9 1PZ	PAP/2018/0378	14/8/18	0.09	0.09	1	1	FPP	0
The Brambles, Main Road, Baxterley CV9 2LW	PAP/2018/0747	7/2/19	0.1	0.1	1	1	U/C	0
Rose Farm, Main Road, Baxterley CV9 2LN	PAP/2018/0437	25/10/18	0.1	0.1	1	1	FPP	0
Hartshill Grange, Grange Road, Hartshill CV10 0ST	PAP/2017/0692	23/10/18	0.4	0.4	1	1	FPP	0
11 Greenway, Polesworth B78 1BU	PAP/2018/0408	24/8/18	0.04	0.04	1	1	FPP	0
112 Tamworth Road, Polesworth, B78 1HU	PAP/2018/0513	18/10/18	0.01	0.01	2	2	U/C	0
Land & buildings adjacent Poplars Farm, New Road, Shuttington	PAP/2018/0369	20/7/18	0.05	0.05	1	0	COM	1
Brookside, Ashby Road, B79 0BT	PAP/2018/0240	4/7/18	0.59	0.59	1	1	FPP	0

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Land adj to 4 St Mary's Grove, Newton Regis B78 0NJ	PAP/2018/0646	1/3/19	0.06	0.06	1	1	FPP	0
The Old Granary, adj Bladons Cottage, Main Road, Newton Regis B79 0NA	PAP/2018/0556	18/2/19	0.05	0.05	1	1	FPP	0
Land to the rear of Windy Ridge, Newton Lane, Austrey CV9 3EP	PAP/2018/0586	12/3/19	0.09	0.09	1	1	FPP	0
Land to the rear of 17-19 Carts Lane, Grendon CV9 2EG	PAP/2018/0247	11/10/18	0.1	0.1	1	1	FPP	0
The Old Rectory (AKA Ash House), The Gravel, Wishaw B76 9QB	PAP/2018/0627	30/11/18	0.7	0.7	1	1	FPP	0
Clyro, Tamworth Road, Bassetts Pole B75 5RX	PAP/2018/0379	30/8/18	0.04	0.04	1	1	FPP	0
Edge Hill House, Edge Hill, Wood End CV9 2QR	PAP/2018/0470	26/10/18	0.1	0.1	3	3	FPP	0
Land adj to 16 Sherwood Close, Wood End CV9 2RT	PAP/2019/0015	20/3/19	0.03	0.03	1	1	FPP	0
Rose Mount, Nuneaton Road, Furnace End B46 2NS	PAP/2018/0740	31/1/19	0.09	0.09	3	3	PN	0
Land to the rear of 4 Adkins Croft, Fillongley CV7 8PA	PAP/2017/0477	8/11/18	0.21	0.21	1	1	FPP	0
Land adj 1 Jean Street, Baddesley Ensor, CV9 2EA	PAP/2017/0335	10/4/18	0.1	0.1	3	3	FPP	0
Bodymoor Heath Farm, Dog Lane, Bodymoor Heath B76 9JD	PAP/2018/0213	22/3/18	0.04	0.04	2	2	U/C	0
Newhouse Farm, Middleton Lane, Middleton B78 2BW	PAP/2018/0238	24/5/18	0.04	0.04	1	1	FPP	0
Bercot House & Bercot Chalet, London Road, Middleton B78 2BP	PAP/2018/0673	23/1/19	0.88	0.88	2	2	FPP	0
The Old Post Office, Main Road, Newton Regis B79 0NA	PAP/2017/0162	7/8/18	0.1	0.1	1	1	FPP	0
The Croft, Norton Hill, Austrey CV9 3ED	PAP/2018/0642	4/3/19	0.1	0.1	2	2	U/C	0
South Hill Farm, Appleby Hill,	PAP/2018/0543	5/12/18	0.1	0.1	1	1	FPP	0

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Austrey CV9 3ER								
Boot Hill Methodist Church, Boot Hill, Grendon CV9 2EL	PAP/2018/0674	15/1/19	0.05	0.05	1	0	COM	1
1 Maypole Road, Warton B79 0JH	PAP/2018/0228	6/8/18	0.007	0.007	1	0	COM	1
Holly Lane Farm, Holly Lane, Middleton B76 9PE	PAP/2018/0598	30/10/18	0.1	0.1	2	2	U/C	0
TOTAL			39.33	39.29	236	193		43

