



**North Warwickshire  
Borough Council**

**Steve Maxey** BA (Hons) Dip LG Solicitor

**Chief Executive**

The Council House  
South Street  
Atherstone  
Warwickshire  
CV9 1DE

Mr T Bristow  
Local Plan Inspector

Sent via email to Programme Officer

Switchboard : (01827) 715341

Fax : (01827) 719225

E Mail : |

Website : [www.northwarks.gov.uk](http://www.northwarks.gov.uk)

This matter is being dealt with by

: Mike Dittman

Direct Dial : (01827) 719451

Your ref : |

Our ref : |

Date : 10/02/2020

Dear Mr Bristow

**North Warwickshire Local Plan**

Thank you for your letter INSP19 seeking some further clarification. Please find below the Council's formal response to the issues you have raised. All documents referred to in this letter will be added to the examination library as well as be attachments to this letter unless otherwise stated. For ease of cross-referencing I have included the paragraph numbers from your letter, INSP19.

**Paragraphs 1 and 2 - Council's response:**

In relation to the Housing Infrastructure Bid (HIF) the Borough Council is still awaiting a decision from the DCHLG. The Council is aware of funding and underwriting of costs agreements/acknowledgement having been recently finalised between the DCHLG, Highways England and Warwickshire County Council. We do not yet have a specific date formally from DCHLG or the Treasury for a decision.

**Paragraph 3 - Housing Trajectory and Requirement Flexibility - Council's response:**

I can confirm the housing trajectory has been amended and attached to this reply as Appendix A. This trajectory was previously forwarded in the Council's response to the Inspectors letter INSP18 as – "NWBC24B Annex F - NWBC Response to INSP18 Updated Housing Trajectory" and is the Trajectory that prevails for the purpose of the Plan.

I note the Inspector's comments regarding maintaining a reasonable degree of flexibility/headroom for requirements and would re-iterate that the Submission Plan builds in this flexibility through a conservative application of densities applied to site capacities, a 5% buffer added to the overall requirement and applied to site allocations (Submission Local Plan, Chapter 14, Table 7, page 79) and the provision of the 'Reserve Sites' in Policy LP39a, which enables the identified reserve sites to come forward in the event of delay or failure in delivery of the allocated sites.

#### **Paragraph 4 - Windfall - Council's response:**

I can confirm that the figure for windfall should be 720, which reflects the plan period between 2022 – 2033, with no allowance made for the three preceding years 2018 - 21. The five-year land supply calculation sent in NWBC24 Annex H - NWBC Response to INSP18 5 Year Housing Report correctly used 720, with no allowance made for windfall for the three initial years. It was not however copied over into the actual trajectory. This 720-windfall figure will also be reflected or included in the Draft Main Modifications MM40, MM71, MM75 and table 8, which will be forwarded to the Inspector separately.

#### **Paragraph 5 - Affordable Housing - Council's response:**

It is not proposed to increase the affordable housing requirement to 47% as the Borough Council realises that there has to be a balance between the affordable housing provision, the provision of infrastructure with the overall viability of housing delivery. The evidence for the Local Plan shows that the sites being proposed are viable based on either 30% or 40% requirement and the Borough Council does not wish to change or re-open the evidence to support this at this stage in the Local Plan process. The Council's intention therefore is to retain the current policy approach and targets.

The Council's strategic viability assessment in 'NWBC13 Review and Update of the Council's Viability Assessment (Residential)' by consultants Adams Integra clearly indicates that affordable housing requirements and/or expectations of more than 40% on green field or 30% on pdl sites will be totally or very marginal in viability. There is considerable evidence available through the Council's previous SHMA and Affordable Housing needs assessments that the affordable housing need is significant and remains one of the main priorities for the Council for the future. For example, at the time of the adopted Core Strategy the need for affordable housing identified by the SHMA assessment exceeded, on an annualised basis, the housing requirement for the Borough.

However, viability for delivery remains a significant issue in a Borough with lower land values (perceived or real) and the conclusion arrived at by the NWBC13 assessment indicated any increase above that identified in the proposed Plan policy may have the effect of either discouraging sites from coming forward to address housing need or result in significantly reduced levels of services and infrastructure or off-site financial contributions for those sites that do come forward. This would significantly increase pressure on the Council and other authorities/service providers to address any shortfall in services and infrastructure needed to address the housing needs and impacts of the housing developments irrespective of whether they are for affordable or open market housing. The viability assessment noted that;

*"The 30% (and 40%) target takes account of the collective impacts on schemes with regard to the general direction of increasing planning obligations, build enhancements through increasing Building Regulations This study has tested Code Level 3 standards. All the positive recommendations put forward here show the achievability of reasonable sustainable construction standards alongside market delivery of affordable housing.*

*..... and..... In coming to this recommendation, we are also bearing in mind that affordable housing is not just about numbers, but also about dwelling types and mix, tenure, affordability, quality and choice"*

*(Source: NWBC13 Chapter 4 - Conclusions pages 39-42, paragraphs 4.1.7 & 4.1.8)*

#### **Paragraph 6 - Site H3 - Council's response:**

I can confirm Site H3 is to be deleted as a housing allocation in policy LP39 and transferred into policy LP39a as a "reserve site" with a new reference of RH3. This is to be reflected in the Draft Main Modifications MM72, MM73 and MM78.

## **Paragraph 7 - Lapse Rates - Council's response:**

The Inspector has asked for a number of clarifications in this paragraph which are dealt with in order below:

**NWBC24 Annex H sets out that a 'lapse rate' of 1.14% for permissions has been applied to five-year housing land supply calculations. Has that lapse rate also been applied to forecast supply from allocations?**

I can confirm that a lapse rate has not been applied to the housing allocations. The Plan has been produced on the reasonable expectation of all the allocated sites coming forward to deliver the housing requirement identified in the Plan. An allocation has followed lengthy discussion, negotiation and assessment of the sites along with/in conjunction with the relevant landowners' agents, consultants and developers, clearly indicating and evidencing the sites availability and deliverability. The Borough Council do not expect any significant lapse rate at all for site allocations, reflected in a significant number of which already have pending applications or approved planning consent (outline and detailed). Nevertheless, it should also be noted that the Plan provides for a 5% flexibility rate on allocations, which allows for more flexibility than the lapse rate referred to above (Submission Local Plan, Chapter 14, paragraph 14.3 & Table 7 page 79).

