

North Warwickshire Local Plan

Annual Monitoring Report

Up to 31 March 2024



**North Warwickshire
Borough Council**

What is an AMR?

The Annual Monitoring Report (AMR) provides information and data on the policies from the North Warwickshire Local Plan 2021. It helps to monitor the policies, seeing how progression is being made towards their implementation. This particular document is shorter and does not cover all the Policies contained in the Local Plan 2021 due to the limitations outlined below.

This is the third full AMR since the adoption of the North Warwickshire Local Plan 2021. The base data for the Local Plan is from the 1st April 2019. Where possible data is provided from 1st April 2019 to 31st March 2024.

Limitations:

Raw data for parts of the AMR is not readily available. There was an expectation the introduction of a new planning IT system would improve the situation. However, unfortunately, the transfer of planning systems currently underway, alongside recent changes to permitted development rights and Use Classes relaxation, has prevented the record details and data collection of applications affecting a number of policy areas for the last monitoring year. As a result some of the information is up to earlier monitoring years and, where relevant, this is explained in the main report.

Purpose of the Report

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the purpose of this AMR is to report on a range of matters including:

- Progress made against meeting the timetable specified in the Local Development Scheme (including reasons for any delay and the date of any adopted or approved documents);
- Details of any neighbourhood development order or neighbourhood development plan within the Plan area;
- Details on all Community Infrastructure Levy receipts or expenditure;
- Actions taken to meet the statutory Duty to Cooperate;
- The annual number of net additional dwellings and net affordable units delivered each year in the plan period;
- Any up-to-date information the local planning authority has collected for monitoring purposes

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Executive Summary




Summary of Local Plan Policy




Policy	Title	Indicator/ metrics	Target	
LP1	Sustainable Development	Achievement of all indicators in the Local Plan which contribute towards LP1	i. All monitoring targets met or exceeded ii. Development supported by required infrastructure with reference to IDP and NWBC26 Appendix A	
LP2	Settlement Hierarchy	Achievement of all indicators in the Local Plan which contribute towards LP2	i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure, ii. All development outside of defined settlements justified and appropriate.	
LP3	Green Belt	Change to extent/ character of Green Belt Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)	i. Protection of Green Belt's essential characteristics and purposes, ii. Any inappropriate development justified by very special circumstances.	i  ii 
LP4	Strategic Gap	Change to extent/ character of Strategic Gap Numerical loss of area defined as Strategic Gap (in hectares/ square metres)	i. Retaining a meaningful gap within the terms of LP4 ii. Any exceptions to protection accorded via LP4 justified.	i  ii 
LP5	Amount of development	Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate Employment land delivered by Use Class and by hectare and	i. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B, ii. Minimum of 100 hectares of employment land delivered to 2033 in line with the employment	i  ii 




		square metre. Relative to the proportions given in figure 2 of ELR update (CD8/8)	land trajectory in Local Plan appendix B, iii. 19 permanent residential iv. Needs for travellers and travelling showpeople met with regard to latest evidence/ monitoring for policy LP10 v. Provision of adequate infrastructure to support development requirements, vi. Maintenance of a five-year supply of deliverable housing sites.	<div>i </div> <div>ii </div> <div>iii </div> <div>iv </div>
LP6	Additional employment land	Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.	Report trend	
LP7	Housing development	Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C sets out relevant studies)	i. Increased availability of homes to meet the needs of the following groups: <ul style="list-style-type: none"> • older people • younger people/ starter homes • people with disabilities • special needs housing (including sheltered or care accommodation and communal establishments) • custom/ self-build housing ii Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site	<div>i </div> <div>ii </div>

LP8	Windfall Allowance	Level of development (links with monitoring of LP2 and LP5)	i. 60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)	
LP9	Affordable Housing Provision	Amount of affordable housing provision	i. Affordable houses delivered () by type and tenure to meet target provision and mix in policy LP9, ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.	
LP10	Gypsy & Travellers Sites	Amount of provision (links with LP5) Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils	i. Pitch provision to meet needs established via policy LP5 in accordance with the locational and other requirements of policy LP10, ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA).	i  ii 
LP11	Economic Regeneration	Employment generation and diversification (links with LP12 and LP13)	i. Increased and broadened/ diversified employment provision relative to the objectives in LP11 ii. Existing provision safeguarded unless loss is justified.	
LP12	Employment Areas	Existing employment base maintained (links with LP11 and LP13) Employment land change by Use Class and by hectare and square metre	Report trend	
LP13	Rural Employment	Farm and rural business growth and diversification, including number of proposals for re-use of existing	Report trends	


		buildings (links with LP11 and LP12)		
LP14	Landscape	Maintenance or enhancement of landscape character, including in respect of protective designations	Report trends	
LP15	Historic Environment	<p>Conservation and enhancement of the historic environment and heritage assets</p> <p>Number of applications approved contrary to advice of English Heritage.</p> <p>Number of applications refused owing to impact on historic environment.</p>	Reduce number of assets on Heritage at Risk Register	
LP16	Natural Environment	<p>Protection and enhancement of the natural environment (links with LP17)</p> <p>Number of applications approved contrary to advice of Natural England.</p> <p>Number of applications refused owing to effects on natural environment.</p>	<p>i. Safeguard and improve/ enhance habitats and biodiversity</p> <p>ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16</p>	<p>i. </p> <p>ii. </p>
LP17	Green Infrastructure	Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)	<p>i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)</p> <p>ii. Increase in biodiversity enhancements</p>	<p>i. </p> <p>ii. </p>
LP18	Tame Valley Wetlands NIA including Kingsbury Water Park	Maintenance and enhancement of Nature Improvement Area	Report trends	
LP19	Local Nature Reserves	Protection or enhancement of the natural environment	Report trends	

LP20	Green Spaces	Protection of locally valued green spaces (links with LP22)	i. No loss of Local Green Space ii. Number of any unjustified losses	
LP21	Services and facilities	Maintained or improved vitality of town and neighbourhood centres Applications for change of premises from retail and main town centre uses to others Mix of Uses in defined town/ neighbourhood centres and vacancy levels Funding received for provision of community/ public services and facilities	i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21) ii. Report number of any unjustified losses iii. Appropriate contributions for services and facilities secured from development via planning obligations	
LP22	Recreation Provision	Improved availability and accessibility of recreation provision Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought	i. Report trends on number, area and facilities provided. ii. Monitor compliance with adopted SPD	
LP23	Transport Assessments	Development is accommodated within design capacity of road network as improved, Effects on road network are appropriate and linkages made with cycle and footpath networks where possible. Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.	i. No development approved with unacceptable effects on highway capacity or safety ii. Report trends.	i.  ii. 
LP24	Stations	Improved accessibility and facilities	Report trends	

LP25	Railway lines	<p>Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.</p> <p>Support relocation of existing lawful buildings, structures or uses displaced by HS2.</p>	<p>i. Allow for the creation and integration of HS2 into the Borough</p> <p>ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.</p> <p>iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.</p>	
LP26	Strategic Road Improvements	Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)	<p>i. Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5</p>	
LP27	Walking and Cycling	Improving provision and accessibility of walking and cycling routes across the Borough	<p>i. Development of a walking and cycling strategy by [date].</p> <p>iii. All development to make appropriate provision for such provision, including connection with existing routes.</p>	
LP28	Level crossings	Improvements made where affected by development or alternative arrangements proposed to ease traffic flow	Report trends.	
LP29	Development considerations	<p>Ensuring high quality of development in all respects</p> <p>Number of applications failing to comply with criteria 1 through 17.</p>	Report trends.	




LP30	Built Form	Ensuring high quality of development in all respects Number of applications failing to comply with criteria 1 through 17.	Report trends.	
LP31	Frontages, Signage and External Installations	Ensuring high quality of shop-fronts and advertisement (links with LP21)	Report trends.	
LP32	New Agricultural, Forestry and Equestrian Buildings	All additions/ new rural buildings to be justified and integrate appropriately with character	Report trends	
LP33	Water and Flood Risk Management	Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made Number of applications approved contrary to Environment Agency advice	Report trends	
LP34	Parking	Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	i. Report trends iii. No net loss of lorry parking provision without justification.	
LP35	Renewable energy and energy efficiency	Ensure all new development meets national requirements in respect of efficiency	Report trends	
LP36	Information and Communication Technologies	Greater connectivity	i. Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services	
LP37	Housing allocations	Amount of development and timing of delivery (see entry for LP5)	Report trends (see entry for LP5)	
LP38	Reserve Housing Sites	Contingency in the event that delivery falls short of trajectory in Local Plan	N/A	

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		Appendix C, targets set in respect of LP37 falter, if enabling infrastructure is required or if other specific justification for early release.		
LP39	Employment allocations	Amount of development and timing of delivery (see entry for LP5)	Report trends (see entry for LP5)	

1 Introduction

- 1.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to prepare an Annual Monitoring Report (AMR) following the adoption of a Local Plan. This is therefore the third full AMR since the adoption of the North Warwickshire Local Plan in September 2021.
- 1.2 The Local Plan monitoring year takes place between 1st April and 31st March. This is used by all local planning authorities as well as central government. Therefore, although the adoption of the plan took place part way through the monitoring year the full monitoring year from 1st April is used. The data in the Local Plan where relevant is as of 31st March 2021. Information in this AMR is provided where possible from 1st April 2019 which is the base monitoring year for the 2021 Local Plan.
- 1.3 The AMR goes through all of the Local Plan policies. It uses Chapter 15 of the adopted Local Plan as its basis for monitoring the progress towards the targets set out in that chapter.
- 1.4 In order to show where progress is being made a traffic light system is used to help with using the document.

Image	Is progress being made?
	Progress being made
	Neutral progress
	Progress not being made
Left blank	No monitoring year information available to update

2 Local Development Scheme (LDS)

- 2.1 The latest LDS was approved by the LDF sub-committee on 24th July 2024 and outlines the development plan documents and supplementary planning documents to be prepared. It is reviewed regularly. The latest version can be found at www.northwarks.gov.uk

Current stage of Production

- 2.2 Please refer to the latest version of the Local Development Scheme which can be found on the Council's website.

3 CIL

- 3.1 The Borough Council has not introduced CIL.

4 Infrastructure Funding Statement

- 4.1 The Infrastructure Funding Statement ("IFS") is an annual report published to provide a summary of all financial contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy contributions ("CIL") within the Borough for a given financial year. As the Borough Council is not a Charging Authority under the CIL Regulations this IFS only relates to Section 106 contributions. The Statement covers the period up to the end of 31st March 2024.
- 4.2 It is attached as Appendix A to this report and can be found at [Infrastructure Funding Statement | North Warwickshire \(northwarks.gov.uk\)](https://www.northwarks.gov.uk/infrastructure-funding-statement).

5 Duty to Co-operate

- 5.1 The Duty to Co-operate is a legal requirement for the Borough Council to engage with other relevant authorities and bodies constructively, actively and on an ongoing basis for strategic planning matters. In addition, the National Planning Policy Framework (NPPF) sets out that authorities should produce, maintain, and update one or more statement(s) of common ground, throughout the plan-making process.

6 Neighbourhood Plans

- 6.1 As at March 2024 there were 9 made Neighbourhood Plans:
- Arley Neighbourhood Plan (adopted December 2016)
 - Austrey Neighbourhood Plan (adopted June 2017) – being reviewed
 - Coleshill Neighbourhood Plan (adopted June 2017)
 - Fillongley Neighbourhood Plan (adopted August 2019) – being reviewed
 - Hartshill Neighbourhood Plan (adopted March 2017)
 - Mancetter Neighbourhood Plan (adopted September 2017)

- Water Orton Neighbourhood Plan (adopted June 2022)
- Dordon Neighbourhood Plan (adopted December 2023)
- Nether Whitacre Neighbourhood Plan (adopted January 2024)

6.2 In addition, the Polesworth Neighbourhood Plan will be going to referendum in early 2025 and there continues to be some progress on Curdworth Neighbourhood Plan.

6.3 There are a further 2 Neighbourhood Plan Areas that have been formally designated:

- Atherstone covering Atherstone Parish and a small part of Grendon Parish
- Corley Parish

7 Performance Indicators

Table 2: NI 154 - Net Additional Homes Provided

	Annual Target	Gross completions	Demolitions	Loss	Net total
2019/20	203	240	18	2	220
2020/21	265	160	1	8	151*
2021/22	265	377	1	2	374
2022/23	265	168	3	1	164
2023/24	265	285	2	5	278

* Adjusted for covid – see LP5 for further information

Table 3: NI 155 - Number of affordable homes delivered

Year	Number of units
2019/20	28
2020/21	93
2021/22	76
2022/23	32
2023/24	17

Table 4: NI 159 - Supply of ready to develop housing sites

Year	
2019/20	7.13 years
2020/21	6.2 years*
2021/22	6.2 years
2022/23	5.3 years
2023/24	5.1 years

* Adjusted for covid – see LP5 for further information

Table 5: NWLPI 015 – Percentage of new homes built on previously developed land

Year	Conversion gross completions	COU gross completions	New build completions		Percentage
2019/20	3 pdl	13 pdl	55 pdl	71/160	44%
2020/21	16	1	70	87/160	54%
2021/22	6	10	98	114/187	61%
2022/23	10	0	50	60/168	36%
2023/24	0	41	44	85/285	30%

8 North Warwickshire Local Plan

- 8.1 The Local Plan was adopted on 29th September 2021. At Full Council in June 2023, it was agreed that the review of the Local Plan will take place once the new plan making regulations are in place.

9 Policy by Policy

- 9.1 The following section goes through the Local Plan policy by policy providing a commentary or statistics to provide information on the latest situation of each.

LP1 Sustainable Development

Indicator/ metrics
<i>Achievement of all indicators in the Local Plan which contribute towards LP1</i>
Targets
<i>i) All monitoring targets met or exceeded</i>
<i>ii) Development supported by required infrastructure with reference to IDP and NWBC26</i>
<i>Appendix A</i>

i) All monitoring targets met or exceeded

Good progress has been made on the policies from the Local Plan as can be seen through this report. However, further improvements need to be made to data collection to enhance our knowledge and understanding of the policies. A new planning IT system is to be introduced to replace the current iLap system. However, changes to service supplier have created further delays in delivery. This has impacted on our ability to monitor some Policy areas for 2023/24, which will be highlighted in the relevant policy areas. As this is being introduced officers are working on ensuring monitoring can more easily be carried out.

ii) Development supported by required infrastructure with reference to IDP (Infrastructure Delivery Plan) and NWBC26 Appendix A

The Borough Council produces an annual Infrastructure Funding Statement each year. The latest available is provided in Appendix A. This outlines the S106 contributions that have been secured as a result of planning permissions. The statement does not provide information on the infrastructure provided as part of the planning permission. For example, on-site open space provision or on-site affordable housing.