Table 5 Care Home Units

None

Table 6 Other sites coming forward:

Site	Number of dwellings	Comments
Trinity Close, Warton	10	NWBC site sold to developer of adjoining site with permission for 7 dwellings. This adjoining site is the Hatters site (Table 3,)
TOTAL	10	

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Table 7 Draft Local Plan Allocated Sites expected to come forward in the next 5 years:

	SLP reference number	Site	Number of dwellings	Comments
	H17	Former Sparrowdale School, Grendon	39	Planning application is for 56 units. Planning application PAP/2018/0287 granted 17/5/19
	H17	Former recycling site, Grendon	5	
	H19	Land between Church Road & Nuneaton Road, Hartshill	100	Outline Planning application now submitted, Ref No: PAP/2018/0140. Total applied for is 382 units
	H25	Land south of Shuttington Village Hall, Shuttington	24	PAP/2019/0022 Pending
	H26	Land north of Orton Road, Warton	128	Application Ref No: PAP/2016/0280 – resolved in March to approve subject to the signing of a S106 - Outline application for erection of 72 dwellings with associated access, parking and landscaping.
	H7	Land to the east of Polesworth & Dordon	100	CC south of Dunns Lane = 52 CAP northern part of allocation = 50
	H1	Land at Holly Lane	70	Council has resolved to approve subject to a 106 Agreement
	H1	Durnos Nursery, Atherstone	121	PAP/2014/0540 - Pending
	H13	Land west of Robey's Lane, adjacent Tamworth	200	PAP/2018/0755 Pending
		TOTAL	787	

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

Appendix C

The following is an update against each of the proposed housing allocations in the Draft Submission version of the Local Plan. The additional columns indicate if included in five year housing supply and how much and any comments on progress to get site delivered.

LP39 Housing Allocations

The following sites are allocated for housing and shown on the Proposals Map:

	<i>Atherstone & Mancetter</i>	<i>Area (ha)</i>	<i>No</i>	<i>Nos included in five year housing supply</i>	<i>Comments</i>
H1	Land at Holly Lane Atherstone	32.7	531	121 detailed permission + 70 from outline	Council has resolved to grant permission subject to a 106 Agreement. Two applications pending - outline application for the development of up to 620 units and detail of 121 units
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	0	Discussion have taken place with landowner and agent
H3	Land off Sheepy Road, (football ground) , Atherstone	2.2	46	0	NWBC is owner of site.
H4	Former Leisure Centre site, Coleshill	0.9	25	23	Originally owned by NWBC. Sold to Arnold Holdings. Application submitted for 23 units, PAP/2018/0030 U/C (Table 2)
H5	Land at Blythways	1.3	40	40	PAP/2017/0157 – work has started on site (Table 2)
H6	Allotments adjacent to Memorial Park, Coleshill	1.4	30	0	Site owned by Coleshill Town Council. Pre-application discussions
H7	Land to east of Polesworth and Dordon	160.8	2000	100	Working with Hyas and Homes England. Regular meetings with agents taking place. Housing trajectory agreed and supplied by landowners / agents. Planning application expected later this year
H8	Land west of Woodpack Farm, Polesworth	1.5	32	32	2 applications currently pending for the whole site, PAP/2017/0636 for 1 dwelling (plot to west side of site) and PAP/2017/0413 for 37 dwellings on rest of site. U/C (Table 1) subject to S106
H9	Land off Fairfields Hill, Polesworth	0.4	9	10	No known impediments (Table 3). Currently for sale (Kingston Property consultants)
H10	Former Polesworth Learning Centre, High St, Polesworth	0.7	14	11	Application Ref No: PAP/2017/0425 granted - Conversion of The Old School Building to 3 no. dwelling houses, demolition of modern flat roofed buildings, construction of 8 no. detached dwelling houses and