### **How has the figure of 1.14% been arrived at?**

I would draw the Inspectors attention to Appendix H to NWBC24, the current 5-year supply report where we established a lapse rate on the following basis:

*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.*

The Council is giving this issue further consideration and apologise for the delay this may cause the Inspector. We will aim to reply to the Inspector on this issue as quickly as we can.

**Appendix E to NWBC24 Annex H indicates a mean average of around 3%? Is the table below (in INSP19) accurate?**

The table the Inspector has included in INSP19 relating to lapse rates appears to be incorrect with some of the figures not sitting in the right line as shown in Annex E to NWBC24. I have attached a revised, corrected copy of the INSP19 table and figures for the Inspector's information in Appendix B.

The Council notes the Inspector's reference to the mean average of around 3% (2.82% actual). However, using the current annual % lapse rate provides a more up to date reflection of the current and pending market, avoids significant outliers such as the increases in years 2013 to 15 noted above, the occasional low lapse rate (e.g. 0.77 in year 2017/18 reflecting an uplift in the market) and the remaining 5 years averaged around 1 to 2%.

### **Should a lapse rate be applied to employment allocations?**

With reference to employment allocations the Council have not applied a lapse rate to employment. This has not been considered necessary as the supply and need identified in the Local Plan is based on the supply of extant planning consents, completions and current allocations with any lapses or expiries for current employment consents being factored into the overall requirement (Source: CD8/6 ELR para 2.50 Table 2 line E). This is not an issue that has previously been raised at the hearings in relation to employment land supply. The employment requirement also takes account of the additional 3790 dwellings from the Birmingham shortfall (CD8/7) to provide a balance between housing and employment needs and delivery, thereby reflecting the flexibility built into the housing requirement and site allocations (a 5% flexibility rate on site allocations is included to ensure flexibility, choice and competition in the market for land).

Also the Council have identified specific “existing industrial estates” under Policy LP12 for retention for employment uses, with protection/constraint in Policy LP11 against any redevelopment of these areas and employment planning consents implemented/completed to address pressures for economic growth and ensure availability of sufficient economic and employment opportunities for potential regeneration or redevelopment and re-use. Employment and commercial sites below 0.4 ha in size also do not feed into the monitoring of employment sites in determining overall requirements but are still monitored for small scale supply information.

**Paragraph 8 – Development requirements as a “Minima” - Council’s response:**

The Borough Council notes the comments of the Inspector in respect of development requirements to be expressed as a minima, particularly in terms of the potential for the plan to be considered ‘unsound’ in the absence of this commitment.

Notwithstanding the Council’s concerns over expressing the housing requirement in policy LP6 as a minimum and the flexibility already built into the Plan through the site allocations and reserve sites potential capacities, the Borough Council will reluctantly accept a minimum housing requirement for the whole Plan requirement of 9598 homes. A Draft Main Modification has been produced to apply/indicate this commitment, which will be forwarded to the Inspector.

**Paragraph 9 – Policies Map and LDS - Council’s response:**

The Policies Map and all Map Insets from the submission plan will be updated to reflect the changes noted in the Main Modifications. Where omissions have been identified, such as the existing Industrial estates listed in Policy LP12 ‘Employment Areas’, these will be indicated/identified on the Policies Map in a Draft Modification. I can confirm that a draft Board report on updating the LDS is ready to go to Board as soon as the Local Plan can proceed.

**Paragraph 10 - Consultation - Council’s response:**

Having read para 9.3 of the updated Procedure Guide for Local Plan Examinations (see extract below) I consider that any consultation on further documents should be made available for comment at the same time as the Main Modifications are being consulted upon. This additional work/documentation has led to the Main Modifications and as the Local Plan was submitted in March 2018 it is my view that where possible the consultation should be carried out together. All new evidence base documents, such as the additional revised Sustainability Appraisal, that relate specifically to the Modifications will be made available for comment as part of the consultation process. It would be my intention to produce a list of all new material and point everyone to the examination website.

The following table indicates what I see as the possible next steps and ensure compliance with the above guidance and regulations;

Stage	Process	
1	<b>6 week Public Consultation</b> on the following; (same time period as Reg 19 stage): <ul style="list-style-type: none"> <li>• Inspector's Main Modifications</li> <li>• Updated sustainability appraisal (SA)</li> <li>• Additional SA considering the scale of growth</li> <li>• Any additional evidence base and supporting documents since the hearings</li> </ul>	
2	Representations from consultations above forwarded to Inspector	
3	Inspector decides whether to hold any further hearings, see below;	
	<b>YES</b>	<b>NO</b>
4	Hearings required	No further hearings
5	Any further Main Modifications which will require further consultation	N/A
6	Inspector's Report	Inspector's Report
7	Report considered by Executive Board and then Full Council	Report considered by Executive Board and then Full Council
8	Local Plan ADOPTED	Local Plan ADOPTED

The documents relating to the Submission Local Plan and the examination hearings continue to be available for inspection on the Council's website and will be available and linked to as part of the Modifications Stage.

I trust the above answers most of your remaining queries. An additional response will be sent in relation to the lapse rate as soon as possible. If you require any further information, please do not hesitate to contact me.