Other National infrastructure works that are being carried out within the Borough include HS2: Phase 1, which is currently under construction in the M42 corridor. Construction of the line is ongoing with significant works in the Water Orton/Coleshill/Curdworth area. Changes to HS2 have been introduced including cancelling Phase 2 of the project. However, legislation covering the route has been retained, with the Government reviewing their position they have inherited before setting out more detailed plans in due course, considering whether all or part of the route might be used for other transport projects. The changes are unclear as how they will affect North Warwickshire at the current time, particularly for the eastern leg section. The Government has yet to confirm how it intends to proceed with safeguarding and discretionary property schemes in the areas affected by the cancellation of Phase 2.

LP2 Settlement Hierarchy

Indicator/ metrics	
<i>Achievement of all indicators in the Local Plan which contribute towards LP2</i>	
Target	
<i>i.</i>	<i>Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure</i>
<i>ii.</i>	<i>All development outside of defined settlements justified and appropriate</i>

i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure

The Settlement Sustainability Assessment has been updated 2023 and this will provide part of the evidence base that will feed into the Local Plan review.

ii. **All development outside of defined settlements justified and appropriate**

It is considered that all development approved outside of defined settlement boundaries was justified and appropriate and accords with the requirements of Policy LP2.

LP3 Green Belt Change to extent/ character of Green Belt

<i>Indicator/ metrics</i>	
<i>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</i>	
<i>Target</i>	
i.	<i>Protection of Green Belt's essential characteristics and purposes</i>
ii.	<i>Any inappropriate development justified by very special circumstances</i>

The Green Belt within North Warwickshire was altered through the adopted Local Plan. This involved the removal of areas identified for development or with planning consent for development (In accordance with para 140 to 143, or as an agreed exception to National Planning Policy Guidance 2021 Para 149), including Hams Hall Power station B site, Housing Site at Lindridge Road, Wishaw, Water Orton New Primary School Site and redevelopment of part of former primary school site.

Following the removal of these areas from the Green Belt the remaining area is approximately 17,250 hectares. There have been no further applications approved that have impacted on or reduced this area contrary to Local or National policy. Two major applications were approved within the Green Belt, the Surf Park, application reference PAP/2019/0496 and the Wall of Prayer Landmark Structure, reference PAP/2019/0701, both are now under construction.

Further work remains ongoing for infrastructure development in relation to HS2 implementation. These works are approved on National Infrastructure need, through Act of Parliament, that is accommodated within National and Local Green Belt Policy.

Policy LP3 has operated well. In this monitoring year one Appeal was dismissed on Policy LP3 grounds, 'loss of openness' to the Green Belt as follows;

- Application Ref PAP/2020/0295, HGV Lorry Park and associated facilities, Land west of Hams Hall roundabout and south of Marsh Lane, Curdworth – Dismissed 19/12/2022

There are a number of further planning appeals pending within the Green Belt, the results of which will be updated in the following 2024/25 AMR.

LP4 Strategic Gap

Indicator/ metrics	
Change to extent/ character of Strategic Gap	
Numerical loss of area defined as Strategic Gap (in hectares/ square metres)	
Target	
i.	Retaining a meaningful gap within the terms of LP4
ii.	Any exceptions to protection accorded via LP4 justified.

Currently, Policy LP4 is performing well in relation to the aims of preventing settlement coalescence. There have been no planning applications submitted and/or approved within the Strategic Gap between 01/04/2023 and 31/03/2024 with no numerical/spatial loss of Strategic Gap area. There are pending planning applications for an outline application for B1, B8 warehousing development and lorry park site on land north-east of Junction 10 of the M42 Motorway, Dordon and an application for residential flats, off Tamworth Road, east of Bridge Street. However, this latter site also falls within, and impacts on, Flood Zones 2 and 3. The decisions on these proposals were still pending for the monitoring year 2023/24 and results will be updated in the next 2024/25 AMR when determined.

LP5 Amount of development

Indicator metrics	
<i>Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate</i>	
<i>Employment land delivered by Use Class and by hectare and square metre. Relative to the proportions given in figure 2 of ELR update (CD8/8)</i>	
Target	
i.	<i>Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B,</i>
ii.	<i>Minimum of 100 hectares of employment land delivered to 2033</i>
iii.	<i>19 permanent residential Gypsy & Traveller Pitches by 2033</i>

vi.	<i>Needs for travellers and travelling showpeople met with regard to latest evidence/monitoring for policy LP10</i>
vii.	Provision of adequate infrastructure to support development requirements
viii.	Maintenance of a five-year supply of deliverable housing sites.

i) Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B

The graph on page 22 of this report is an updated graph as originally shown in appendix B in the adopted 2021 Local Plan. (An additional year has been shown in Chart 1 to reflect the later delivery of Planning Consent on allocation H5) The stepped delivery of housing means that the annual completions are expected to reach the following:

Table 6: Expected Number of Dwellings expected per Annum to 2033

	<i>Dwellings per annum (dpa)</i>	<i>Total per period</i>
2011-16	203	1015
2016-24	265	2120
2024-25	390	390
2025-26	700	700
2026-27	725	725
2027-33	775	4650
	Total	9625

Chart 2 shows the progression towards the housing requirement of 9598. Currently it is expected that supply will deliver 9867 homes by 2033, a potential oversupply of 269 units. Furthermore, if the additional 794 units through Local Plan policy LP38 on Reserve Housing Sites RH1, RH2 and RH3 are included, a delivery of 10661 homes results, with an oversupply of 1063. The overall total potential supply exceeds the housing requirement as indicated in Chart 2 below.

Chart 1:

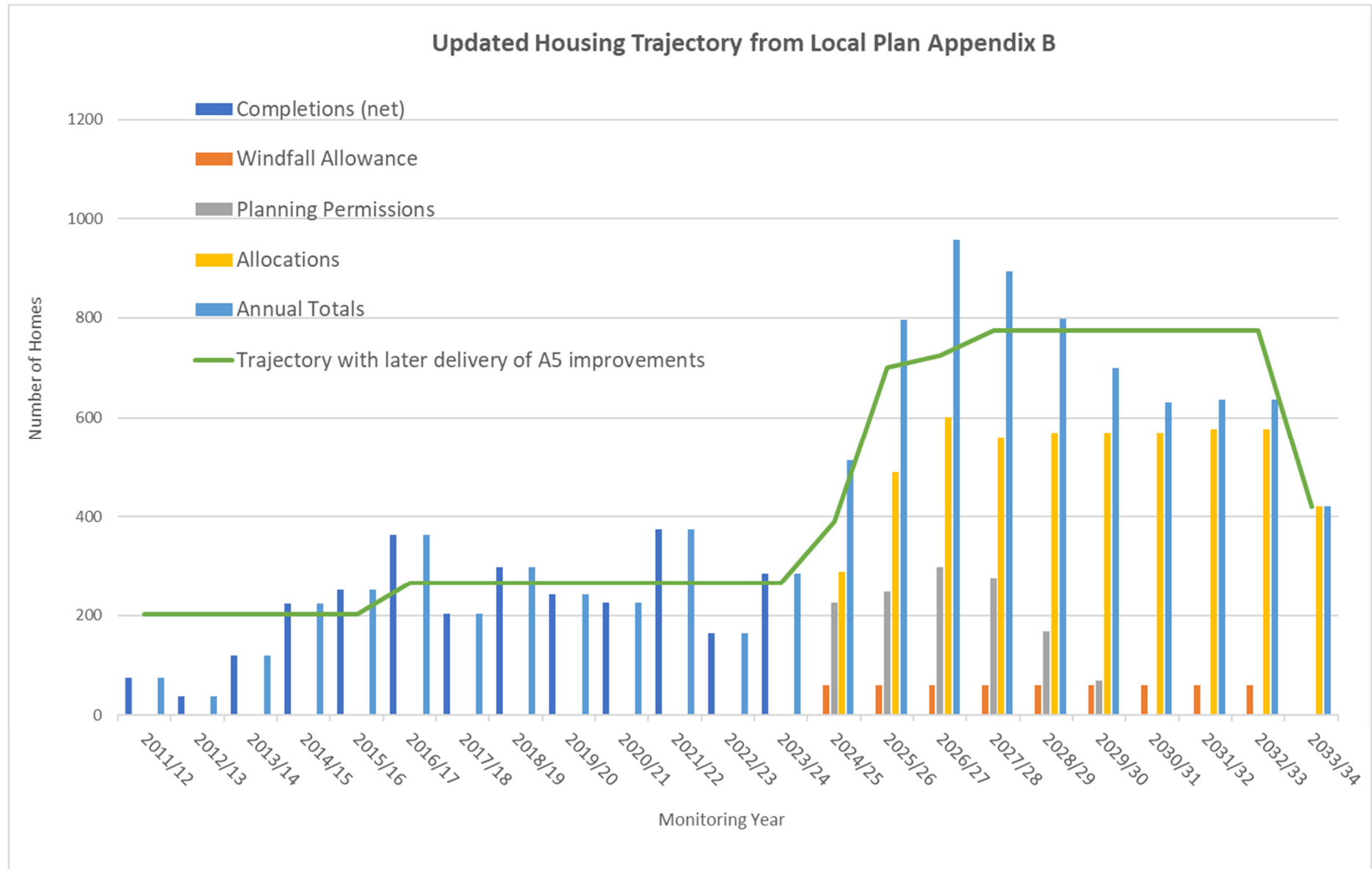
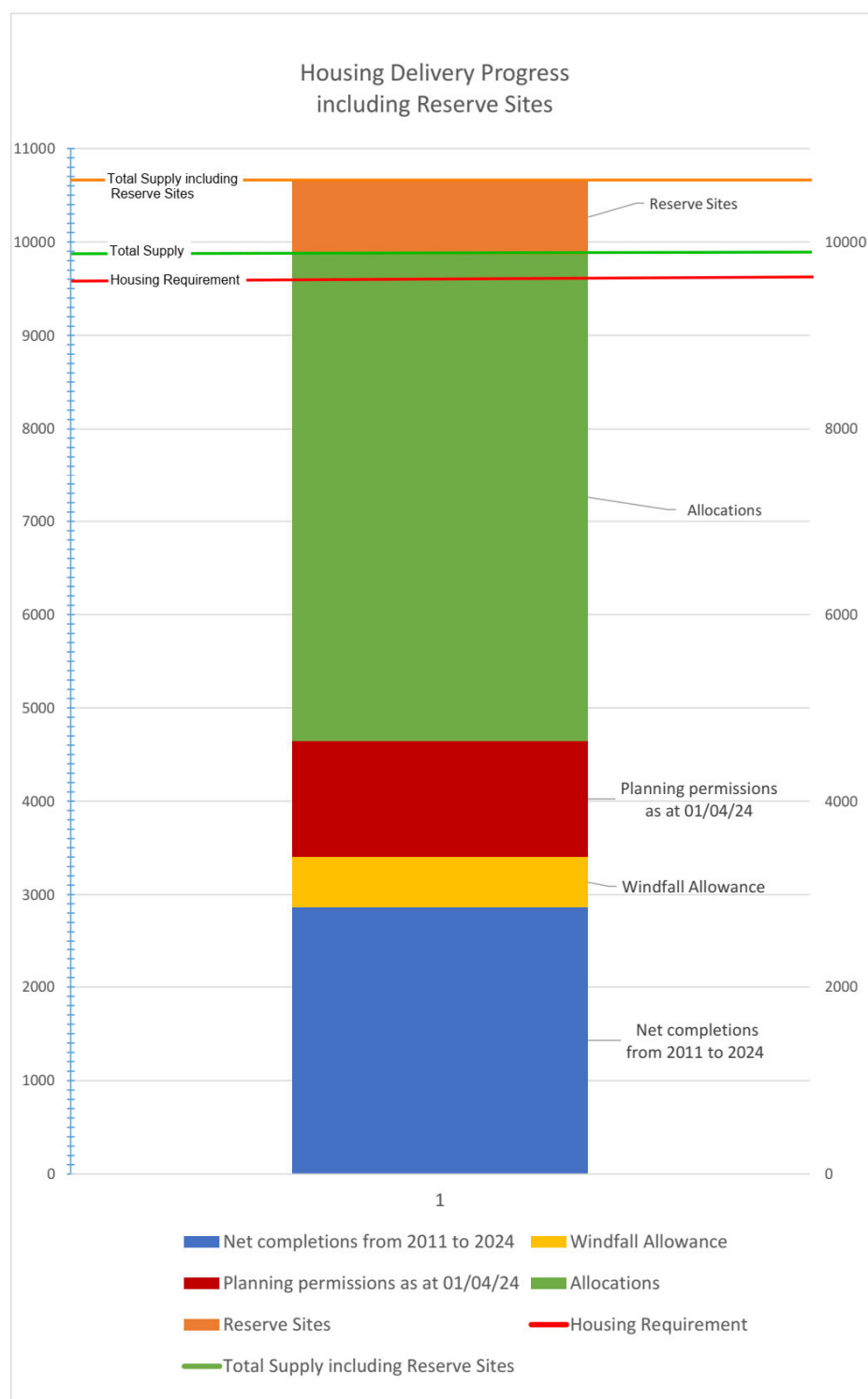


Chart 2: Housing Delivery Progress as at 31st March 2024

Housing Requirement	9598
Reserve Sites	794
Net completions from 2011 to 2024	2861
Windfall Allowance	540
Planning permissions as at 01/04/24	1245
Allocations	5221
Total Supply	9867
Total Supply including Reserve Sites	10661



ii) Minimum of 100 hectares of employment land delivered to 2033

As can be seen in the table below the total land supply for employment land stands at 170.51 hectares. The detailed information is supplied in Appendix C.

Table 7: Total Land Supply as at 31st March 2024

	over 0.4 hectares	under 0.4 hectares	Total
<i>Total Completions Since 2019/20 – 2023/2024</i>			
2019/20	0	0.39	0.39
2020/21	24.25	0.47	24.72
2021/22	42.79	0.25	43.04
2022/23	0.00	0.25	0.25
2023/24	3.49	-0.04	3.45
<i>Allocations In Local Plan</i>	57.2	0	57.2
<i>Outstanding Sites with Planning Permissions as at 2023/24</i>	23.14	0.32	23.46
Additional land at MIRA	18.0	0.00	18.0
Total	168.87	1.64	170.51
<i>Loss of employment land</i>	0	-0.04	-0.04
Overall Total	168.87	1.60	170.47

iii. 19 permanent residential pitches

Policy LP5 identifies a requirement of 19 traveller pitches between 2019 and 2033, as detailed in the November 2019 Gypsy and Traveller Accommodation Assessment (GTAA). In terms of travellers there has been a steady supply of pitches that have secured planning permission. Since 01/04/2019 24 pitches have been delivered to date as shown in Table 8 below.

Table 8: All Planning Permissions Granted Since 2019

Planning Reference	Total Pitches	Caravans: as per application at Appeal date.	Date
a) Kirby Glebe			
PAP/2019/0203	4	8	16/5/19
PAP/2019/0457 PAP/2019/0256	2	4	19/12/22
3 Planning Appeals (Combined Enforcement and Planning)	4	8	

	7	10	
b) Mancetter			
PAP/2018/0050	1	2	8/12/21
c) Corley			
PAP/2017/0547	2	4	29/8/19
PAP/2019/0529	2	4	9/12/21
d) Austrey			
PAP/2020/0156	2	4	29/06/2022
e) Kingsbury			
PAP/2023/0191	1	2	10/10/2023
TOTAL	25	46	

As noted, Policy LP5 identifies a requirement of 19 traveller pitches required between 2019 and 2033. 25 pitches have been completed/implemented. The 25 residential pitches granted consent between 01/04/2019 to 31/03/2024 shows good progress towards meeting the needs of Gypsy and Travellers in the Borough.