North Warwickshire's
Five Year Housing Land Supply
As at March 2019

					formation of new vehicular access. There are conservation and heritage issues due to its location but these are considered to be resolvable. (Table 1)
H11	Land at Windy Ridge Dunns Lane, Dordon	0.6	9	8	Outline Consent granted for 8 houses - PAP/2017/0229. Site for sale (table 3, site 55)
H12	Former Chapel House site, Dordon	0.3	7	8	Pre-commencement conditions approved October 2017 (Table 3)
H13	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	200	On going discussions with Hallam Land Management. Pre application discussions have taken place with members from both NWBC and TBC, as well as the community. Full application for 1500 units is expected within the next few months. Pending
H14	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	0	Site adjacent to Langley SUE. SPD from Birmingham City Council out for consultation. Discussions held with Birmingham City regarding site relationship and links to SPD.
H15	Land at Church Farm, Baddesley	2.2	47	0	Discussion taken place with the owner of the site
H16	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7	0	WCC own site
H17	Land off Spon Lane Grendon (former Sparrowdale School site and former recycling centre site)	2.1	60	44	WCC sold both sites to Keir Developments. Pre app discussions have been held. Pre application consultation expected before the end of April 2018. Number of units is expected to be 56 and not 44.due to start Sept 2019
H18	Dairy House Farm (Phase 2), Spon Lane, Grendon	9	120	120	Council has resolved to approve subject to a 106 Agreement. (Table 1)
H19	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	100	Outline Planning application now submitted, Ref No: PAP/2018/0140. Total applied for is 382 units. PENDING
H20	Land south of Coleshill Road, Ansley Common	17.2	450	0	Discussions taken place with landowners and agents as well as WCC and the adjoining LPA – NBBC.
H21	Former School redevelopment site (excluding original historic school building), Water Orton	2.8	48	0	WCC own site. New primary school being built within two years as a result of HS2 funding. Secretary of State deemed consent pending as at March 2018 for the development associated with the relocation of Water Orton Primary School in Warwickshire.
H22	Land at Village Farm, Birmingham Road, Ansley	0.6	12	0	
H24	Manor Farm, Newton Regis	1.0	21	14	Revised application has been sub mitted to increase numbers from 14 to 30 units (Table 2)
H25	Land south of Shuttington Village Hall	1.2	24	24	Preliminary Inquiry submitted subject to S106

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

H26	Land north of Orton Rd, Warton	4.2	88	128	Application Ref No: PAP/2016/0280 – resolved in March to approve subject to the signing of a S106 - Outline application for erection of 72 dwellings with associated access, parking and landscaping. Granted planning permission 28/6/19
H27	Land off Barn End Road, Warton	4.5	80	80	PAP/2017/0551 – Application is for up to 100 units. Table 1 under construction
H28	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28	0	Discussion taken place with the owner of the site Appeal lodged, planning permission refused
			6821		
H23					Site H23 (Austrey) has planning permission granted before April 2017 so to avoid double counting is not included in the above table.

**Additional Note on Windfalls by NWBC
As at March 2019**

- 1 The relevant policy is LP6 – Windfalls where it states:

LP8 Windfall Allowance

A windfall allowance of 60 dwellings per annum will be used from 2018 – 2033.

- 2 The above policy was based on the analysis of monitoring data. Table 6 referred to planning permissions. This is correct and not completions as referred to at the hearing session on Matter 4. On further analysis Table 6 showed some general planning applications and not just those of 0.2 hectares or 5 units or less.

- 3 Further analysis has taken place for the years 2011/12 to 2017/18. The following is the monitoring information from those years. The 7 years were considered as there are no allocations being proposed in the Draft Local Plan of this size.

- 4 For sites of 0.2 hectares or 5 units or less there were the following planning permissions granted:

Year	Planning applications approved on small sites of less than 0.2 hectares and 5 or less units
2011-12	48
2012-13	24
2013-14	37
2014-15	51
2015-16	45
2016-17	93
2017-18	102
2018-19	77
TOTAL	477
Average per annum	59.63

- 5 For sites of 0.2 hectares or 5 units or less there were the following completions:

Year	Net Completions on small sites of less than 0.2 hectares and 5 or less units
2011-12	51
2012-13	5
2013-14	9
2014-15	5