Yours sincerely

*M Dittman*

Mike Dittman  
Senior Planning Policy Officer

Appendix F Updated Housing Trajectory as at 31 March 2019 for Local Plan March 2019 based on 7963 figure.XLS

	Site		No of dwellings remaining	Draft submission local plan allocations	Allocation	No of dwellings	Total number of projected dwellings in the next 5 years	Gross completions up to 31/3/18 including previous years	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Comments	
PAP/2012/0180	42 Bretts Hall Estate, Ansley CV10 0PN	Ansley	2				2		2																
PAP/2015/0692	Land rear of Village Hall, Birmingham Road, Ansley ( Land rear of Ansley United Reform Church)	Ansley	27				27	7	7	7	7	6												All pre commencement conditions have been discharged	
PAP/2016/0519	Croft Mead Business Centre, Croft Mead, Ansley	Ansley	10				10			5	5													No known impediments	
PAP/2017/0178	The Gables, 1 Birmingham Road, Ansley	Ansley	1				1				1														
PAP/2017/0683	Former Ansley Social Club & 144 Birmingham Road, Ansley CV10 9PQ	Ansley	10				10		5	5														Recent approval	
PAP/2016/0738	Land rear of Ansley United Reform Church, Birmingham Road, Ansley	Ansley	15				15		5	5	5													This is Phase 2 of site 15 above. It is expected that both sites will come forward together	
PAP/2018/0031	34 Damson Tree Cottage, Birmingham Road, Ansley CV10 9PS	Ansley	6				6			3	3													Outline permission	
	Land north of Nuthurst Crescent, Ansley	Ansley	79				79		11	17	17	17	17											Outline – site linked to Phase 2 which is this appeal	
H22				Land at Village Farm, Birmingham Road	12	12	0							6	6									This is the next phase of a development which has already seen 9 completions	
<b>TOTAL</b>			<b>150</b>		<b>12</b>	<b>12</b>	<b>150</b>	<b>7</b>	<b>30</b>	<b>42</b>	<b>38</b>	<b>23</b>	<b>17</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>
PAP/2016/0199	Coleshill Road, Ansley Common	Ansley Common	0				0	72																This was a proposed Draft Local Plan allocated site which is now complete	
PAP/2017/0142	Nursery Barn, Coleshill Road, Ansley Common	Ansley Common	2				2		2																
PAP/2015/0546	Spinney Garth, Ansley Common, CV10 0PX	Ansley Common	2				2				2														
PAP/2017/0372	Land adjacent to Spinney Garth, Ansley Common	Ansley Common	4				4				4														
	Common Farm, Ansley Common CV10 0QL	Ansley Common	0				0	1																	
H20				Land south of Coleshill Road	450	450	0										50	50	50	60	60	60	60	60	Discussions have taken place with landowners and agents as well as WCC and the adjoining LPA – NBBC. These are ongoing. Access issues need to be resolved
<b>TOTAL</b>			<b>8</b>		<b>450</b>	<b>450</b>	<b>8</b>	<b>73</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>458</b>
PAP/2016/0640	Slowley Green Cottage, Tamworth Road, Arley	Arley	1				1				1														
PAP/2017/0129	Oakwood House, 111 Spring Hill, Arley CV7 8FE	Arley	1				1			1															
PAP/2017/0048	Former Medical Centre, Springhill, New Arley CV7 8FE	Arley	0				0	3																	
PAP/2017/0212	Corley Motors, George Street, Arley	Arley	10				10				5	5												A revised planning application has been submitted	
<b>TOTAL</b>			<b>12</b>		<b>0</b>	<b>0</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
PAP/2015/0033	Howe Green Farm, Howe Green Lane, Astley	Astley	1				1		1																
PAP/2015/0763	South East of Holly Bush Farm, Nuthurst Lane, Astley	Astley	3				3				3														
PAP/2015/0763	Land at buildings south south east of Holly Bush Farm, Nuthurst	Astley	3				3				3														



PAP/2014/0433	Land adj & rear of Manor Court, Newton Lane, Austrey	Austrey	4			4	0		2	2													
PAP/2014/0157	Applegarth & The Croft, Norton Hill, Austrey	Austrey	14			14	0		7	7													Reserved matters application for all 14 units has now been submitted
Reserved Matters A	Crisps Farm, Church Lane, Austrey	Austrey	40			40	0		10	10	10	10											Reserved Matters Approved and development has commenced
PAP/2018/0586	Land to the rear of Windy Ridge, Newton Lane, Austrey	Austrey	1			1				1													
PAP/2015/0350	Land north of Manor Barns	Austrey	0			0	23																
PAP/2018/0642	The Croft, Norton Hill, Austrey	Austrey	2			2		2															
PAP/2018/0543	South Hill Farm, Appleby Hill, Austrey	Austrey	1			1				1													
TOTAL			62		0	0	62	23	2	19	21	10	10										62
PAP/2016/0521	Baddesley Ensor, CV9 2DN	Baddesley Ensor	2			2	0			2													
PAP/2017/0335	Land adj 1 Jean St, Baddesley Ensor	Baddesley Ensor	3			3					3												
H15				Land at Church Farm		47	47	0					7	10	10	10	10						Discussion taken place with the owner of the site
TOTAL			5		47	47	5	0	0	0	2	3	0	7	10	10	10	10	0	0	0	0	52
PAP/2018/0379	Clyro, Tamworth Road, Bassetts Pole	Bassetts Pole	1			1					1												
TOTAL			1		0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
PAP/2017/0016	Land 80m east of Baxterley Equestrian	Baxterley	1			1				1													
PAP/2015/0491	Wigston Hill House, Black Smith Lane, Baxterley	Baxterley	1			1				1													
PAP/2017/0121	Latimers Rest, Hipsley Lane, Baxterley	Baxterley	0			0	1																
PAP/2018/0747	The Brambles, Main Road, Baxterley	Baxterley	1			1		1															
PAP/2018/0437	Rose Farm, Main Road, Baxterley	Baxterley	1			1					1												
TOTAL			4		0	0	4	1	1	0	2	0	1	0	0	0	0	0	0	0	0	0	4
PAP/2018/0213	Bodymoor Heath Farm, Dog Lane, Bodymoor Heath	Bodymoor Heath	2			2		2															
TOTAL			2		0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	Caldecote Hall Estate, Caldecote	Caldecote	2			2					2												
PAP/2019/0007	39-40 Caldecote Hall Drive, Caldecote	Caldecote	2			2					2												
TOTAL			4		0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
PAP/2018/0533	United Reform Church, Chapel End	Chapel End	6			6			3	3					0	0	0	0	0	0	0	0	
PAP/2016/0390	Adjacent to Wynn House, 60 High Street, Coleshill B46 1AZ	Coleshill	2			2				2					0	0	0	0	0	0	0	0	
PAP/2016/0001	76 High Street, Coleshill B46 3AH	Coleshill	0			0	1								0	0	0	0	0	0	0	0	
PAP/2016/0185	Land adj 3 Park Road, Coleshill	Coleshill	0			0	1								0	0	0	0	0	0	0	0	
PAP/2016/0682	54 Coventry Road, Coleshill	Coleshill	1			1			1						0	0	0	0	0	0	0	0	
PAP/2015/0584	Grimstock Hill, Coleshill	Coleshill	24			24				8	8	8			0	0	0	0	0	0	0	0	Outline
PAP/2017/0215	42 Parkfield Road, Coleshill, B46 3LE	Coleshill	3			3			3						0	0	0	0	0	0	0	0	
PAP/2016/0557	29 Lawnsdale Close, Coleshill B46 1BS	Coleshill	0			0	1								0	0	0	0	0	0	0	0	
PAP/2016/0729	Hereford House, 104 High Street, Coleshill B46 3BL	Coleshill	0			0	2								0	0	0	0	0	0	0	0	
PAP/2016/0657	Land opposite 10 Southfields Close, Coleshill	Coleshill	1			1			1						0	0	0	0	0	0	0	0	