A Gypsy and Traveller DPD is expected to be incorporated in the next Local Plan Review to be undertaken once guidance is produced on the new plan making system.

The GTAA indicates a phased requirement that is shown as follows:

Table 9: GTAA Figure 19 extract – Need for Gypsy and Traveller households in North Warwickshire that met the Planning Definition by year and 5 year

5 yr period	0 - 5	6 - 10	11 - 14	
Years	2019-24	2024-29	2029-33	Total
No of Pitches	9	3	7	19
per/annum requirement	1.8	0.6	1.4	

Notwithstanding the provision of pitches Table 9 above indicates a 3 pitch requirement over the next 5 years (2023/24 to 2027/28, based on 5 years at 0.6 pitches per annum from GTAA 2019). There are currently no outstanding, unimplemented planning consents for pitches available to contribute towards future supply. The issues of need, supply and availability of sites and pitches will be addressed through the next Local Plan review, including the potential allocation of pitches.

There is no current evidence to suggest there is a need to meet a demand from travelling showpeople. There have been no enquiries or planning applications seeking to address showpeoples pitch needs during monitoring year 2023/24.

vii. Provision of adequate infrastructure to support development requirements

This will be kept under review as the Local Plan time period progresses.

viii. Maintenance of a five-year supply of deliverable housing sites.

The following tables provide the background information to the five-year housing land supply calculation.

Table 11: Local Plan expected supply as in Adopted Local Plan 2019

(Based on Local Plan housing trajectory to deliver 9598 homes 2011 to 2033)

a	Housing Requirement	As expressed in LP5	9598
	Part A		
b	Net completions from 2011 to 2024	Gross completions minus any losses including demolitions	2861
c	Planning permissions as at 01/04/24	1283 minus 3% for lapse rate = 1245	1245
d	Windfall Allowance	An allowance of 60 dwellings per annum (2024 to 2033)	540
e	Sub-total of supply	b+ c + d	4646
	Part B		
f	Outstanding Requirement	Land to be allocated (9598 – 4646) (a-e)	4952
g	Allocations	H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12, H14, H15, H16 and H17	5221
h	Reserve housing sites	(RH1, RH2 and RH3)	794
	Part C		
	Total Supply	up to 2033 b+ c + d +g =	9867
j	Supply	beyond 2033	294

(Note * =Number in the following table titles corresponds to line in table below)

Table 12: Housing Trajectory (5% requirement) (1)*

	Dwellings per annum (dpa)	Total per period
2011-16	203	1015
2016-24	265	2120
2024-25	390	390

2025-26	700	700
2026-27	725	725
2027-33	775	4650
Total		9625

Table 13: Historic Completions (12 years) (2)*

	Net	Pandemic adjustment
2011/12	75	
2012/13	38	
2013/14	119	
2014/15	223	
2015/16	251	
2016/17	363	
2017/18	203	
2018/19	298	
2019/20	223	243*
2020/21	151	226**
2021/22	374	374
2022/23	170	
2023/24	278	
Total		2861

* 1 month adjustment for 2019/20

** 4-months adjustment for 2020/21.

These calculations were done by dividing the number of homes actually completed in the 11 or 8 months and then multiplying this by 12.

Table 14: Projected Delivery from Allocated sites (8)*

Year	dpa
2024/25	288
2025/26	490
2026/27	601
2027/28	560
2028/29	570
Total	2509

Table 15: Sites with Planning Permission (9)*

As at 31st March 2024	1283
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Table 16: Windfall (10)*

Year	dpa
2024/25	0
2025/26	0
2026/27	0
2027/28	60

2028/29	60
	120

Table 17: Five-year housing Land Supply Calculation

The calculation of the five-year land supply on this basis is ...

1	Requirement 2011-23		3135
2	Net Completions 2011-24 – <i>adjusted for pandemic*</i>		2861
3	Shortfall		274
4	Requirement 24/25 – 28/29		3365
5	Requirement 24/25 – 28/29 + Shortfall (4 + 3)		3639
6	Buffer	5%	182
7	Total requirement (5 + 6)	764 dpa	3821
8	Supply from Allocated Sites**		2509
9	Sites with planning permission		1283
10	Windfall (Years 4 - 5)		120
11	sub-total of deliverable sites		3912
12	Lapse rate (-) 3% (of row 9)		38
13	Total Deliverable Supply (11 – 12)		3874
14	5YLS Position (13/7 *5 or 13 / 763 dpa)		5.1

Notes:

*Due to the pandemic and lockdown Government, in the housing delivery test, has included a 4-month adjustment for the 2020/21 year and 1-month adjustment for the 2019/20 year to the respective housing requirement figures. This has been reflected in the above through the expected housing completions in the last two years.

**Line 8: Expected supply from allocated sites based on the trajectories supplied to Local Plan examination.

LP6 Additional employment land

Indicator/ metrics
Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.
Target:
Report trend

Strategic Employment Study

Following the 2015 Strategic Employment Sites Study prepared by PBA and JLL a further study was commissioned in 2021. This was commissioned by Staffordshire County Council and the Black Country, Coventry and Warwickshire and Greater Birmingham and Solihull LEP's and was prepared by Avison Young / Arcadis. However, there were many shortcomings with the work and a further study was commissioned. The West Midlands Strategic Employment sites study (WMSESS) 2024, has been published since the end of the monitoring year for this AMR and will be reported in more detail in 2024/25 AMR.

Other Employment Land

In addition to the standard employment type uses and sites listed above, there are a number of other significant employment generating proposals/sites that are coming forward either as a result of national and/or regional needs or involve NPPF Para 149 exception compliance development within the Green Belt, for major outdoor recreational and landmark structure visitor facilities all of which are likely to generate reasonably significant levels of employment. The two main proposals have partially commenced development and include the following:

Table 18: Planning Applications of Other Employment Land

Reference number	Site Location
PAP/2019/0496	Proposed Wave Park Coleshill Manor Campus South Drive
PAP/2019/0701	The erection and operation of a landmark structure, with associated visitor centre and public open space (D2) Land Adjacent to Coleshill Manor Off South Drive, Coleshill

There have been no further significant employment site approvals in the last monitoring year, with the submitted planning application for the 57ha site and part allocated site E4, south of the A5 at MIRA Enterprise zone currently still pending.

LP7 Housing development

<i>Indicator/ metric</i>
Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C sets out relevant studies)

Target	
i.	Increased availability of homes to meet the needs of the following groups: <ul style="list-style-type: none">- older people- younger people/ starter homes- people with disabilities- special needs housing (including sheltered or care accommodation and communal establishments)- custom/ self-build housing
ii.	Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site

i. Increased availability of homes to meet the needs of the following groups:

Older People

Britannia Mill was granted planning permission for extra care accommodation. This proposal has yet to be started/implemented. In addition, further work is required to extract the information from the planning permissions to monitor this indicator.

Younger people/ starter homes and People with disabilities

Further work is required to extract the information from the planning permissions to monitor this indicator.

Special needs housing (including sheltered or care accommodation and communal establishments)

Further work is required to extract the information from the planning to monitor this indicator.

Custom/ self-build housing

There are 41 individual entries on the Custom/ Self Build Register for the period up to 31/03/2024, which is available on the Council's website – <https://www.northwarks.gov.uk/forward-planning/self-custom-build-brownfield-land-register>.

During the monitoring year six specific Self-Build or Custom Build applications were approved, relating to the 8th Base period 31/10/23-30/10/24 for the Government's self-build monitoring purposes, (this extends beyond the AMR end date 31/03/24), although a number have also

been submitted with decisions still pending. In addition there is future provision addressed through the Local Plan site allocations, including the requirement for self/custom build plots within the strategic Site Policies H1, H4 and H5. This should ensure future delivery and address Policy LP7 requirements over the Plan period. Unfortunately, further work is required to extract the information from the planning system to monitor this indicator.

ii Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site

Table 19 below provides information on the percentage of dwellings provided on sites which meet the policy requirement of being at a density of at least 30 dwellings per hectare.

Table 19: Housing Density

2023/24 Whole Borough	28.86 dwellings per ha
2023/24 Urban	37.31
2023/24 Rural	8.09

The average density of dwellings per hectare for the whole of the applications granted consent in the Borough area and extant for the 2023/24 monitoring year is 28.86 dwellings per ha. It should, however, be noted this figure includes properties arising from individual large bespoke properties in rural redevelopment locations, rural farm redevelopment sites and barn conversions all of which are significantly lower density development compared to the more typical average.

To provide a more accurate picture of average densities a figure excluding sites that are either not within current adopted settlement development boundaries or not within local plan allocated sites should be used.

When excluding rural exception sites outside adopted development areas and including only sites within designated Settlement Development Boundaries and Site Allocations (which includes sites adjoining development boundaries which comply with Policy LP2 requirements) a figure of 37.31 dwellings per hectare results. This increased density also reflects subdivision of buildings into flats within urban areas in the Borough.

For planning consents on sites outside designated Settlement Development Boundaries and Site Allocations an average density of 8.09 dwellings per hectare has been achieved, clearly

indicating the much lower density delivery and site circumstances (in relation to character/layouts) of proposals, including some large dwellings in large landscaped plots, within rural and green belt areas.

Nevertheless, notwithstanding the lower than LP7 sought density figures resulting in rural locations, planning decisions are applying/seeking LP7 density requirements and have previously been used as reasons for refusals for sites that do not comply with Policy LP7 densities, seeking a minimum 30 dwellings per hectare (whether classed as sites adjoining settlements listed in LP2, or identified as rural), noted in previous years AMR's.

LP8 Windfall Allowance

<i>Indicator/ metrics</i>
<i>Level of development (links with monitoring of LP2 and LP5)</i>
<i>Target</i>
<i>60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)</i>

A windfall site is defined in the NPPF as:

“Windfall sites: Sites not specifically identified in the development plan.”

It is a site that cannot be planned for and comes forward through the submission of a planning application rather than through a site allocation in a Local Plan. Table 20 below indicates the amount of development from windfall sites.

In the previous AMR 2022/23 information provided indicated that windfall applications had exceeded the expected 60 dwellings per annum over the last three years up to that point. However, it is important to note that there are some nuances in the interpretation of what makes a site a windfall site. It is generally considered that they should be small in nature and not have been identified as a development site in any form in the Local Plan process. This would include the Strategic Land Site Assessment which sits behind the Local Plan allocations.

Windfall can thus be interpreted and calculated in different ways and various figures are provided below.

From the Local Plan examination, it was expected that windfall would generally be those sites less than 0.2 hectares and/ or be for 5 units or less. The table below includes sites that are not allocated in the Local Plan and shows a continuing supply of windfall sites.

Table 20: Amount of Windfall

Year	Number of new Windfall Applications		No of windfall sites on list – all sites	Number of completions	
	Small site	Large site		Small site	Large site
2019/20	50	9	95	44	183
2020/21	34	7	147	30	96
2021/22	55	4	94	23	339
2022/23	45	3	182*	22	123
2023/24	27	0	162*	24	203

Note: Small sites - less than 0.2 hectares and / or have 5 units or less
Large sites - greater than 0.2 hectares and / or more than 5 units
* All sites excluding Allocated Local Plan sites

LP9 Affordable Housing Provision

Indicator/ metrics
Amount of affordable housing provision
Target
i. Affordable houses delivered by type and tenure to meet target provision and mix in policy LP9,
ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.

i. Affordable houses delivered by type and tenure to meet target provision and mix in policy LP9

The following table provides details of the amount of affordable housing provision compared to the total amount of housing completed over the last 4 monitoring years. As can be seen, although completions were high in 2021/22 they dropped between 2022/23 and current monitoring year 2023/24 and the percentage of affordable housing completions is relatively low at only 6% of gross completions. This may be as a consequence of there being no policy requirement to seek affordable housing on housing sites of less than 10 dwellings or less than 0.5 hectares. To reach the target of 40% of all completions to be affordable by 2033 this will need to be monitored closely over the coming years as the need for affordable housing is not diminishing.

Table 21: Number & Percentage of Affordable Units

Year	Gross completion of all dwellings	Net completions of all dwellings	Number of Affordable completions	% of affordable against gross completions	% of affordable against net completions
2019/20	240	223	28	12%	13%
2020/21	160	151	93	58%	62%
2021/22	377	374	76	20%	20%
2022/23	168	164	32	19%	20%
2023/24	285	278	17	6%	6%
TOTAL	1230	1190	246	20%	21%

ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9

The Borough Council's Annual Funding Statement sets out the amount of money received in terms of affordable housing provision. There will always be a lack between permissions being granted and the provision of affordable housing contributions as it will be triggered by a certain point in the construction of sites. The District Valuer has been involved in cases where viability has been given as the reasons why a contribution or direct provision on sites could not be achieved.

LP10 Gypsy & Travellers Sites

Indicator/ metrics
Amount of provision (links with LP5)
Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils
Target
i. Pitch provision to meet needs established via policy LP5 in accordance with the locational and other requirements of policy LP10,
ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA)

Please see the planning applications submitted for Gypsy and traveller sites and decisions made listed in Table 8 in the Policy LP5 section above.

As noted, Policy LP5 identifies a minimum requirement of 19 traveller pitches required between 2019 and 2033. The 25 pitches, granted consent between 01/04/2019 to 31/03/2024 highlighted in the section on Policy LP5 'Amount of Development', shows good progress towards meeting the needs of G&T in the Borough. The main issue arises that the lack of an 'available' capacity of vacant pitches.

This results in further windfall applications being received and dealt with under the auspices of Policy LP10. If refused, these often result in Planning Appeals. and where there is a lack of identifiable, available pitches/sites to service that demand (arising through inward migration or family growth on existing occupied pitches/sites) there is a significant likelihood of decisions going against the planning authority, despite the level of approvals noted above.

The need for the identification of further pitch capacity through new sites or within existing sites is therefore an issue that will need to be addressed through the forthcoming Local Plan review.

As previously noted in Policy LP5 section, there is no evidence to suggest there is a need to meet a demand from travelling showpeople. There have been no enquiries or planning applications seeking to address showpeoples pitch needs in 2022/23.

LP11 Economic Regeneration

Indicator/ metrics	
<i>Employment generation and diversification (links with LP12 and LP13)</i>	
Target	
i.	<i>Increased and broadened/ diversified employment provision relative to the objectives in LP11</i>
ii.	<i>Existing provision safeguarded unless loss is justified.</i>

Over the last four years (including the pandemic period) there have been a number of significant employment generating applications that have also contributed to the diversification of the Borough's employment base.

There are two significant strategic/regional related leisure facilities that have been approved including the “Wall of prayer” visitor attraction, east of Coleshill and the Surf Centre (training/education and visitor leisure facility). Both of which, when completed, are likely to generate and broaden local employment, with the Surf Centre facility estimated to create 100 full-time equivalent jobs and attract 250,000 visitors. These two sites have recently commenced development through the construction of the access road serving both sites/venues.