*North Warwickshire's
Five Year Housing Land Supply
As at March 2019*

2015-16	6
2016-17	78
2017-18	86
2018-19	30
TOTAL	270
Average per annum	33.8

- 6 Since the publication of the Draft Local Plan (August 2016, which was based on monitoring data up to 31st March 2016) an analysis has been carried out of sites that were not allocated and were not SHLAA sites in 2016/17, 2017/18 and 2018/19. We have used information from the 2010, 2013 and 2016 SHLAAs. This indicates that in addition to the above sites of less than 0.2 hectares and less than 5 units the following net completions have taken place on larger sites over the last two years:

Year	Completions on sites larger than 0.2 hectares or 5 units (not proposed to be allocated and not a SHLAA site)
2016-17	49
2017-18	26
2018-19	214
TOTAL	289
Average per annum	96

Conclusion

7. The Borough Council considers there is still evidence to show there should be a windfall allowance within the Plan. It can be made up of two components. The first being sites of less than 0.2 hectares or 5 units or less and the second being larger sites not previously available. The following table takes these components and adds them together and gets an average of around 119 units per annum:

	Completions on sites larger than 0.2 hectares or 5 units (not proposed to be allocated and not a SHLAA site)	Net Completions on small sites of less than 0.2 hectares and 5 or less units	
2016-17	49	78	127
2017-18	26	86	112
2018-19	214	31	245
TOTAL	289	195	484
Average per annum			161

- 8 It is considered that taking into account an element of discounting that continuing with 60 units per annum is considered to be robust and justified.

Information on Expired Dwellings since 2011
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Table 1: Number of expired dwellings per annum

Year	No. of dwellings with planning permission	Number of dwellings expiring during year	Number of dwellings expiring shown as a % of total dwellings with planning permission
2011/12	733	9	1.23
2012/13	827	10	1.21
2013/14	1006	69	6.86
2014/15	1020	77	7.55
2015/16	1056	19	1.8
2016/17	1135	23	2.03
2017/18	1306	10	0.77
2018/19	1279	19	1.49
Total	8362	236	2.82

Table 2: Details of expired housing sites with the number of units

EXPIRED SITES IN 2011/12	
60, High Street	2
Dunton Stables, Marston Lane	1
68 North Street, Atherstone	1
Rear of 92-94 High Street, Coleshill	3
Land adj 9 Green Lane, Grendon	1
TOTAL	9

EXPIRED SITES IN 2012/13	
Land rear of 113-121 Long Street, Dordon	3
Rear of 35 & 36 Springfield, Coleshill	1
Little Brook Farm, Ansley	1
6 Church St, Atherstone	3
1/2 Orchard Cottages, Atherstone	2
Total	10

EXPIRED SITES IN 2013/14		
Yew Tree Cottage, Hawkeswell Lane, Coleshill B46 3JQ	1	
Wantage Road, Grimstock Hill, Coleshill	1	
Slacks Farm, Pipers Lane, Ansley	1	
Land adjacent to the Dog Inn Public House, Marsh Lane Water Orton, B46 1NW	31	Discovered it is village green from 1960's
Former Michael Drayton Middle School, Church Road, Hartshill	35	
Total	69	

EXPIRED SITES IN 2014/15		
Nursery Farm Barn, Ansley Common	2	
Ivy House, Taverners Lane, Atherstone CV9 2BA	14	Business stayed in use
Land adj to 3 St Nicholas Estate, Baddesley Ensor	1	
Land adj 18 Newlands Road, Baddesley Ensor	1	
Kerrycroft, Coventry Road, Kingsbury B78 2LJ	1	
Caldecote Hall Industrial Estate, Caldecote Hall Drive, Caldecote CV10 0TW	4	
157-159 (Atherstone Garage), Long Street, Atherstone	40	
Bridge House, Coleshill Road, Atherstone CV9 2AD	14	
TOTAL	77	

EXPIRED SITES IN 2015/16		
Achray, Coventry Road, Kingsbury, Tamworth B78 2NP	4	
12 Fosters Yard Hotel, Market Street, Polesworth	12	
Holly Cottage, Pooley Lane, Polesworth B78 1JD	3	
TOTAL	19	