Appendix F Updated Housing Trajectory as at 31 March 2019 for Local Plan March 2019 based on 7963 figure.XLS

PAP/2016/0723	Hallmark House, Lichfield Road, Grimstock Hill, Coleshill B46 1LE	Coleshill	1			1	8	1															8 COMPLETED, 1 UNDER CONSTRUCTION
PAP/2017/0214	The Arches, 1,2,3 & 16 High Street, Coleshill B46 1AZ	Coleshill	0			0	3																
PAP/2017/0267	St Andrews, 37 Blythe Road, Coleshill B46 1AF	Coleshill	10			10		5	5														Revised planning application submitted to vary condition to vary phasing but no change to numbers
PAP/2017/0412	61 Coventry Road, Coleshill B46 3EA	Coleshill	0			0	9																
H5 - PAP/2017/0157	Blythways, Blythe road, Coleshill B46 1AH	Coleshill	40			40		10	10	10	10												Work has started on site with the site being cleared.
PAP/2017/0662	23 Springfields, Coleshill B46 3EG	Coleshill	1			1				1													
PAP/2018/0161	Ship Barn, Gilson Road, Coleshill	Coleshill	1			1					1												
PAP/2018/0426	Land rear of 80-82 High St, Coleshill	Coleshill	1			1					1												
PAP/2018/0078	80-82 High St, Coleshill	Coleshill	2			2					2												
PAP/2018/0350	Land adj Oak Lodge, The Drive, Maxstoke Lane, Coleshill	Coleshill	2			2					2												
PAP/2018/0092	Casita, Blythe Road, Coleshill	Coleshill	2			2					2												
H4	Leisure Centre site		23			23			13	10													Originally owned by NWBC. Sold to Arnold Holdings. Application submitted for 23 units
H6	Allotments adjacent to Memorial Park			30	30	0			0	0	0	0	0	10	10	10	0	0	0	0	0	0	Site owned by Coleshill Town Council. Pre-application discussions are ongoing. Allotments to move to the eastern side of the town.
<b>TOTAL</b>			<b>120</b>		<b>30</b>	<b>30</b>	<b>120</b>	<b>25</b>	<b>31</b>	<b>30</b>	<b>32</b>	<b>19</b>	<b>8</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150</b>
PAP/2014/0372	Birchley Hall Farm, Windmill Lane, Corley CV7 8AN	Corley	1			1			1														
PAP/2014/0570	Stonehouse Farm, Stonehouse Lane, Corley CV7 8AG	Corley	0			0	1																
PAP/2014/0573	Elmdene, Tamworth Road, Corley	Corley	1			1			1														
PAP/2015/0367	Cheshire Farm, Church Farm, Corley (2)	Corley	0			0	1																
PAP/2018/0012	Corley Nurseries, Church Lane, Corley CV7 8BA	Corley	0			0	17																
PAP/2017/0309	Ivy Bank, Tamworth Road, Corley CV7 8BW	Corley	1			1			1														
PAP/2018/0658	Marslands Farm, Church Lane, Corley	Corley	1			1					1												
PAP/2018/0499	Springfield, Wall Hill Road, Corley Moor	Corley	1			1					1												
PAP/2018/0645	Holmfield, Bennetts Road North, Corley	Corley	1			1			1														
PAP/2018/0193	Beckfield Lodge Farm, Breach Oak Lane, Corley	Corley	1			1			1														
<b>TOTAL</b>			<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>19</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>
PAP/2016/0541	12 Church Lane, Curdworth B76 9EY	Curdworth	1			1				1													
PAP/2017/0216	Plot B Rear of 4-10 Kingsbury Road, Curdworth	Curdworth	1			1				1													
<b>TOTAL</b>			<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
PAP/2015/0031	Lees Cottage, Dordon Hall Lane, Dordon B78 1RU	Dordon	1			1			1														
Reserved matters ap	Shortwoods Day Centre, The Shortwoods, Dordon	Dordon	21			21			10	11													Reserved matters approved in October 2017