The online planning application reference are respectively as follows:-

Prayer Wall Landmark Art Structure and visitor centre – PAP/2019/0701 ,
Surf Centre Birmingham - PAP/209/0496.

No further major strategic applications that broaden the employment diversity outside of the general B2 and B8 uses, General Industrial and Storage and Distribution, were submitted in the last monitoring year.

LP12 Employment Areas

<i>Indicator/ metric</i>
<i>Target</i>
Existing employment base maintained (links with LP11 and LP13) Report trend
Employment land change by Use Class and by hectare and square metre

Further work is required to extract the information from the planning applications to monitor this indicator. Changes to regulations around “permitted development rights” involving employment and commercial change of use to residential without requiring a planning application, and a rationalising/simplifying of use classes between which commercial uses and properties can transfer, may make a detailed, accurate analysis of loss of employment land, or any changes of use resulting in loss of employment and commercial land or uses, difficult to track, particularly within Town Centres. Analysis of Business Rates may be the most useful method of monitoring these changes. Where possible other sources of data, such as business rates changes and other regulatory monitoring functions may need to be examined to provide some indication of trends and changes for this indicator.

LP13 Rural Employment

<i>Indicator/ metrics</i>
<i>Farm and rural business growth and diversification, including number of proposals for re-use of existing buildings (links with LP11 and LP12)</i>
<i>Target</i>
<i>Report trends</i>

The potential for redevelopment of farm buildings and diversification of farm businesses has been encouraged by recent changes to National planning policy and regulations for Prior Approvals under permitted development rights, where existing agricultural buildings can be changed to up to 5 dwelling houses.

Within the last three monitoring years the following planning consents for agricultural building conversions and/or ‘prior approval’ redevelopments’ to residential have been granted.

Residential:

19/20 – 48 applications approved; 8 sites completed
20/21 – 8 applications approved; 2 sites completed
21/22 – 12 applications approved; 0 sites completed
22/23 - 11 applications approved; 0 sites completed
23/24 - 4 applications; 1 site completed

In terms of similar applications or prior approvals for change of use and conversion or redevelopment to employment of other non-agricultural commercial uses the following numbers have been granted.

Employment:

19/20 NIL
20/21 1 application
21/22 NIL
22/23 NIL
23/24 NIL

As can be seen from the figures above, there remains clear pressure and financial preference to accommodating building conversions, C/U and/or Prior Approval redevelopments for residential and not employment uses. This is understandable given the current housing

pressures and needs and in the differing land/property values the two differing types of development will achieve.

There continues to be concerns that the impact of loss of agriculture infrastructure and operations along with limited employment diversification and commercial opportunities for farming businesses could be detrimental. The introduction of residential uses into working agricultural businesses can cause amenity conflicts (noise, fumes/dust etc) between the uses as well as putting pressures of provision of services and infrastructure in rural areas. This is an area and issue that may benefit from further monitoring and assessment, particularly if the benefit of diversification in farming through redevelopment is not leading to uses that either benefit agricultural businesses or results in diversifying and improving rural employment opportunities.

The impact on rural communities, settlements and their economies in terms of lack of rural employment opportunities, lack of rural commercial premises and impacts on sustainability generating greater pressure and need for car-based travel (in absence of comprehensive public transport or safe cycle ways/routes) need to be considered. The emerging Employment DPD will consider this issue and the possibility of seeking employment and commercial specific sites, with permitted development rights removed, in order to maintain some supply of small commercial and employment sites, uses and premises within rural areas.

One area of diversification receiving greater emphasis and pressure is the use of agricultural land and businesses for renewable energy projects particularly photovoltaic PVA "Farms and large scale Battery Storage facilities. A number of preliminary enquiries have been received and applications approved for such uses within the Borough over the last few years. The issue around potential impact on best quality agricultural land, and where such proposals should be focussed will be considered through the Employment Development Plan work.

LP14 Landscape

Indicator/ metrics
<i>Maintenance or enhancement of landscape character, including in respect of protective designations</i>
Target
<i>Report trends</i>

The Borough Policy has had success in safeguarding landscape character preventing adverse impacts by unacceptable developments for applications on the edge of the settlements Curdworth, Water Orton, Mancetter and Wood End. The last monitoring year three Appeals been dismissed on Policy LP14 grounds, in whole or in part, as follows;

- Application Ref PAP/2020/0295, HGV Lorry Park and associated facilities, Land west of Hams Hall roundabout was dismissed due to the moderate harm to the landscape character, its effect on the form and character of the area along with the impact on Green Belt. Dismissed 22/02/24
- Application Ref PAP/2022/0030, Seven Holiday Lodges and associated facilities at Chase Lane Mancetter. Dismissed 24/10/23.
- Application Ref PAP/2019/0679, 9 Dwellings at Land Opposite Delves Field Stables Boulters Lane, Wood End. Dismissed 03/04/23.

These successful appeals continue to indicate that the policy is being successfully used to address landscape impacts from development proposals and help maintain and protect the important landscape character within the Borough.

LP15 Historic Environment

Indicator/ metrics
Conservation and enhancement of the historic environment and heritage assets
Number of applications approved contrary to advice of English Heritage.
Number of applications refused owing to impact on historic environment.
Target
i. Reduce number of assets on Heritage at Risk Register

The Borough is home to a total of 614 designated heritage assets which Policy LP15 specifically seeks to protect as part of the Council's Local Plan commitment. The Council recognises that the Historic Environment is a finite and non-renewable resource afforded protection by the successful implementation of national and local policies. By protecting this resource, the Borough's local character, identity and distinctiveness are preserved, and its cultural, social, ecological and economic environments benefited. Numbers and types of heritage assets within the Borough are set out in the table below.

Table 23 – Numbers of Heritage Assets in the Borough

Heritage Assets	
Type of Asset	Number*
Total listed assets	614
Total Grade I, II* and II	584
Grade I	7
Grade II*	55
Grade II	522
Scheduled Monuments	27
Scheduled Parks and Gardens	3
Heritage at Risk Registered	13

* Figures published by English Heritage 14.11.2024 (accessed 07.02.2025)

The Local Plan sets out targets to accomplish during its lifespan. With regard to LP15 the Council aim at reducing the number of assets listed on the Heritage at Risk Register. A heritage asset becomes at risk when its significance is in danger of being lost or seriously diminished, but Historic England who manage the Register, emphasise that inclusion on it does not necessarily or usually imply criticism of the owner because the factors giving rise to the risk are often beyond the reasonable control of the owner. However, the value of the Register as a tool for Historic England and the Council to prioritise effort and to help owners find solutions, for example through advice and grant assistance, is of great importance and why we use it as an indicator of successful implementation of our Historic Environment policies.

Figures available in 2017 stated that 15 heritage assets were identified by English Heritage as being ‘at risk’ at 13 different sites in the Borough, mainly from disuse or neglect.

Work undertaken with owners and managers of assets at risk have proved successful and the latest available figures indicate that two assets have been removed from the listing. The 2024 figures are set out in the table below and show 13 assets currently appear on the Register at 11 different sites. The Borough Council will continue to work with owners to seek ways of securing the future of other registered assets in line with adopted policies that protect heritage assets.

Table 24: Heritage at Risk Register 2022 and 2024

	Entry Name	Heritage Category	Detail (where noted)	Condition 2022	Condition 2024
1	Church of St Mary, Sheepy Road, Atherstone	Listed Building grade II*		Poor	Poor
2	Alvecote priory and dovecote, Shuttington*	Scheduled Monument		Generally satisfactory but with significant localised problems	Generally satisfactory but with significant localised problems
3	Merevale Abbey, Merevale*	Scheduled Monument	Cistercian monastery, associated water control features and industrial remains	Generally unsatisfactory with major localised problems	Generally unsatisfactory with major localised problems
4	Roman Camp, Mancetter	Scheduled Monument		Unknown	Unknown
5	Kingsbury Hall, Kingsbury	Scheduled Monument		Poor	Poor
6	Hartshill Castle, Castle Road, Hartshill	Scheduled Monument		Poor	Poor
7	Maxstoke Priory, Church Road, Maxstoke	Scheduled Monument		Poor	Poor
8	Shustoke Hall Farmhouse, Moat House	Listed Building grade II*	Moat, footbridge and gate piers to	Poor	Poor

	Lane, Shustoke		Shustoke Hall Farmhouse		
9	Grendon Bridge, Grendon / Polesworth	Scheduled Monument		Poor	Poor
10	Middleton Hall, Middleton	Listed Building grade II*	Stables range north east of Middleton Hall	Poor	Poor
11	Beech House, 19 Market Street, Atherstone	Listed Building grade II*		Poor	Poor
12	Alvecote priory and dovecote, Shuttington*	Scheduled Monument		Poor	Poor
13	Merevale Abbey, Merevale*	Scheduled Monument	Cistercian monastery, associated water control features and industrial remains	Poor	Poor
14	Oldbury Camp, Hartshill	Scheduled Monument	Univallate hillfort	No longer on register	No longer on register
15	Roman Camp, Mancetter	Scheduled Monument		No longer on register	No longer on register

* Duplications arise from a heritage asset having different categories of assessment. In this case, the Scheduled Monuments at Shuttington and Merevale have assets both above ground and below at risk and therefore appear twice on the listing.

Conservation Areas

The Borough Council has an on-going programme for updating adopted Conservation Area Appraisals, undertaking Management Plans for Conservation Areas where appropriate, periodically reviewing the extent of existing Conservation Areas and also designation of new sites where assessment has shown a special architectural and historic interest present. Public consultation and feedback have resulted in successful implementation of Policy LP15 by creating a new Conservation Area at Caldecote (December 2023) and review of the extent of the existing designation at Water Orton followed by adoption in February 2024. Conservation areas in the Borough are listed in the table below with their date of designation and review process status.

Table 25: List and Designation Date of Conservation Areas in the Borough

Area	Date of Designation
Atherstone	October 1994 and extended area January 2007
Atherstone – Watling Street Bridge	June 1983
Coleshill	May 1969
Coleshill – Coventry Road	October 1995
Fillongley	February 1970
Kingsbury	June 1983
Mancetter	October 1983
Newton Regis	July 1981
Polesworth	November 1995
Water Orton	June 1983 and extended in February 2024
Caldecote	December 2023

List of local Heritage Assets

A Board Report was taken to Planning and Development Board in February 2019 looking to establish a local list of non-designated heritage assets. A delay in implementing decisions agreed at the Board arose due to Covid restrictions. However, three public events around the Borough were held in 2023 to advertise the development of a local list and provide information on how to submit nominations. Local lists of non-designated heritage assets have been included in Neighbourhood Plans such as Water Orton. This is expected to be an increasing trend in Neighbourhood Plans. Submitted nominations are currently being collated with a view to taking them forward for presentation to Councillors followed by further consultation with impacted parties. It is intended that the list be added to incrementally rather than only accept nominations over a fixed period. This will enable a wider assessment of submissions and encourage more input from future Neighbourhood Plans.

LP16 Natural Environment

<i>Indicator / metrics</i>	
1.	Protection and enhancement of the natural environment (links with LP17)
2.	Number of applications approved contrary to advice of Natural England.
3.	Number of applications refused owing to effects on natural environment.
<i>Target</i>	
i	Safeguard and improve/ enhance habitats and biodiversity

- ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16

i Safeguard and improve/ enhance habitats and biodiversity

In terms of safeguarding habitats and biodiversity there is limited information yet available as to improvements being generated by Biodiversity Net Gain (BNG) payments/contributions from development, although the payments generated through BNG will feed into the Annual Infrastructure Funding Statements each year (See Appendix A).

Nevertheless, Natural Capital Assessment Partnership (of which the Borough Council is a partner) has produced a “State of Habitats” report for North Warwickshire that provides a habitat baseline that can help to inform the most effective actions for protecting, enhancing and restoring the nature of the Borough. This report is attached as Appendix E to the AMR.

With regard to planning applications, none have been identified as impacting adversely on the natural environment via Local Wildlife site loss or statutory designations such as Sites of Special scientific interest. Nevertheless, there is one site, reference PAP/2023/0420, at Rush Lane, Kingsbury, for ‘Use of site for training and storage of construction plant and equipment, including office, maintenance and training buildings’ that potentially impacts upon an existing LWS and a decision is currently pending. There have, nevertheless been instances where damage through unauthorised development has/or may have occurred and these instances are being dealt with through the planning enforcement provisions.

One area of recent change to address potential environmental impacts has been through the designation of “Nutrient Neutrality” areas. Nutrient Neutrality means new developments must ensure that any nutrients that enter the water course must be offset by measures elsewhere in the catchment to reduce inputs. These nutrients, such as phosphates and nitrates can cause water quality to deteriorate which harms wildlife in many ways. A small part of North Warwickshire falls within the Nutrient Neutrality designation covering the River Mease Special Area of Conservation. This area predominantly covers North-west Leicestershire and South Derbyshire with a limited part of North Warwickshire in the rural northwest corner of the Borough affected. In such a rural location there is very limited growth expected apart from agricultural or local levels of development, which will need to ensure it does not result in an increase in phosphate and nitrate levels in those affected watercourses in the catchment

beyond current levels. There are no recorded applications impacting on this area that have necessitated offset measures in the last monitoring year.

ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16

Further work is required to extract the information from the planning applications to monitor this indicator. The planning system review and transfer of data requirement currently underway means there are no recorded details of applications impacting on this policy area that have necessitated mitigation, or compensatory measures in the last monitoring year. How to address this monitoring issue will be part of the new system review for future years monitoring.

LP17 Green Infrastructure Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)

<i>Indicator / metric</i>
<i>Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)</i>
<i>Targets</i>
<i>i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)</i>
<i>ii. Increase in biodiversity enhancements</i>

i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study

An update to the Warwickshire Green Infrastructure Study , including alignment with the local nature recovery strategies and Natural Capital Investment Strategy (NCIS) is underway . It is expected the Strategy will be finalised early over the forthcoming Monitoring Year 2024/25 to accommodate in addition the Biodiversity Net Gain (BNG) requirements as prescribed by Defra (to be launched early 2024), plus the emergence of other Nature Markets, such as nutrient neutrality, net zero carbon aspirations, etc.. Once finalised the study will provide the background data and update to enable monitoring of the policy area. Currently there is no data covering this area available within the internal planning application/decision management system and this will be considered as part of the update and review to the system .

ii. Increase in biodiversity enhancements

The passing of the Environment Act 2021 brings a mandatory requirement for most proposed development to achieve a 10% biodiversity net gain from the 1st April 2024. Relevant applications are now expected to address this requirement through mitigation on or off site. A small survey of 2021 and early 2022 applications' Ecological Impact Assessments and Biodiversity Net Gain assessments on relevant applications have so far indicated that there has not been a detrimental impact on biodiversity and the ability to deliver a net gain in biodiversity has been addressed through appropriate landscaping, planting and on-site proposals, as well as off-site proposals and planting on land in the applicants' ownership. Further monitoring processes will need establishing to better monitor and assess the implications of the Environment Act and any improvements in achieving 10% biodiversity net gain.