EXPIRED SITES IN 2016/17		
The Vicarage, Newlands Road, Baddesley	2	
Land at 8 Potters Lane, Polesworth	1	
Hollies Cottage, Church Rd, Dordon	1	
Poplars Yard, New Road, Shuttington	5	
Homer House, Kingswood Avenue, Corley	1	
Reynolds Cottage, Square Lane, Corley	1	
91 Ratcliffe Road, Atherstone	4	
United Reformed Church, Keys Hill, Baddesley Ensor	4	
Land adjacent to 1 Ivyleigh Villas, Church Lane, Shuttington B79 0EB	1	
75 Coleshill Road, Hartshill CV10 0NZ	1	
30 & Ivydene, Grendon Road, Polesworth B78 1HB	1	
Cow Lees Cottage, Astley Lane, Bedworth CV12 0NF	1	
TOTAL	23	

EXPIRED SITES IN 2017/18		
Slacks Farm, Pipers Lane, Ansley	1	
Grendon Boarding Kennels	5	
Nether Cottage, 72 Coton Road, Whitacre heath	1	
Kingsbury Mile, Nether Whitacre	1	
Heathland Farm, Nether Whitacre	2	
TOTAL	10	

EXPIRED SITES IN 2017/18		
The Chestnuts, Watling St, Grendon	3	
32 Tamworth Road, Polesworth	2	
70 New St, Dordon	4	
Hatters Arms, Church Road, Warton	7	
The Bungalow, Park Lane, Astley	1	
51 Kings Avenue, Atherstone	1	
Hartshill Grange, Grange Road, Hartshill	1	
TOTAL	19	

Land east of Polesworth and Dordon Site Allocation

Housing Trajectory

The housing trajectory in respect of land to the east of Polesworth and Dordon has been informed by information provided on behalf of the landowners; namely the Church Commissioners for England (CCE), Cathedral Agricultural Partnership (CAP) and The White's. It is expected that following adoption of the Local Plan towards the end of 2018, the landowners will prepare and submit outline planning applications around the end of 2018 / spring 2019 which accord with an agreed site-wide masterplan framework. It is expected that outline planning permissions will be secured by approximately autumn / winter 2019 which will allow for the preparation and submission of reserved matters applications towards the end of 2019 / early 2020. It is estimated that reserved matters approval will be obtained by around summer 2020 allowing enabling works and access works at the site to commence the same year.

It is expected that the site will start to deliver dwellings around Q3 2020, within the first five years of the plan period (1st April 2017 – 31st March 2022). This could include 25 completions on land immediately south of the Taylor Wimpey development at Polesworth (south of Grendon Road) via an extension of the access road on land owned by The Whites, and 25 completions at the southern end from the A5 on land owned by the CCE. This is based on a six month period from October 2020 to March 2021 at a delivery rate of 50 dwellings per annum with one outlet each on the CAP and CCE sites.

Delivery will increase from year 6 with the opening of more outlets. It is anticipated that from year 6 there will be 4 outlets across the whole site each delivering 50 dwellings per annum, which provides a combined delivery rate of 200 dwellings per annum. This will mean that between years 6 – 15 of the plan period the site will deliver 1850 dwellings. It is expected that the site will be complete by 2032 delivering at least 2000 dwellings.

Polesworth and Dordon Strategic Site	No. of units expected	First 5 years	5 – 10 years	10 – 15 years
	2000 minimum	1 st April 2017 – 31 st March 2022	1 st April 2022 – 31 st March 2027	1 st April 2027 – 31 st March 2032
		CC south of Dunns Lane – 75 CAP northern part of allocation – 75 Land south of The Beeches, Laurel Avenue, Polesworth – 31 units in Table 2 Total – 181	CAP/White – 492 CC – 493 Total – 985	CAP/White – 417 CC – 417 Total – 834

Years 1 – 5					Years 6 – 10					Years 11 - 15					Year 16
2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022	2022 – 2023	2023 – 2024	2024 – 2025	2025 – 2026	2026 – 2027	2027 – 2028	2028 – 2029	2029 – 2030	2030 – 2031	2031 – 2032	2032– 2033
	15	16	50	50	197	197	197	197	197	166	166	166	166	170	50