PAP/2016/0108	Land to north of Overwoods Road, Hockley B77 5NQ	Dordon	88			88			22	22	22	22												Application to discharge pre commencement conditions has been submitted
PAP/2016/0216	164 Long Street, Dordon B78 1QA	Dordon	1			1			1															
PAP/2016/0132	Land adj to Freasley Farm Barn, Freasley B78 2EY	Dordon	1			1		1																
H12 - PAP/2015/0215	Chapel House, Dunns Lane, Dordon	Dordon	8			8			4	4														Site now has consent for 8 units. Pre-commencement conditions approved October 2017
PAP/2016/0415	Barn South West of the Cottages, Freasley Common, Freasley	Dordon	1			1			1															
H11 - PAP/2017/0229	Windy Ridge, Dunns Lane, Dordon B78 1RS	Dordon	8			8			4	4														Site for sale. Application now in for 8 dwellings
PAP/2017/000659	Co-Op Late Shop, New St, Dordon	Dordon	12			12			6	6														
<b>TOTAL</b>			<b>141</b>	<b>0</b>	<b>0</b>	<b>141</b>	<b>0</b>	<b>2</b>	<b>48</b>	<b>47</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>141</b>
PFILXX/1381/1997/R	Metlins Barns, Shawbury Lane, Fillongley	Fillongley	1			1			1															
PAP/2016/0250	Land adjacent to Castle Close, Coventry Road, Fillongley	Fillongley	3			3			3															
PAP/2016/0336	Walkers Farm, Fillongley	Fillongley	4			4			2	2														
PAP/2016/0673	Prophets Farm, Green End Road, Fillongley	Fillongley	1			1			1															
PAP/2015/0502	L S Court Ltd, Coventry Road, Fillongley CV7 8DA	Fillongley	5			5				2	3													Outline – approval of reserved matters submitted
PAP/2017/0637	Colliers Oak Farm Cottage, Fillongley Road, Fillongley CV7 8PJ	Fillongley	1			1			1															
	Ashleigh, Coventry Road	Fillongley	5			5			2	3														Discharge of pre commencement conditions submitted
PAP/2017/0477	Land to the rear of 4 Adkins Croft, Fillongley	Fillongley	1			1			1															
<b>TOTAL</b>			<b>21</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>10</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21</b>
PAP/2018/0740	Rose Mount, Nuneaton Road, Furnace End	Furnace End	3			3					3													
			<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
PAP/2017/0581	Mount Farm, Warton Lane, Grendon CV9 3DT	Grendon	0			0		1																
PAP/2017/0244	Grendon Boarding Kennels, Watling St, Grendon CV9 2PW (2)	Grendon	0			0		1																
PAP/2017/0307	Grendon Boarding Kennels, Watling Street, Grendon CV9 2PW	Grendon	0			0		1																
PAP/2017/0572	The Willow Trees, Willows Lane, Grendon CV9 2QG	Grendon	0			0		1																
PAP/2018/0247	Land to the rear of 17-19 Carts Lane, Grendon	Grendon	1			1					1													
H16		Grendon				7	7	0							7									
H17		Grendon																						WCC sold both sites to Keir Developments. Pre app discussions have been held. Pre application consultation with the community was carried out in March 2018. Issue of playing fields is being addressed through planning application and is being resolved to Sports England's satisfaction. Number of units is expected to be 56 and not 44

Appendix F Updated Housing Trajectory as at 31 March 2019 for Local Plan March 2019 based on 7963 figure.XLS

H18 PAP/2017/0156	Dairy House Farm (Phase 2)	Grendon	120			120			24	24	24	24	24																												Bellway Homes is the developer. Council has resolved to approve the planning application subject to a S106 Agreement. Bellway developed Phase 1 for 85 units. Appeal decision was on 27 March 2014 with the approval of the first discharge of conditions in Dec 2014. The last discharge of conditions was approved in Feb 2016 (drainage). The site was then completed in the 2016/17 monitoring year.
PAP/2016/0430	Land opposite Thompsons Meadow, Spon Lane, Grendon	Grendon	10			10				5	5																											Appeal site			
PAP/2018/0674	Boot Hill Methodist Church, Boot Hill, Grendon	Grendon	0			0	1																																		
<b>TOTAL</b>			<b>131</b>	<b>51</b>	<b>51</b>	<b>175</b>	<b>5</b>	<b>24</b>	<b>40</b>	<b>40</b>	<b>36</b>	<b>35</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>				
PAP/2016/0058	150 Coleshill Road, Chapel End, CV10 0PF	Hartshill	2			2			2																																
PAP/2016/0551	Chapel End Social Club, 50 Coleshill Rd, Hartshill	Hartshill	13			13			5	8																															
PAP/2015/0574	Land at 15-19 School Hill, Hartshill	Hartshill	2			2				2																															
PAP/2016/0400	Barn Fishery, Atherstone Road, Hartshill CV10 0JB	Hartshill	1			1					1																														
PAP/2016/0656	Land rear of Drayton Court, Trentham Road, Hartshill	Hartshill	0			0	1																																		
PAP/2015/0699	31 Plough Hill Road, Chapel End CV10 0PJ	Hartshill	9			9				4	5																														
PAP/2016/0214	Land north of Moorwood House, Morwood Lane, Hartshill	Hartshill	1			1					1																														
PAP/2016/0410	Kirby Glebe Farm, Atherstone Road, Hartshill CV10 0TB	Hartshill	1			1					1																														
PAP/2017/0523	18C Coleshill Road, Chapel End CV10 0NY	Hartshill	2			2			2																																
PAP/2017/0692	Hartshill Grange, Grange Road, Hartshill	Hartshill	1			1					1																														
H19				Land between Church Road & Nuneaton Road		400	400	100																														Outline Planning application now submitted on 2 March 2018: PAP/2018/0140 by Tarmac who own the site. Total applied for is 382 units on part of the allocation. Site is within the adopted Hartshill Neighbourhood Plan.			
<b>TOTAL</b>			<b>32</b>		<b>400</b>	<b>400</b>	<b>132</b>	<b>1</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>					
PAP/2017/0213	Croxall Farm, Hoggrill's End Lane, Hoggrill's End B46 2DA	Hoggrill's End	3			3					3																														
<b>TOTAL</b>			<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>				
PAP/2017/0311	33 Hurley Common, Hurley CV9 2LS	Hurley					1																																		
PAP/2016/0690	New House Farm, Foul End Lane, Hurley CV9 2JW	Hurley	3			3					3																														
<b>TOTAL</b>			<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>				
PAP/2016/0196	161 Tamworth Road, Kingsbury B78 2HJ	Kingsbury	1			1				1																															
PAP/2015/0766	The Barn, Bodymoor Green Farm, Coventry Road, Kingsbury	Kingsbury	1			1				1																															
PAP/2017/0686	Manor Farm House, Tamworth Road, Kingsbury B78 2DS	Kingsbury	2			2				2																															
<b>TOTAL</b>			<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>					
PAP/2016/0566	Elmdon, Kingsbury Road, Lea Marston B76 0DP	Lea Marston	1			1			1																																
PAP/2017/0102	Coton House, Haunch Lane, Lea Marston B76 0BX	Lea Marston	10			10					5	5																										Application has been made to vary planning permission. This is in relation to the design and layout but will not affect the overall numbers.			