LP18 Tame Valley Wetlands NIA including Kingsbury Water Park

<i>Indicator/ metrics</i>
Maintenance and enhancement of Nature Improvement Area
<i>Target</i>
Report trends

Further work is required to obtain more comprehensive information for this indicator with additional report inputs sought from the Tame Valley Partnership.

LP19 Local Nature Reserves

<i>Indicator/ metrics</i>
<i>Protection or enhancement of the natural environment</i>
<i>Target</i>
<i>Report trends</i>

There are four Local Nature Reserves within the Borough. These are:

1. Abbey Green Park, Polesworth
2. Cole End, Coleshill
3. Dafferns Wood, Arley
4. Kingsbury Meadow, Kingsbury

These are managed by Warwickshire Wildlife Trust (WWT). A Community Development report on the work undertaken at each of these locations has yet to be produced for this monitoring year and will be incorporated into next year's AMR once available.

LP20 Green Spaces

Indicator/ metrics	
Protection of locally valued green spaces (links with LP22)	
Target	
i.	No loss of Local Green Space
ii.	Number of any unjustified losses

i) No loss of green space

There has been no recorded loss of the identified designated Green Spaces within the Local plan over the last monitoring year.

ii. Number of any unjustified losses

There has been no unjustified loss of green space recorded. No further applications directly impacting on designated Green Space within the Local plan have been received the last monitoring year.

LP21 Services and facilities

Indicator / metrics	
1	Maintained or improved vitality of town and neighbourhood centres
2	Applications for change of premises from retail and main town centre uses to others
3	Mix of Uses in defined town/ neighbourhood centres and vacancy levels
4	Funding received for provision of community/ public services and facilities
Targets	
i.	No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21)
ii.	Report number of any unjustified losses
iii.	Appropriate contributions for services and facilities secured from development via planning obligations

i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21)

No information is available at the present time through the information kept with the planning teams to fully address this issue. Furthermore, the transfer of planning systems currently underway, has prevented the record details and data collection of applications affecting this Policy area for the last monitoring year. Other Council information such as business rates has been explored but this does not monitor the changes. This will be explored further to see how this information can be provided in the future.

Unfortunately due to further recent changes around retail permitted development rights, which mean greater flexibility to change use from retail and commercial uses (now Class 'E') to residential within town centres without requiring planning permission, makes monitoring of the Policy more difficult. Nevertheless, the regulatory changes do include some controls particularly within The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Class MA.2. Schedule 2 whereby premises that are located in a conservation area, and where the development involves a change of use of the whole or part of the ground floor, or the property is a listed building or scheduled monument will require prior approval, Premises must also be vacant for 3 months prior to application for prior approval. This may enable monitoring of retail loss where Town Centres are also covered by Conservation Area designation. Further examination of how this can be monitored will need to be considered for future AMR's.

ii. Report number of any unjustified losses

As noted in previous AMR, no unjustified loss has been reported. Further monitoring of this situation and review of approach to monitoring, perhaps through use of Non-Domestic Rate changes to properties, may be necessary to be able to monitor and assess any future losses accurately.

iii. Appropriate contributions for services and facilities secured from development via planning obligations

Contributions through S106 agreements are outlined the Council's Annual Funding Statement (Appendix A)

Further work will be required to understand and address the monitoring requirements of this policy.

LP22 Recreation Provision

<i>Indicator / metrics</i>	
1	Improved availability and accessibility of recreation provision
2	Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought
<i>Targets</i>	
i.	Report trends on number, area and facilities provided.
ii.	Monitor compliance with adopted SPD

i. Report trends on number, area and facilities provided

Contributions through S106 agreements are outlined the Council's Annual Funding Statement (Appendix A December 2024)

ii. Monitor compliance with adopted SPD

The Open Space, Leisure and Sport SPD was adopted in January 2023 and is being used in planning applications.

LP23 Transport Assessments

<i>Indicator / metrics</i>	
1	Development is accommodated within design capacity of road network as improved
2	Effects on road network are appropriate and linkages made with cycle and footpath networks where possible.
3	Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.
<i>Targets</i>	
i.	No development approved with unacceptable effects on highway capacity or safety
ii.	Report trends.

i. No development approved with unacceptable effects on highway capacity or safety

There have been no applications refused against the advice of National Highways (formerly known as Highways England) or Warwickshire County Council.

ii. Report trends

There are no trends to report at the present time.

LP24 Stations

Indicator / metric
Improved accessibility and facilities
Target
Report trends

Warwickshire County Council is developing Station Proposals. When available these will be circulated.

LP25 Railway lines

Indicator / metrics
Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.
Support relocation of existing lawful buildings, structures or uses displaced by HS2.
Targets
i. Allow for the creation and integration of HS2 into the Borough
ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.
iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.

i. Allow for the creation and integration of HS2 into the Borough

North Warwickshire has a dedicated, full-time planning officer in-post to deal with HS2 consents.

Works are being carried out on the construction of the HS2 railway line within North Warwickshire with a variety of works such as bridges, viaducts, and embankments. Local authority officers are actively engaged in the consenting process for these works, seeking to ensure that sensitive, high-quality design is delivered in the borough.

The cancellation of the eastern leg of the project has not yet resulted in the lifting of the safeguarded area within the Local Plan.

ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.

There is no update.

iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.

No further updates or relocations have been provided for 2023/24.

LP26 Strategic Road Improvements

Indicator / metric
Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)
Target
Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5

A5:

An announcement of additional funding to ensure the delivery of the A5 improvements in North Warwickshire is still awaited.

LP27 Walking and Cycling

Indicator / metric
Improving provision and accessibility of walking and cycling routes across the Borough
Target
i. Development of a walking and cycling strategy by [date].
ii. All development to make appropriate provision for such provision, including connection with existing routes.

i. Development of a walking and cycling strategy by [date]

Warwickshire County Council has now adopted Local Cycling and Walking Infrastructure Plan (LCWIP)

ii. All development to make appropriate provision for such provision, including connection with existing routes

Further work is required to monitor this indicator.

LP28 Level crossings

Indicator / metric
Improvements made where affected by development or alternative arrangements proposed to ease traffic flow
Target
Report trends.

Report trends

There are no trends to report at the present time.

LP29 Development considerations

Indicator / metrics
Ensuring high quality of development in all respects
Number of applications failing to comply with criteria 1 through 17.
Target
Report trends

Report Trends

It is considered that the application of LP29 Development Considerations by the Borough's development Management team has been positive and successful. The Planning team have successfully defended a number of planning decisions at planning appeals, where decisions related to quality of design, using Policy LP29 and/or LP30 (as well as other issues such as heritage and Green Belt impact).

LP30 Built Form

Indicator / metrics
Ensuring high quality of development in all respects
Number of applications failing to comply with criteria 1 through 17.
Target
Report trends

Report Trends

It is considered that the application of LP30 Development Considerations by the Borough's development Management team has also been positive and successful.

LP31 Frontages, Signage and External Installations

Indicator/ metrics
Ensuring high quality of shopfronts and advertisement (links with LP21)
Target
Report trends

Report trends

Further work is required to extract the information from the planning to monitor this indicator. Nevertheless, a number of planning applications have been refused within the last monitoring year, for inappropriate signage under the aegis of Policy LP31 as unduly 'prominent and discordant', as well as visual amenity under Policies LP29 and 30.

LP32 New Agricultural, Forestry and Equestrian Buildings

Indicator / metric
All additions/ new rural buildings to be justified and integrate appropriately with character
Target
Report trends

Report trends

Further work is required to monitor this indicator.

LP33 Water and Flood Risk Management

Indicator / metrics
<i>Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made.</i>
<i>Number of applications approved contrary to Environment Agency advice</i>
Target
<i>Report trends</i>

Report trends

Further work is required to monitor this indicator.

LP34 Parking

Indicator/ metrics
Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking
Targets
i. Report trends
ii. No net loss of lorry parking provision without justification.

i. Report trends

Further work is required to monitor this indicator.

ii. No net loss of lorry parking provision without justification.

It is difficult to ensure that monitoring can pick up all applications where loss of lorry parking occurs due to permitted development rights and/or the ability to change the make-up of sites where there is no direct engineering or building works. Therefore it is proposed to monitor applications for lorry parking, seek conditions that retain parking areas to try and avoid losses.

LP35 Renewable energy and energy efficiency

<i>Indicator / metric</i>
Ensure all new development meets national requirements in respect of efficiency
<i>Targets</i>
i. Report trends

In terms of trends in addressing Climate Change and seeking more renewable energy and energy efficient development, planning decisions are including conditions requiring energy/heating infrastructure (i.e. gas boilers) to be installed that have lower NOx (Nitrogen Oxide) emissions per kw/hr. These are to have a lower emission concentration range of less than 40mg/kWh to meet the BREEAM 2014 level 4 Code for sustainable homes. (Note this BREEAM requirement has been tightened in 2018 to between 27 and 24 mg/kWh for major urban areas, none of which lie within North Warwickshire). This practice is expected to continue to apply to support and accord with policy LP35.

In addition, and also contributing to the policy requirements, a number of renewable energy proposals have been approved including PAP/2021/0605 – vertical farm with sedum roof on the Corley Solar Park, Smorall Lane, Astley.

Policy **LP34** – Parking sets out information relevant to this policy in terms of e-charging.

A number of requirements which secure successful implementation of this policy are now within the Building Regulations. These are requirements that now fall within national BR requirements (Part S).

LP36 Information and Communication Technologies

<i>Indicator / metric</i>
Greater connectivity
<i>Target</i>
Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services

The CWS Broadband project sought to increase the coverage of internet connectivity throughout the sub-region. This has led to an estimate of 97% of the population being able to connect to the internet via a 3G connection. Mobile 4G Broadband coverage is reasonably well provided for and improving annually across the Borough. Map 1 shows the 4G coverage and signal strength map for 2020 providing some indication of the current coverage and strength for 4G mobile services/provision.

5G is now being implemented through the country. Information to date shows the more urban areas of the bigger cities being covered by 5G but smaller settlements such as those in North Warwickshire it is taking some time to get the infrastructure in place. These new masts are taller than their predecessors with the need to also have more of them to create a mesh of signal. There is no further update available from the last monitoring year on any improvements to 5G coverage and the 5G coverage is still limited within both rural and some urban areas of North Warwickshire including Atherstone.

Further information is being sought to update the broad overall Map coverage indicated below, for both 4G and 5G. However, individual company signal strength and location coverage is available to view online via their individual search systems, using postcode search indicators. An example is included in the table below Map 1, for the Council Office CV91DE postcode area.

Map 1: 4G Signal Strength 2020

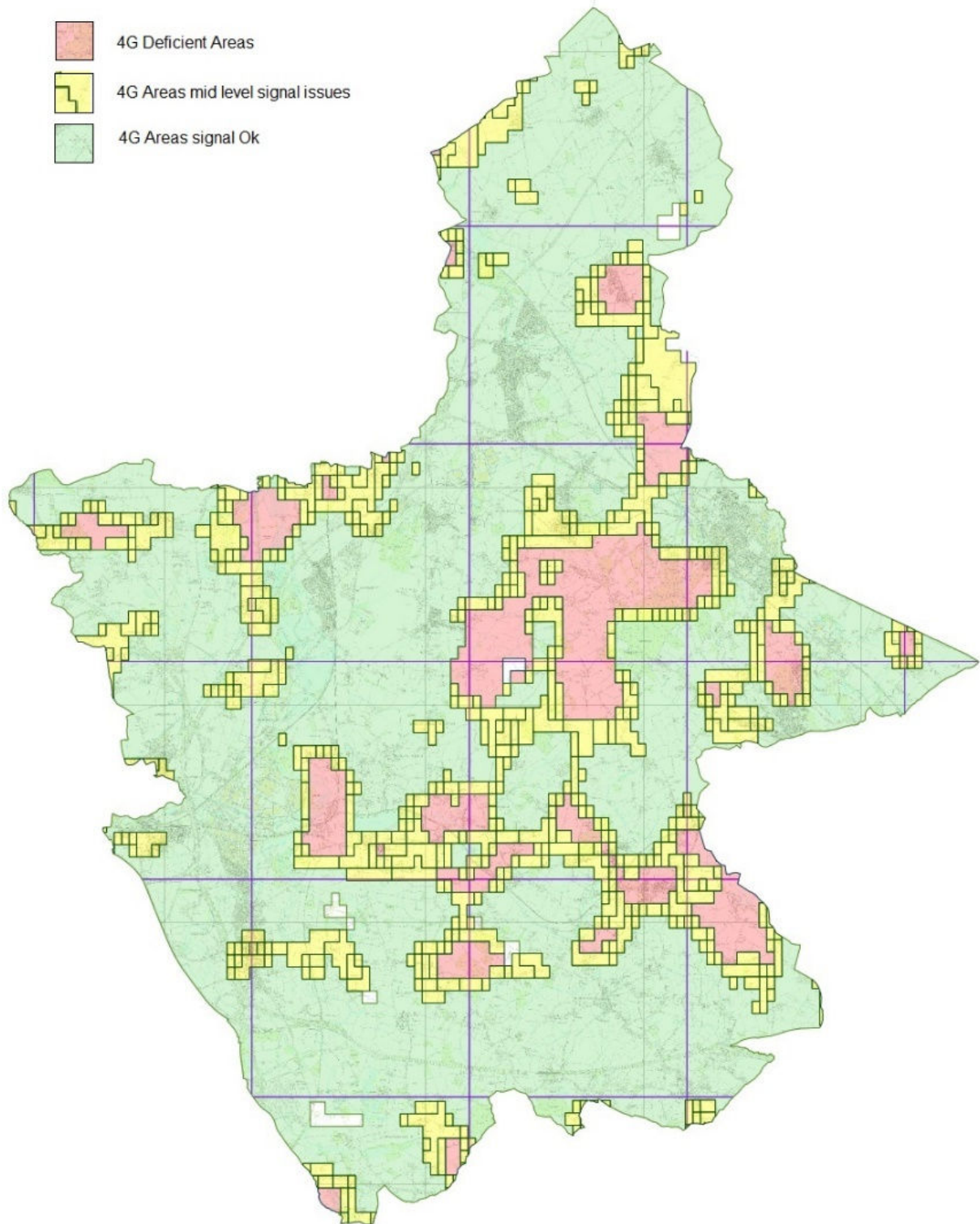


Table indicating Mobile Coverage for CV9 1DE Postcode Area

Check the mobile signal for all UK
networks with just one search

CV9 1DE

Check Mobile Signal

CV9 1DE Mobile Signal Result

		Voice	3G	4G	5G	
Vodafone	Indoor	✓	✗	✓	✗	See Coverage Map
	Outdoor	✓	✗	✓		
Three	Indoor	✓	✗	✗	✗	See Coverage Map
	Outdoor	✓	✓	✓		
EE	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
Smarty	Indoor	✓	✗	✗	✗	See Coverage Map
	Outdoor	✓	✓	✓		
Lebara	Indoor	✓	✗	✓	✗	See Coverage Map
	Outdoor	✓	✗	✓		
Voxi	Indoor	✓	✗	✓	✗	See Coverage Map
	Outdoor	✓	✗	✓		
ID Mobile	Indoor	✓	✗	✗	✗	See Coverage Map
	Outdoor	✓	✓	✓		
Talkmobile	Indoor	✓	✗	✓	✗	See Coverage Map
	Outdoor	✓	✗	✓		
Asda	Indoor	✓	✗	✓	✗	See Coverage Map
	Outdoor	✓	✗	✓		
O2	Indoor	✓	✓	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		
Lycamobile	Indoor	✓	✗	✓	5G AREA	See Coverage Map
	Outdoor	✓	✓	✓		

✓ Good coverage. ○ You may experience problems ✗ No coverage 5G AREA Some 5G availability

In addition, the Warwickshire County Council – Integrated Delivery Plan, objectives to “Deliver major infrastructure, digital connectivity” includes a series of Key Deliverables for 2023-24 to 2024-25, including:

Working with partners (including NWBC) to encourage the expansion of Fibre to the Premise (FTTP) gigabit connectivity, 4G and 5G coverage across Warwickshire, aiming for connectivity by 2025:

- 85% of premises are gigabit connected
- 99% of areas have access to Broadband superfast
- 100% of areas have 4G coverage (including rural locations)
- 60% of urban areas have 5G coverage Target by 2025

Fibre connections is an alternative to mobile signal. Again, in more rural areas this can be expensive to lay. **LP36** requires all new developments to have the required ducting in place although the service cannot be installed as it is a free market and open to the occupant to choose their supplier.

Nevertheless, there has been some improvements to Broadband coverage and this is detailed in the following Superfast and Fibre coverage, rising from last monitoring years 98.2% coverage to 98.4% coverage. This current situation for Broadband Fibre coverage within North Warwickshire is indicated in the tables and graph below provided by “**thinkbroadband**” – available online via link to Local Authority coverage page

The Coverage percentages indicated include both residential and business premises and is based around postcode level data. The speed available are determined by a model that reconstructs the Openreach exchange/cabinet-based network and takes into account the distance limitations of ADSL2+ and VDSL2/G fast (FTTC) services.

Local Broadband InFormation

by thinkbroadband®

UK
statistics



Maps &
councils



Search
by postcode



England

Wales

Scotland

Northern Ireland

Select a specific area in England from any of the lists:

We are using the 2024 Parliamentary constituency boundaries. This means there is at present no historical data prior to May 2024 where the boundary has changed.

Region...

County/Unitary Authority/CA/CCA...

North Warwickshire

Metropolitan Area...

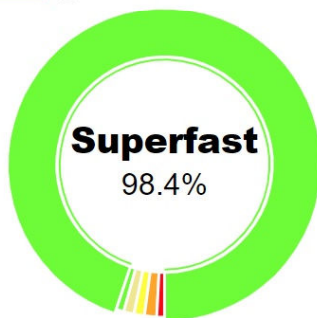
Constituency...

London Borough...

Summary for North Warwickshire

North Warwickshire Superfast and Fibre Coverage

Latest Figures History ?



Authority classed as Rural-50 (R50) ?

Superfast (>24 Mbps):	98.55%	Below 2 Mbps down:	0.07%
Superfast (>=30 Mbps):	98.42%	Below 10 Mbps down: (Legal USO)	0.71%
Gigabit (DOCSIS 3.1 or FTTP):	67.20%	Below 10 Mbps, 1.2 Mbps up:	0.62%
Full Fibre (FTTP or FTTH):	53.72%	Below 15 Mbps: (High Speed Broadband)	1.06%
Alt Net FTTP: FTTP excluding Openreach, KCOM and Virgin Media RFOG	0.83%	Ultrafast (>100 Mbps):	68.11%
Openreach FTTP:	32.38%	Virgin Media Cable:	38.06%
'Fibre' partial/full at any speed: (FTTC/VDSL/G.fast/Cable/FTTP)	99.80%	Openreach (>30 Mbps):	97.36%
		Openreach G.fast:	1.69%

Coverage percentages include both residential and business premises and is based around postcode level data. The speed available are determined by a model that reconstructs the Openreach exchange/cabinet based network, and takes into account the distance limitations of ADSL2+ and VDSL2/G.fast (FTTC) services.

The use of an independent model constructed and continually updated as the network roll-outs continue is different to the methodology used by Ofcom which is reliant on data provided by broadband providers. By running our model we are able to provide a verification for the Ofcom data and are not reliant on quarterly data releases but can update data on a daily or weekly basis as needed. The largest factor for any differences with the Ofcom analysis is down to the timing of publication.

National Superfast Picture

Superfast 30 Mbps and faster

Generated: Saturday 11th January 2025

UK	England	Northern Ireland	Scotland	Wales
98.2%	98.4%	98.6%	96.8%	97.6%

The generated date is when coverage was at the figures quoted. There is a small amount of lag between broadband infrastructure providers making services available and appearing in the statistics. For VDSL2/FTTC services this is around 2 to 4 weeks, and for FTTP (full fibre) a further couple of weeks should be allowed. If you have a service available and our searches do not indicate it is do feel free to [report an addition](#).

We aim to update the coverage percentages weekly, with the underlying service availability for postcode searches changing several times in a week.

The Governments 95% superfast target is based on the over 24 Mbps definition for superfast services.

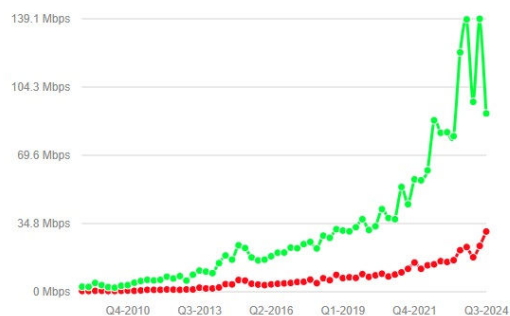
North Warwickshire Speed Test Results (Mbps)

Last Quarter History

Any Openreach ADSL FTTC Cable FTTH 3G/4G

ADSL, ADSL2+, FTTC, fibre, cable, mobile and wireless speeds ?

Technology Split:



Speed test results are based on the analysis of results from our [speed test](#) or partners who use our speed test service. We believe this is the largest analysis of crowd sourced speed test data for the UK and the technology splits by area help to show what the public is experiencing for the different types of services across the UK.

Full Fibre - Fibre to the Premises

Generated: Saturday 11th January 2025

UK	England	Northern Ireland	Scotland	Wales
73.6%	73.8%	96.1%	65.6%	73.2%

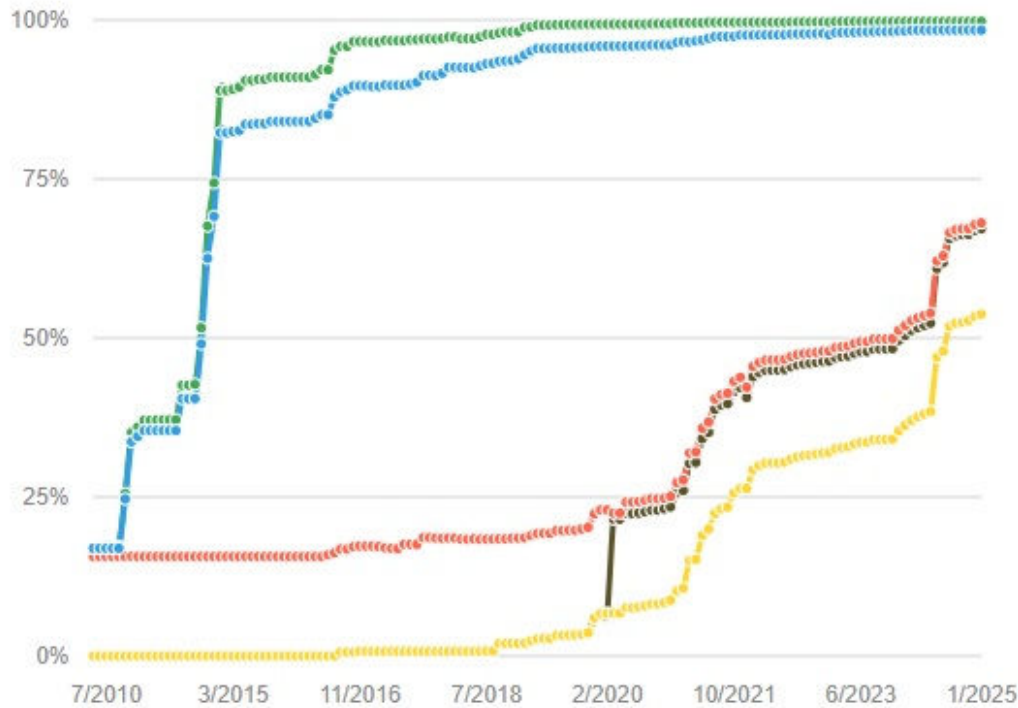
North Warwickshire Superfast and Fibre Coverage

Latest Figures

History



— Fibre — Superfast — Ultrafast (>100 Mbps) — Full Fibre — Gigabit



Authority classed as Rural-50 (R50) ?

Superfast (>24 Mbps):	98.55%	Below 2 Mbps down:	0.07%
Superfast (>=30 Mbps):	98.42%	Below 10 Mbps down: (Legal USO)	0.71%
Gigabit (DOCSIS 3.1 or FTTP):	67.20%	Below 10 Mbps, 1.2 Mbps up:	0.62%
Full Fibre (FTTP or FTTH):	53.72%	Below 15 Mbps: (High Speed Broadband)	1.06%
Alt Net FTTP: FTTP excluding Openreach, KCOM and Virgin Media RFOG	0.83%	Ultrafast (>100 Mbps):	68.11%
Openreach FTTP:	32.38%	Virgin Media Cable:	38.06%
'Fibre' partial/full at any speed: (FTTC/VDSL/G.fast/Cable/FTTP)	99.80%	Openreach (>30 Mbps):	97.36%
		Openreach G.fast:	1.69%

Coverage percentages include both residential and business premises and is based around postcode level

LP37 Housing allocations

<i>Indicator/ metrics</i>
<i>Amount of development and timing of delivery (see entry for LP5)</i>
<i>Target</i>
<i>Report trends (see entry for LP5)</i>

The information provided in Table 26 below is as 31 March 2022 except for the Latest Situation column. This column provides as up to date information as possible.

Below is Policy LP37 with all the housing allocations within the Local Plan with an update on progress towards delivery.

Table 26: Update on Housing Allocations

<i>Site Ref</i>	<i>Location</i>	<i>Area (ha)</i>	<i>Total Number of units</i>	<i>With PP</i>	<i>Under construction</i>	<i>Completed</i>	<i>Latest Situation</i>
H1	Land at Holly Lane Atherstone	32.7	620	123	14	12	Detailed planning application approved for 123 dwellings. Outline planning application approved for an additional 499 dwellings. Total number for the whole site including the above approved for 620 dwellings.
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	0	0	0	Master planning underway with Council, highway improvements scheduled 2025 following part consent on adjoining site (same ownership). Initial onsite works to begin 2026/27.
H3	Allotments adjacent to Memorial Park, Coleshill	1.4	30	0	0	0	Initial design layout undertaken. Site in public ownership, possible schemes

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Annual Monitoring Report 2023 – 2024*

							under discussion. Expected application 2025 to 2028. Possible schemes discussed but no further progress
H4	Land to east of Polesworth and Dordon	160.8	1675	31	0	31	Master planning underway with Council. Trunk Road highway improvements design underway, scheduled 2026/27. House builder now involved on part of site, and part of site now completed (Owl homes)
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	0	0	0	Planning application has been approved subject to a S106.
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	0	0	26	Planning permission now granted for recent application. (PAP/2022/0371 for 178 dwellings). Work started 2024/25 by Taylor Wimpey.
H7	Land at Church Farm, Baddesley	2.2	47	0	0	0	Planning application has been granted 2024/25
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7	0	0	0	County Council site. Discussions on potential application held. Delivery not expected till late 2026/27 or later.
H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	0	0	0	Planning application PAP/2018/0140 recommended approval at Board but currently pending outcome of appeal on highway grounds on land outside Borough boundary(adjoining Borough refused the access junction) Early start expected once appeal outcome released. Site is allocated within

*North Warwickshire Local Plan
Annual Monitoring Report 2023 – 2024*

							Neighbourhood Plan also and the County Highway Authority has not objected to the highway arrangements.
H10	Land south of Coleshill Road, Ansley Common	17.2	450	0	0	0	Surveys are being carried out. Planning application and start expected between 2026 and 2028.
H11	Former School redevelopment site (excluding original historic school building) Hartshill	2.8	48	48	0	0	Brownfield site. Planning Application now submitted (PAP/2023/0266), site clearance started. Decision pending S106 negotiations. Potential start 2025
H12	Land at Village Farm, Birmingham Road	0.6	12	0	0	0	Part Brownfield site. Pre application discussion taken. Initial planning application submitted (PAP/2022/0156) but refused as site submitted was larger than allocation and part within Green Belt. Discussions held over revised site for application. Resubmission with revised site proposal expected 2024/25.
H14	Land North East Of Manor Farm Buildings Main Road Newton Regis	1.0	24	24	0	0	Outline Planning permission granted Reserved Matters decision pending
H15	Land south of Shuttington Village Hall	1.2	24	24	0	0	Planning permission granted
H16	Land north of Orton Rd	4.2	128	128	9	49	Planning permission granted and under construction
H17	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	26	28	0	0	Planning permission granted Approval of reserved matters dated 13/12/22
	Total Allocations		6183				

LP38 Reserve Housing Sites

<i>Indicator / metric</i>
Contingency in the event that delivery falls short of trajectory in Local Plan Appendix C, targets set in respect of LP37 falter, if enabling infrastructure is required or if other specific justification for early release.
<i>Target</i>
Latest information on sites – commentary of where we are.

There are 3 reserved housing sites which are:

RH1 Dairy House Farm Phase 3

- This site is 49.8 hectares in total and could deliver a minimum of dwellings 360 dwellings.
- A requirement of this site is that it must safeguard a route for the dualling of A5.

RH2 Land north of Ansley Common

- This site is 21.6 hectares in total and could deliver a minimum of dwellings 388.
- A planning application was submitted for part of the site.

RH3 Atherstone Football Ground

- This site is 2.2 hectares in total and could deliver a minimum of 46 dwellings.