PAP/2017/0627	Cedar House, Kingsbury Road, Lea Marston B76 0DS	Lea Marston	5			5				2	3												Outline permission
<b>TOTAL</b>			<b>16</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>
PAP/2016/0451	Land to rear 49 Watling St, Mancetter	Mancetter	1			1				1													
PAP/2017/0358	Purley Chase Centre, Purley Chase Lane, Mancetter CV9 2RH	Mancetter	2			2					2												
PAP/2018/0378	Wathen Grange School, Church Walk, Mancetter	Mancetter	1			1				1													
<b>TOTAL</b>			<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
PAP/2016/0144	Castle Farm, Coleshill Road, Maxstoke, Coleshill B46 3DL	Maxstoke	5			5		3	2														Variation applied for
PAP/2017/0640	School Farm Barn, New End Road, Maxstoke	Maxstoke	1			1				1													
<b>TOTAL</b>			<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
PAP/2016/0637	High Ash Farm, Lodge Green Lane North, Meriden CV7 7HT	Meriden	2			2					2												
<b>TOTAL</b>			<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
PAP/2016/0277	Stoke End Farm, Middleton Lane, Middleton	Middleton	2			2				2													
PAP/2015/0404	Allen End Farm, Middleton Lane, Middleton	Middleton	0			0	2																
PAP/2017/0181	The Old Orchard, Church Lane, Middleton	Middleton	0			0	1																
PAP/2016/0662	The Willows Stables, Crowberry Lane, Middleton B78 2AJ	Middleton	1			1		1															
PAP/2017/0365	Woodlands, Coppice Lane, Middleton B78 2BS	Middleton	0			0	1																
PAP/2017/0437	Wood Farm, Coppice Lane, Middleton B78 2BT	Middleton					1																
PAP/2018/0022	Woodacres, Coppice Lane, Middleton B78 2BT	Middleton	1			1		1															
PAP/2018/0238	Newhouse Farm, Middleton Lane, Middleton	Middleton	1			1					1												
AP/2018/0673	Bercot House & Bercot Chalet, London Road, Middleton	Middleton	2			2					2												
PAP/2018/0598	Holly Lane Farm, Holly Lane, Middleton	Middleton	2			2		2															
<b>TOTAL</b>			<b>9</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
PAP/2017/0496	Copperfields, Dog Lane, Nether Whitacre B46 2DT	Nether Whitacre	1			1				1													
PAP/2018/0351	Willow Barn, Dingle Lane, Nether Whitacre	Nether Whitacre	1			1		1															
<b>TOTAL</b>			<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
PAP/2015/0401	Fir Tree Farm, Fir Tree Lane, New Arley	New Arley	0			0	1																
PAP/2016/0402	Fir Tree Farm, Fir Tree Lane, New Arley (2)	New Arley	1			1			1														
<b>TOTAL</b>			<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
H24 - PAP/2016/0266	Land at Manor Farm, Austrey Lane, Newton Regis	Newton Regis	14			14			7	7													Revised application has been sub mitted to increase numbers from 14 to 30 units (Table 2) Pending PAP/2017/0560

Appendix F Updated Housing Trajectory as at 31 March 2019 for Local Plan March 2019 based on 7963 figure.XLS

PAP/2017/0222	4 St Marys Grove, Newton Regis B79 0NJ	Newton Regis	2				2				2											
PAP/2018/0646	Land adj to 4 St Mary's Grove, Newton Regis	Newton Regis	1				1				1											
PAP/2018/0556	The Old Granary, adj Bladons Cottage, Main Road, Newton Regis	Newton Regis	1				1				1											
PAP/2017/0162	The Old Post Office, Main Road, Newton Regis	Newton Regis	1				1				1											
<b>TOTAL</b>			<b>19</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>
PAP/2014/0020	Gospel Oak Farm, Atherstone Road, Over Whitacre	Over Whitacre	0				0	1														
PAP/2014/0382	Collets Barn, Sandy Lane, Over Whitacre	Over Whitacre	1				1				1											
PAP/2015/0012	Oak Lee Rare Breeds, Sandy Lane, Over Whitacre B46 2ND	Over Whitacre	1				1				1											
PAP/2015/0101	Holt Hall Farm, Over Whitacre	Over Whitacre	2				2				2											
PAP/2018/0097	Builders Yard, Pound Lane, Over Whitacre	Over Whitacre	2				2				2											
PAP/2016/0483	Ash Cottage, 5 Monwode Lea Lane, Over Whitacre B46 2NP	Over Whitacre	0				0	1														
PAP/2016/0242	Holt Hall Farm, Atherstone Road, Over Whitacre (2)	Over Whitacre	1				1				1											
PAP/2017/0462	Land opposite Quarry House, Nuneaton Road, Over Whitacre	Over Whitacre	1				1				1											
<b>TOTAL</b>			<b>8</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>
PAP/2015/0178	Land South of Grendon Road, Polesworth	Polesworth	0				0	143														
PAP/2016/0510	Land adj to Lodge Cottages, Tamworth Road, Polesworth B78 1HX	Polesworth	5				5				5											
PAP/2016/0117	24 Tamworth Road, Polesworth B78 1JH	Polesworth	1				1				1											
H9 - PAP/2015/0634	5 Fairfields Hill, Polesworth B78 1HL	Polesworth	10				10				5	5										Site now has consent. Outline is for 10 units with 2 demolitions so 8 net. No known impediments
PAP/2016/0497	49 High Street, Polesworth	Polesworth	5				5				2	3										Outline
PAP/2016/0094	53 High Street, Polesworth B78 1DY	Polesworth	4				4					4										
PAP/2016/0710	A F Restoration, 14 Market Street, Polesworth B78 1HW	Polesworth	8				8				4	4										Recent permission
PAP/2017/0240	Land at rear of 8 Potters Lane, Polesworth	Polesworth	2				2				2											
PAP/2017/0636	Land adj 109 Grendon Road, Polesworth	Polesworth	1				1				1											
PAP/2018/0400	12 Market St, Polesworth	Polesworth	7				7				3	4										
Part of H7 - PAP/2016/0679	Land south of 1-7 The Beeches, Laurel Avenue, Polesworth	Polesworth	31				31				15	16										Current application seeking approval of reserved matters for 31 residential units
PAP/2017/0012	Holly Cottage, The Lynch, Polesworth	Polesworth	0				0	3														
PAP/2018/0408	11 Greenway, Polesworth	Polesworth	1				1				1											

Appendix F Updated Housing Trajectory as at 31 March 2019 for Local Plan March 2019 based on 7963 figure.XLS

PAP/2018/0513	112 Tamworth Road, Polesworth	Polesworth	2			2																			
PAP/2017/0424	H10 Former Polesworth Learning Centre	Polesworth	11			11				5	6												Application Ref No: PAP/2017/0424 PENDING - 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 formation of new vehicular access. There are conservation and heritage issues due to its location but these are considered to be resolvable.		
H8 Land west of Woodpack Farm			28			28	16	16	12														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 44 dwellings on rest of site. Bloor is applicant of larger part of site.		
H7	Land to east of Polesworth & Dordon			2000 - 31 1-7, The Beeches (above) = 1969	1969	100				20	20	20	20	20	197	197	197	197	197	166	166	166	166	220	Land south of 1-7 The Beeches, Laurel Avenue, Polesworth = 31 units. CC land South of Dunns Lane = 75. CAP land south of Dunns Lane = 75. CAP land Northern part of allocation = 75. BC is working with Hyas and Homes England to deliver this site. Regular 6 weekly meetings with agents, Hyas and Homes England taking place. Housing trajectory agreed and supplied by landowners/agents - Appendix F of DB's Proof on 5 year HLS. Joint evidence is being compiled for the Local Plan examination to provide the Inspector with information and comfort that this site will be delivered as per the trajectory. Infrastructure discussions including funding have been outgoing with a number of organisations including highways - both Highways England and WCC - education and health. Planning application is being progressed and expected to be submitted later this year. Housing trajectory attached as Annexe 1: Delivery of housing expected in at least two locations at the same time. 75 units to the south of Dunns Lane and 75 units on northern part of allocation. Multiple developers therefore expected.
H13	Land west of Robey's Lane			1270	1270	200						100	100	107	107	107	107	107	107	107	107	107	107	On going discussions with Hallam Land Management. Pre application discussions have taken place with members from both NWBC and Tamworth BC, as well as the community. Joint meetings (NWBC & TBC) have been held with infrastructure providers. Full application for 1500 units is expected in the summer 2018. Hallam (Jonathon Collins) has indicated there will be at least 2 developers delivering between 40 to 50 dwellings per developer. Pending PAP/2018/0755	
PAP/2018/0053	Land south of Gardeners Cottage, Pooley Lane, Polesworth	Polesworth	40			40					10	10	10	10										Appeal site	
<b>TOTAL</b>			<b>156</b>	<b>3239</b>	<b>3239</b>	<b>456</b>	<b>162</b>	<b>43</b>	<b>65</b>	<b>64</b>	<b>146</b>	<b>138</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>273</b>	<b>273</b>	<b>273</b>	<b>273</b>	<b>327</b>	<b>3395</b>		
PSHKXX/1425/1997	Overbarns, Daw Mill Lane, Shustoke	Shustoke	1			1			1																
PAP/2018/0153	The Elms, Shawbury Lane, Shustoke	Shustoke	2			2					2														
<b>TOTAL</b>			<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
PAP/2018/0369	Land & buildings adj to Poplars Farm, New Road, Shuttington	Shuttington	0			0	1																		
PAP/2018/0240	Brookside, Ashby Road, Shuttington	Shuttington	1			1					1														
H25	Land south of Shuttington Village Hall			24	24	24				6	6	6	6										Preliminary Inquiry submitted in February 2018 and responded to in March 2018 about the development of 24 units from Fisher German on behalf of the owners. This was a positive response providing the information that would be required as part of the planning application. Pending PAP/2019/0022		
<b>TOTAL</b>			<b>1</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
PAP/2016/0490	Fox & Dogs Inn, Orton Road, Warton, Tamworth B79 0HT	Warton	2			2					2														
PAP/2017/0304	Land between 23 & 25 Austrey Road, Warton	Warton	1			1			1																
PAP/2017/0237	Land rear of 1-6 Copeland Close, Warton	Warton	29			29			9	10	10												Approval of reserved matters for the erection of 29 dwellings – Development near completion		
PAP/2018/0228	1 Maypole Road, Warton	Warton	0			0	1																		
	Land opposite Thompsons Meadow, Spon Lane, Grendon	Warton	10			10			3	3	4												appeal site		