LP39 Employment allocations

<i>Indicator/ metrics</i>
Amount of development and timing of delivery (see entry for LP5)
<i>Target</i>
Report trends (see entry for LP5)

The latest situation with the employment site allocations is as follows:

Table 27: Update on Employment Site Allocations

<i>Site Ref</i>	<i>Location</i>	<i>Area (ha)</i>	<i>Total Area</i>	<i>Latest Situation (September 2022)</i>
E1	Land south of Rowlands Way east of Aldi, Atherstone	6.8	6.8	PAP/2018/0159 – approved 13 December 2019 Proposed extension to the Aldi Regional Distribution Centre and UK & Ireland Head Office facility on land at Rowlands Way, Atherstone, North Warwickshire. ‘Full’ planning permission sought for Class B8 warehousing and distribution space (comprising cold handling, chiller and freezer areas), Class B1(a) offices and a multi-

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				storey car park and other car parking, together with landscaping and other associated works. 'Outline' planning permission sought (with all matters reserved for future approval except for access) for additional Class B1(a) office space.
E2	Land to the west of Birch Coppice, Dordon	5.1	5.1	Discussions have been held with allotment holders
E3	Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm	3.45	3.45	Nothing to report
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone, A5	42	60	Planning application approved subject to a S106.
	TOTAL	57.35	75.35	

Appendices

A	Relevant to various policies	NWBC's Annual infrastructure Funding Statement
B	Relevant to various policies	Gross Completions For 1 April 2019 – 31 March 2023 by Settlement Hierarchy for North Warwickshire
C	<i>LP5</i>	Employment Land Supply from 1 st April 2019 to 31 March 2023
D	<i>LP15</i>	Extract from Historic England's Heritage at Risk Register 2021
E	<i>LP1</i>	State of Habitats Report for North Warwickshire
F	Relevant to various policies	Building Regulations Statutory Guidance

Appendix A

Relevant to a range of policies

Infrastructure Funding Statement

December 2024



North Warwickshire
Borough Council

1 Introduction

- 1.1 An Infrastructure Funding Statement (“IFS”) is an annual report published to provide a summary of all financial contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy contributions (“CIL”) within a Local Planning Authority’s area over a year. The Borough Council is not a charging Authority under the CIL Regulations and this IFS therefore only relates to Section 106 Contributions.
- 1.2 Planning Obligations – also known as Section 106 Agreements – are legal Agreements which can be attached to the grant of a planning permission to mitigate against the impact of new development. Contributions can only be sought where they are directly related to the development, fairly and reasonably related in scale and in kind to the development and necessary to make the development acceptable in planning terms. Financial contributions can be used on-site or off-site according to the terms of the Agreement and are paid at times as set out in each respective Agreement.
- 1.3 The Borough Council is not a Unitary Authority and thus many of the contributions to mitigate the impacts of new developments are paid to the Council and then transferred to another Authority or Agency responsible for delivering that mitigation. In the Borough’s case, these are mainly transferred to Warwickshire County Council acting as the Highway, Public Health and Education Authority for the Borough. Other recipients can be the local NHS Trust and the Police Authority. Contributions are also made direct to Warwickshire County Council without coming through the Borough Council.
- 1.4 The majority of the contributions retained by the Borough Council go towards the provision either directly or indirectly, of affordable housing and for recreation/amenity and leisure provision.
- 1.5 Contributions set out in Section 106 Agreements may not be realised if the associated development does not proceed. Payments are also often phased through the lifetime of a development and as a consequence, the contributions which are received in one year will not necessarily be expended in that year. Additionally, contributions are not usually paid until after a development has commenced.
- 1.6 Agreements often include repayment clauses if there is no expenditure undertaken in respect of contributions made by a developer.

2 Section 106 Contributions

- 2.1 Table One below summarises the total value of contributions received since 2014 by the purpose of the payment. It includes contributions that will be expended by the Borough Council as well as those to be forwarded to the

County Council and other Agencies. Contributions to the Borough Council are mainly for affordable housing as well as for recreation/leisure purposes. These contributions have been regularly received.

- 2.2 Table Two illustrates the expenditure from these contributions. In respect of affordable housing, the more recent contributions have been directed to the acquisition of two houses on a small development in New Street, Dordon and the new builds at Long Street and Coleshill Road in Atherstone. One Agreement in the last twelve months obligated the developer to transfer new built residential properties to the Council as “gifted units” in lieu of a contribution.
- 2.3 In respect of open space and recreation expenditure, this has assisted the delivery of open space and recreation enhancements at Kitwood Avenue, Dordon and at Boot Hill in Grendon together with Meadow Gardens and Rowland Way in Atherstone as well as at the Cole End Park in Coleshill. The focus here on the northern part of the Borough is because that is where new housing has been granted planning permission.
- 2.4 It should be noted that the contributions in Table One also include payments for the maintenance of new and existing facilities that are to be enhanced. They will thus not be available for new works.
- 2.5 Table Three identifies the contributions held, but not yet spent. These will be expended as set out in the next few paragraphs. Some too will be transferred to the County Council and other Agencies as appropriate.
- 2.6 In respect of affordable housing, the sum of £187,694 is being retained until suitable schemes come forward.
- 2.7 In respect of the open space and recreation provision, the sum is £1,036,427. The Council’s Community and Environment Board and local Ward Members have been engaged in the disposal of this “fund”. The majority of this is to go towards new indoor recreation provision at Abbey Green in Polesworth and at the Memorial Hall/Swimming Pool in Atherstone. The Board referred to above has committed the Council to the preparation of proposals for both sites.
- 2.8 Part of the maintenance contribution (£80,000) has recently been committed by the Community and Environment Board to the maintenance of green space between The Larches at Ash Drive in Hartshill in association with the Warwickshire Wildlife Trust and the County Council in order to enhance bio-diversity here.
- 2.9 The Council’s Economic and Development Strategy will inform how best to direct the outstanding figure on skills and training.
- 2.10 The transport and cycle routes (£90,000 from Table Three) is to be spent to better connect the Birch Coppice and Core 42 employment sites with Dordon, through improvements to existing routes in conjunction with the County Council.

- 2.11 The Planning and Liaison item (£10,833 in Table Three) comprises the remainder of a contribution for the work involved in leading up to the adoption of the Caldecote Conservation Area and a Community Fund element of £10k to be transferred to the Baxterley Community Fund. That Fund is already receiving an annual amount from another Company that developed the JLR car storage area on the former colliery site. The £10k was the initial payment which came to the Council rather than directly to the Fund. Arrangements were made in late December 2024 to transfer this sum.
- 2.12 There have been no refunds or repayments made to developers because of there being no expenditure within any of the respective time periods as set out in the Agreements.

Table 1: The value of the payment received & purpose of payment.

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Total
Affordable Housing	180,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00	-	160,000.00	146,553.00	84,680.00	50,877.00	1,716,674.41
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	-	255,000.00
Transport & Cycle routes	-	-	-	50,000.00	-	40,000.00	-	-	-	-	-	90,000.00
Open Space etc.	592,461.87	27,039.76	152,582.55	376,305.00	10,000.00	41,442.45	105,512.84	177,649.50	231,647.92	72,477.17	14,517.24	1,821,636.30
Maintenance of Onsite open space	-	-	-	275,044.25			80,000.00	-	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	-	-	20,000.00
Footpaths	-	-	-	-	-	-	-	-	-	-	2,048.15	2,048.15
Secure Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	127,504.00	53,620.00	16,059.91	311,588.91
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	21,267.96	-	-	33,850.96
Wickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	-	14,906.00
Wickshire County Council	630,591.85	-	15,000.00	-	-	-	12,965.00	-	-	1,260.00	1,252.46	661,069.33
Recycled Bins	-	-	-	18,421.00	17,331.60	-	-	-	4,680.00	-	-	40,432.60
	1,433,953.72	286,715.76	803,282.55	798,020.25	142,848.01	210,964.45	260,760.84	412,354.50	546,558.88	292,037.17	34,754.78	5,322,250.91

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Table 2: The amount of the payment that has been spent

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Total
ordable Housing	-	-	73,600.00	884,850.00	175,792.41	154,522.00	-	-	-	240,216.00	-	528,980.41
f Training & Education	-	-	-	-	-	-	-	-	-	-	-	-
sport & Cycle routes	-	-	-	-	-	-	-	-	-	-	-	-
n Space Etc	524,325.26	-	5,731.00	4,491.35	-	4,675.00	22,364.76	65,488.54	19,251.73	123,783.52	15,097.46	785,208.62
ntenance of Onsite open space	-	-	-	-	-	-	-	-	-	-	-	-
ining Plus Liaison Committee	-	-	-	-	-	-	-	-	-	4,583.29	4,583.29	9,166.58
tpaths	-	-	-	-	-	-	-	-	-	-	-	-
ure Facilities	-	-	-	-	-	-	-	-	-	-	-	-
iversity	-	-	-	-	-	-	-	-	-	-	-	-
er	-	-	-	-	-	-	-	-	-	-	-	-
rge Elliott Hospital	-	-	-	-	-	-	-	-	85,896.00	136,013.00	53,620.00	275,529.00
al GP Surgeries	-	-	-	-	-	-	-	-	12,583.00	-	21,267.96	33,850.96
wickshire Police	-	-	-	-	-	-	-	-	-	-	-	-
wickshire County Council	630,591.85	-	-	-	-	-	-	-	15,000.00	12,965.00	-	658,556.85
eeled Bins	-	-	-	-	-	-	-	-	40,432.60	-	-	40,432.60
	,154,917.11	-	79,331.00	889,341.35	175,792.41	159,197.00	22,364.76	65,488.54	173,163.33	517,560.81	94,568.71	3,331,725.02

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Table 3: The amount that has been committed but not spent

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Total
ordable Housing	180,900.00	259,676.00	562,100.00	846,600.00	60,276.00	120,000.00	-	160,000.00	146,553.00	155,536.00	60,877.00	187,694.00
taff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	-	255,000.00
ansport & Cycle routes	-	-	-	50,000.00	-	40,000.00	-	-	-	-	-	90,000.00
pen Space Etc	68,136.61	27,039.76	146,851.55	371,813.65	10,000.00	36,767.45	83,148.08	112,160.96	212,396.19	51,306.35	19,419.78	1,036,427.68
aintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	4,583.29	4,583.29	10,833.42
Footpaths	-	-	-	-	-	-	-	-	-	-	2,048.15	2,048.15
isure Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	41,608.00	82,393.00	17,560.09	36,059.91
al GP Surgeries	-	-	-	-	-	-	-	12,583.00	8,684.96	-	21,267.96	-
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	-	14,906.00
Warwickshire County Council	-	-	15,000.00	-	-	-	12,965.00	-	15,000.00	11,705.00	1,252.48	2,512.48
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	35,752.60	-	-	-
	279,036.61	286,715.76	723,951.55	91,321.10	32,944.40	51,767.45	238,396.08	346,865.96	373,395.55	225,523.64	40,186.07	1,990,525.89

Appendix B

Relevant to various policies

GROSS COMPLETIONS 1 APRIL 2019 – 31 MARCH 2024

SETTLEMENTS HIERARCHY FOR NORTH WARWICKSHIRE

Category 1	Market Towns of Atherstone with Mancetter & Polesworth with Dordon & the Green Belt Market Town of Coleshill
Category 2	Settlements Adjoining the Outer Boundary of The Borough
Category 3	Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton
Category 4	Other Settlements with A Development Boundary – Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Ridge Lane, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End
Category 5	All Other Locations

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YEAR: 2019/20

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	1	0	Over Whitacre	5	2	
Polesworth	1	26	25	Astley	5	1	
Coleshill	1	52	39	Corley	4	3	
Grendon	3	7	7	Fillongley	5	7	5
Baddesley	3	2	2	Middleton	5	3	3
Ansley	4	32	30	Nether Whitacre	5	2	
Fillongley	4	3	3	Baxterley	5	2	1
Austrey	4	31	30	Wishaw	5	1	
Arley	3	1	0	Hurley	4	1	
Warton	4	42	42	Whitacre Heath	4	1	
Mancetter	1	12	12	Polesworth	1	6	6
Newton Regis	4	1	0	Wood End	4	3	3
				Coleshill	1	1	1
Total		210	190	Total		33	19
Total By Settlement Category	1	91	76	Total By Settlement Category	1	7	7
Total By Settlement Category	3	10	9	Total By Settlement Category	4	8	3
Total By Settlement Category	4	109	105	Total By Settlement Category	5	18	9
Total By Settlement Category				Total By Settlement Category			
Total By Settlement Category				Total By Settlement Category			

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YEAR: 2020/21

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	1	1	Over Whitacre	5	2	2
Polesworth	1	22	11	Caldecote	5	4	2
Coleshill	1	12	10	Corley	5	2	
Grendon	3	7	7	Fillongley	4	6	5
Baddesley	3	1	1	Middleton	5	1	
Chapel End	5	4	2	Shuttington	4	1	
Fillongley	4	5	5	Baxterley	5	1	1
Austrey	4	33	33	Atherstone	1	4	4
Hartshill	3	15	15	Newton Regis	4	1	
Warton	4	26	18	Piccadilly	4	1	
Corley	5	1		Polesworth	1	5	3
Newton Regis	4	1	1	Wood End	4	3	3
				Maxstoke	5	1	1
Total		128	104	Total		32	21
Total By Settlement Category	1	35	22	Total By Settlement Category	1	9	7
Total By Settlement Category	3	23	23	Total By Settlement Category	4	12	8
Total By Settlement Category	4	65	57	Total By Settlement Category	5	11	6
Total By Settlement Category	5	5	2	Total By Settlement Category			
Total By Settlement Category				Total By Settlement Category			

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YEAR: 2021/22

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	18	5	Shustoke	4	0	0
Polesworth	1	35	35	Wood End	4	11	11
Coleshill	1	5		Ansley	4	72	72
Grendon	3	89	89				
Dordon	1	8	8				
Chapel End	5	2					
Hurley	4	2					
Mancetter	1	1					
Ansley	4	18	18				
Warton	4	114	114				
Wood End	4	2	2				
Total		294	271	Total		83	83
Total By Settlement Category	1	67	48	Total By Settlement Category	4	83	83
Total By Settlement Category	3	89	89	Total By Settlement Category			
Total By Settlement Category	4	136	134	Total By Settlement Category			
Total By Settlement Category	5	2	0	Total By Settlement Category			
Total By Settlement Category				Total By Settlement Category			

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YEAR: 2022/23

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	7	7	Shustoke	4	1	1
Polesworth	1	9	9	Dordon	1	1	1
Coleshill	1	6	5	Arley	3	1	0
Grendon	3	53	53	Corley	5	5	3
Dordon	1	12	11	Lea Marston	5	1	1
Hartshill	5	10	9	Middleton	5	3	2
Newton Regis	4	21	21	Nether Whitacre	5	1	0
Ansley	4	0	0				
Warton	4	17	14				
Wood End	4	7	5				
Kingsbury	3	9	9				
Austrey	4	1	1				
Curdworth	4	2	2				
Fillongley	4	1	0				
Total		155	146	Total		13	8
Total By Settlement Category	1	34	32	Total By Settlement Category	1	1	1
Total By Settlement Category	3	62	62	Total By Settlement Category	3	1	0
Total By Settlement Category	4	49	43	Total By Settlement Category	4	1	1
Total By Settlement Category	5	10	9	Total By Settlement Category	5	10	6
Total By Settlement Category				Total By Settlement Category			