H26	Land north of Orton Road				88 (allocation split into 2) 72 & 56	128	128				28	28	24	24	24								The allocation is split into two. Discussions are taking place on the draft S106. Site A is land off Orton Road: WCC own the site. It was resolved in March 2018 to approve, subject to the signing of a S106, the outline planning permission for the erection of 72 dwellings with associated access, parking and landscaping Ref No. PAP/2016/0280. Site B is land off Little Warton Road: A planning application (PAP/2017/0202) has been submitted and it was resolved in March 2018 to approve subject to a S106. Walton Homes is the applicant. S106 negotiations are currently underway.				
Outline	Land south of Warton recreation ground		98				98				18	20	20	20	20								Outline - Draft Local Plan Allocated site H27 Approval of reserved matters for 98 dwellings – development commenced				
Draft Local Plan Allocated Site			140				128		128		268		1														
H27 Approval of reserved matters – development commenced					Former School redevelopment site	48	48	0								8	10	10	10	10							
<b>TOTAL</b>			<b>0</b>			<b>48</b>	<b>48</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>		<b>48</b>					
PAP/2014/0521	Barn Owl Cottages (Units 11-12), Barnes Wood Lane, Whitacre Heath B46 2EF	Whitacre Heath	0					0					2														
PAP/2015/0287	The Coach House, 29 Birmingham Road, Whitacre Heath	Whitacre Heath	0					0					1		0												
<b>TOTAL</b>			<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
PAP/2018/0627	The Old Rectory (AKA Ash House), The Gravel, Wishaw	Wishaw	1					1																			
H14					Site at Lindridge Road adj Langley SUE	141	141	0								21	30	30	30	30			Site adjacent to Langley SUE. SPD from Birmingham City Council out for consultation.				
<b>TOTAL</b>			<b>1</b>			<b>141</b>	<b>141</b>	<b>1</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>21</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>				
PAP/2017/0009	Land at Delves Farm (adj to 33),(Land opposite Dovedale) Boulters Lane, Wood End CV9 2QF	Wood End	0					0					12														
PAP/2016/0033	Land adj Edge Hill House, Edge Hill, Wood End CV9 2QR	Wood End	3					3							3												
PAP/2016/0187	109 Tamworth Road, Wood End CV9 2QQ	Wood End	4					4							2	2											
PAP/2018/0470	Edge Hill House, Edge Hill, Wood End	Wood End	3					3							3												
PAP/2019/0015	Land adj to 16 Sherwood Close, Wood End	Wood End	1					1							1												
H28					Land south of Islington Farm	28	28	0								8	10	10					Pending PAP/2018/0762				
<b>TOTAL</b>			<b>11</b>			<b>28</b>	<b>28</b>	<b>11</b>			<b>12</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>Other sites expected to come forward</b>																											
		Warton	10		Trinity Close	10	10	10							5	5							NWBC site sold to developer of adjoining site with permission for 7 dwellings. This adjoining site is the Hatters site.				
<b>TOTAL</b>			<b>10</b>			<b>0</b>	<b>0</b>	<b>10</b>			<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>TOTAL</b>			<b>1279</b>			<b>6588</b>	<b>6467</b>	<b>2076</b>			<b>392</b>	<b>282</b>	<b>448</b>	<b>482</b>	<b>452</b>	<b>412</b>	<b>573</b>	<b>589</b>	<b>607</b>	<b>587</b>	<b>587</b>	<b>566</b>	<b>556</b>	<b>516</b>	<b>516</b>	<b>573</b>	<b>7746</b>
Annual requirement												203	203	203	203	203	300	300	300	300	300	719	719	719	719	719	6110
					total						windfall allowance						60	60	60	60	60	60	60	60	60	60	720
											<b>ANNUAL TARGET</b>	203	203	203	263	263	360	360	360	360	360	779	779	779	779	779	6830
Reserved sites post 2033																											

RH1	Dairy House Farm, Phase 3 & safeguarding route for dualling of A5	Grendon	360			360	<b>360</b>															360
RH2	Land north of Ansley Common	Ansley Common	388			388	<b>388</b>															388
							<b>748</b>															



## Corrected table from INSP19

<i>Year</i>	<i>Delivery all houses (NWBC11) net</i>	<i>Accumulating No of dwellings permitted (NWBC24 Annex H)</i>	<i>Proportion of consents to completions</i>	<i>Lapse/ permission expiry rate (NWBC24 Annex H) %</i>
2011-12	<del>98</del> 75	<del>723</del> 733	<del>13.55</del> 10.23	1.23
2012-13	<del>75</del> 38	827	<del>9.07</del> 4.59	1.21
2013-14	<del>38</del> 119	1006	<del>3.78</del> 11.83	6.86
2014-15	<del>119</del> 223	1020	<del>11.67</del> 21.86	7.55
2015-16	<del>223</del> 251	1056	<del>21.12</del> 23.77	1.8
2016-17	<del>251</del> 363	1135	<del>22.11</del> 31.98	2.03
2017-18	<del>363</del> 203	1306	<del>27.79</del> 15.54	0.77
2018-19	<del>203</del> 298	1279	<del>15.87</del> 23.3	<del>2.82</del> 1.49
<i>Total/Av.</i>	<del>1370</del> 1570	<del>8352</del> 8353	<del>15.62</del> 17.89	<del>3.03</del> 2.82

(Corrections shown by double strikethrough)

The table in INSP19 (above) does not appear to use or take account of the actual number of dwellings/consents lapsing/expiring. In the absence of this element it is unclear as to how the delivery of completions and completions can accurately or appropriately be used to calculate an expiry/lapse rate?

It is considered that a more appropriate and accurate assessment of lapse rate is calculated by comparing the number of planning consents that have expired to the current supply of extant dwellings/planning consents taken as an average over the Plan period. The average number of dwellings per annum over 8 years is 1045.25 dwellings. By applying the current 2018/19 years expiry/lapse rate of 1.49% to that average per annum figure gives 15.57 dwellings per annum, providing a total of 78 dwellings over the 5 year period (less than the original 110 figure used, which is closer to the 1.49% rate for 2018/19). Nevertheless, as highlighted by the Inspector, it is noted that if the average expiry/lapse rate of 2.82% was applied this would increase to 29 dwellings per annum and a total of 145 dwellings over the 5-year period. This issue is under further consideration.

The following table indicates the Lapse Rates per annum for application above.

**Table 1: Number of expired dwellings per annum**

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