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YEAR: 2023/24

Inside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions	Outside Development Boundary	Settlement Hierarchy Category	No. Of Gross Completions	New Build Completions
Atherstone	1	43	22	Shustoke	4		
Polesworth	1	27	25	Dordon	1		
Coleshill	1	29	23	Arley	3	1	0
Grendon	3	47	47	Corley	5		
Dordon	1	2	2	Lea Marston	5		
Hartshill	5	2	2	Middleton	5	1	0
Newton Regis	4	1	0	Nether Whitacre	5	9	3
Ansley	4	15	15	Ansley	4	1	0
Warton	4	78	69	Kingsbury	3	2	0
Wood End	4	16	16	Fillongley	4	3	3
Kingsbury	3	0	0	Birchmoor	1	1	1
Austrey	4	3	3				
Curdworth	4	2	2				
Fillongley	4	0	0				
Ansley Common	4	2	2				
Total		267	228	Total		18	7
Total By Settlement Category	1	101	72	Total By Settlement Category	1	1	1
Total By Settlement Category	3	47	47	Total By Settlement Category	3	3	0
Total By Settlement Category	4	117	107	Total By Settlement Category	4	4	3
Total By Settlement Category	5	2	2	Total By Settlement Category	5	10	3
Total By Settlement Category				Total By Settlement Category			

Number Of Gross Completions From 1 April 2019 – 31 March 2024 Split Between Total & New Build

Total Gross Completions 1 April 2019 – 31 March 2024 = 1233

Inside Development Boundary	Gross Completions	Of Which New Build	Outside Development Boundary	Gross Completions	Of Which New Build
Total By Settlement Category 1	328 (26.6%)	250	Total By Settlement Category 1	18 (1.46%)	15
Total By Settlement Category 2	0	0	Total By Settlement Category 2	0	0
Total By Settlement Category 3	231 (18.73%)	230	Total By Settlement Category 3	4 (0.32%)	0
Total By Settlement Category 4	476 (38.61%)	446	Total By Settlement Category 4	108 (8.76%)	98
Total By Settlement Category 5	19 (1.54%)	13	Total By Settlement Category 5	49 (3.98%)	24

Appendix C

LP5

Employment Land Supply from 1st April 2019 to 31 March 2024

2023/24

Completions of sites over 0.4 hectares

None

Outstanding on sites over 0.4

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
Core 42	Dordon	PAP/2017/0014	UC	17.42	B1, B2 & B8
Land north east of the Beanstalk - Plot 7	Dordon	PAP/2015/0679	UC	2.2	B1, B2, B8
SE of Junction 10 M42 (won at appeal)	Dordon	PAP/2018/0149	UC	25.37	B1/2/8
Kingsbury Road	Curdworth	PAP/2017/0521	NS	0.99	A1, Other
Power Station B Site	Hams Hall	PAP/2018/0036	UC	20	B1, B2, B8
Plot 13 Marconi Way	Hams Hall	PAP/2018/0763	NS	1.069	Office
Land south of Rowland Way	Atherstone	PAP/2018/0159	NS	1.92	B1(a), B8
				92.109	

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Completions of sites under 0.4 hectares

Unit 11	Atherstone	PAP/2018/0139	COM	0.39	B1(a), B2
				0.39	

Outstanding of sites under 0.4

Site		Planning application number	Status	Size	Use class
BEC Engineering Ltd	Atherstone	PAP/2014/0432	NS	0.11	loss of factory
Lane's Yard	Lea Marston	PAP/2017/0234	NS	0.02	B2
3 Springhill	Arley	PAP/2017/0179	NS	0.01	B8
Plot W1A	Dordon	PAP/2018/0284	NS	0.1	B1(a)
Park Gate Farm	Middleton	PAP/2018/0696	NS	0.29	Other
Land rear of unit 12B	Atherstone	PAP/2018/0475	NS	0.15	B1(c)
Langley Brook business park	Middleton	PAP/2018/0711	NS	0.30	B8
Magna House	Atherstone	PAP/2019/0403	NS	0.04	loss of office
The Boot	Grendon	PAP/2019/0151	NS	0.07	A4, A1, B1(a), D2
The Black Swan	Grendon	PAP/2017/0219	NS	0.01	A3

Loss of Employment Land

Unit 6	Atherstone	PAP/2017/0673	NS	0.04	loss B1/B2/B8
				0.04	

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Completions of above 0.4 hectares

Site		Planning application number	Status	Size	Use class
Land north east of the Beanstalk - Plot 7	Dordon	PAP/2015/0679	COM	2.2	B1, B2, B8
Kingsbury Road	Dordon	PAP/2017/0521	COM	0.99	A1, Other
Power Station B Site	Hams Hall	PAP/2018/0036	COM	20	B1, B2, B8
Plot 13 Marconi Way	Hams Hall	PAP/2018/0763	COM	1.069	Office
				24.259	

Outstanding applications of over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B2
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1, B2 & B8
Core 42	Dordon	PAP/2017/0014	UC	17.42	B1(c), B2, B8
SE of Junction 10 M42 (won at appeal)	Dordon	PAP/2018/0149	UC	25.37	B1/2/8
Land south of Rowland Way	Atherstone	PAP/2018/0159	NS	1.92	B1(a), B8
				67.85	

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Completions of under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Plot W1A	Dordon	PAP/2018/0284	COM	0.1	B1(a)
Park Gate Farm	Middleton	PAP/2018/0696	COM	0.29	Other
The Boot	Grendon	PAP/2019/0151	COM	0.07	A4, A1, B1(a), D2
The Black Swan	Grendon	PAP/2017/0219	COM	0.01	A3
				0.47	

Outstanding applications of under 0.4 hectares

Site		Planning application number	Status	Size	Use class
3 Springhill	Arley	PAP/2017/0179	NS	0.01	B8
Land rear of unit 12B	Atherstone	PAP/2018/0475	NS	0.15	B1(c)
Langley Brook business park	Middleton	PAP/2018/0711	NS	0.30	B8
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
Crida House	Curdworth	PAP/2020/0269	NS	0.24	B1(c)
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
				1.23	

Loss of Employment land

BEC Engineering Ltd	Atherstone	PAP/2014/0432	NS	0.11	loss of factory
Unit 6	Atherstone	PAP/2017/0673	NS	0.04	loss B1/B2/B8
Magna House	Atherstone	PAP/2019/0403	UC	0.04	loss of office
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
				0.22	

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2021/22

Completions over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Core 42	Dordon	PAP/2017/0014	COM	17.42	B1, B2 & B8
SE of Junction 10 M42 (won at appeal)	Dordon	PAP/2018/0149	COM	25.37	B1/2/8
				42.79	

Outstanding over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
Land south of Rowland Way	Atherstone	PAP/2018/0159	NS	1.92	B1(a), B8
				25.06	

Completions under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Land south-west of M42 roundabout Dordon	Dordon	PAP/2021/0108	COM	0.23	B8
112 High Street	Coleshill	PAP/2021/0139	COM	0.02	loss of office
				0.25	

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Annual Monitoring Report 2023 – 2024*

Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Magna House	Atherstone	PAP/2019/0403	UC	0.04	loss of office
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
Crida House	Curdworth	PAP/2020/0269	NS	0.24	B1(c)
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
Kingsbury Link	Kingsbury	PAP/2021/0220	NS	0.01	B1(c)
70-72 High Street	Coleshill	PAP/2021/0289	NS	0.07	loss of office
104, High Street	Coleshill	PAP/2020/0031	NS	0.08	loss of office
133a, Long Street	Atherstone	PAP/2020/0144	NS	0.00	loss of office
Westbourne Leisure, 45 Parkfield Road	Coleshill	PAP/2020/0494	UC	0.03	loss of office
				0.81	

Allocations in adopted Local Plan

SITE	USE CLASS	Gross Area – Ha's
E1 - Holly Lane, Atherstone	B1/B2/B8	6.6
E2 - West of Birch Coppice	B1/B2/B8	5.1
E3 - Playing fields south of A5	B1	3.5
E4 - MIRA	B1/B2	42
TOTAL		57.2

*North Warwickshire Local Plan
Annual Monitoring Report 2023 – 2024*

2022/23

Completions over 0.4 hectares

Site		Planning application number	Status	Size	Use class
NIL					

Outstanding over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
				23.14	

Completions under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Magna House	Atherstone	PAP/2019/0403	COM	0.04	loss of office
Crida House	Curdworth	PAP/2020/0269	COM	0.24	B1(c)
Kingsbury Link	Kingsbury	PAP/2021/0220	NSCOM	0.01	B1(c)
				0.25	

*North Warwickshire Local Plan
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Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Planters Garden Centre	Kingsbury	PAP/2021/0435	NS	0.09	B8
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2020/0109	NS	0.30	B2
The Smithy	Grendon	PAP/2022/0244	NS	0.29	B8
Town Council Offices	Atherstone	PAP/2020/0056	NS	0.01	B1(a)
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
Holme Villa & Holmville House	Atherstone	PAP/2022/0619	NS	0.01	Loss of residential to office
70-72 High Street	Coleshill	PAP/2021/0289	NS	0.07	loss of office
104, High Street	Coleshill	PAP/2020/0031	NS	0.08	loss of office
133a, Long Street	Atherstone	PAP/2020/0144	NS	0.00	loss of office
Westbourne Leisure, 45 Parkfield Road	Coleshill	PAP/2020/0494	UC	0.03	loss of office
				0.70	

*North Warwickshire Local Plan
Annual Monitoring Report 2023 – 2024*

2023 2024

Completions over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Land north east of Sewage Works	Atherstone	PAP/2019/0228	COM	3.49	B1C/B2/B8
				3.49 ha	

Outstanding over 0.4 hectares

Site		Planning application number	Status	Size	Use class
Coleshill Hall Hospital	Coleshill	PCOLXX/1274/99/FAP	UC	16.38	B1/2/8
Dosthill	Dosthill	PAP/2013/0298	UC	6.76	B1/B2/B8
				23.14 ha	

Completions under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Holme Villa & Holmeville House	Atherstone	PAP/2022/0619	COM	0.01	Loss of residential to office
Westbourne Leisure, 45 Parkfield Road	Coleshill	PAP/2020/0494	COM	0.03	loss of office
				-0.04	Loss of office

*North Warwickshire Local Plan
Annual Monitoring Report 2023 – 2024*

Outstanding under 0.4 hectares

Site		Planning application number	Status	Size	Use class
Planters Garden Centre	Kingsbury	PAP/2021/0435	NS	0.09	B8
Lanes Yard, Kingsbury Road, Lea Marston	Lea Marston	PAP/2023/0136	NS	0.30	B2
The Smithy	Grendon	PAP/2022/0244	NS	0.009	B8
Britannia Works	Atherstone	PAP/2020/0568	NS	0.03	loss of B2
70-72 High Street	Coleshill	PAP/2021/0289	NS	0.07	loss of office
Unit 11, Manor Road Industrial Estate	Mancetter	PAP/2023/0044	NS	0.01	Loss of office
Unit 1, Pooley Hall Farm,	Polesworth	PAP/2022/0147	NS	0.06	B2/B8, E
Unit 11, Pooley Hall Farm	Polesworth	PAP/2023/0505	NS	0.02	Loss of B8 to Class E
42 Austrey Road	Warton	PAP/2023/0508	NS	0.01	loss - Change of use of existing building B2 to C3
				0.32 ha	

Allocations in adopted Local Plan

SITE	USE CLASS	Gross Area – Ha's
E1 - Holly Lane, Atherstone	B1/B2/B8	6.6
E2 - West of Birch Coppice	B1/B2/B8	5.1
E3 - Playing fields south of A5	B1	3.5
E4 - MIRA	B1/B2	42
TOTAL		57.2

North Warwickshire Local Plan
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Total Land Supply as at 31st March 2024

	over 0.4 hectares	under 0.4 hectares	Total
<i>Total Completions Since 2019/20 – 2023/24</i>			
2019/20	0	0.39	0.39
2020/21	24.25	0.47	24.72
2021/22	42.79	0.25	43.04
2022/23	0	0.25	0.25
2023/24	3.49	-0.04	3.45
<i>Allocations In Local Plan</i>	57.2	0	57.2
Outstanding sites with Planning Permission as at 31/3/24	23.14	0.32	23.46
Additional land at MIRA	18.0	0.00	18.0
	168.87	1.64	170.51
<i>Loss of employment land</i>	0	-0.04	-0.04
Total minus losses	168.87	1.60	170.47

Total allocation for E4 MIRA B1/B2 class = 60ha

Extract from Historic England's Heritage at Risk Register 2024

(No changes since 2023)

WARWICKSHIRE		
NORTH WARWICKSHIRE		
 <p>© Historic England</p>	SITE NAME:	Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains
	DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*
	CONDITION:	Poor
	OCCUPANCY:	N/A
	PRIORITY CATEGORY:	C (C)
	OWNER TYPE:	Private
	LIST ENTRY NUMBER:	1014682
	Contact: Imogen Newcombe 07387 524030	

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.

- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

ABBREVIATIONS

CA	Conservation Area
LB	Listed Building
LPA	Local Planning Authority
NP	National Park
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site

North Warwickshire Local Plan Annual Monitoring Report 2023 – 2024

HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE

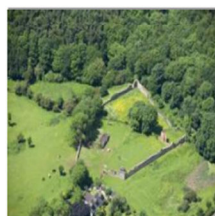


© Historic England

SITE NAME:	Beech House, 19 Market Street, Atherstone
DESIGNATION:	Listed Building grade II*, CA
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Commercial company
LIST ENTRY NUMBER:	1185175

Town house in the Queen Anne style dated 1708. The interiors are largely unaltered and most of the original features are intact. The property has been vacant for several years. A scheme for the repair and refurbishment of the building has been agreed following discussions between the owner and the Local Planning Authority. Recent work undertaken to refurbish the exterior. No site visit has been possible this year.

Contact: Rosamund Worrall 0121 625 6893



© Historic England Archive

SITE NAME:	Hartshill Castle, Castle Road, Hartshill
DESIGNATION:	Scheduled Monument and Listed Building grade II
CONDITION:	Poor
OCCUPANCY:	N/A
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1011197 and 1034748

Motte and bailey castle, converted C14 enclosure castle with remains of C16 farmhouse. Upstanding remains have decayed due to erosion, structural problems and vandalism. Some on-going vegetation impacts. The Harold Lapworth Charitable Trust has undertaken consolidation works on the enclosure wall, vegetation management and good steps to reduce vandalism, anti-social behaviour and theft. Further vegetation works are needed and repair and consolidation of the C16 remains. Historic England are liaising with the landowners regarding these works and the on-going maintenance of the site.

Contact: Neil Rimmington 07775 550 674



© Historic England

SITE NAME:	Kingsbury Hall, Kingsbury
DESIGNATION:	Scheduled Monument and Listed Buildings - 1 grade II*, 1 grade II, part in CA
CONDITION:	Poor
OCCUPANCY:	Vacant/not in use
PRIORITY CATEGORY:	E (E)
OWNER TYPE:	Private
LIST ENTRY NUMBER:	1019978 and 1116550; 1034721

A manor house of c.1500 with late C16 and C18 rebuilding and early C19 wing. A scheme for the residential conversion of the building was approved and structural works undertaken. A new scheme in association with some neighbouring development has been applied for which could see the building repaired and in use.

Contact: Rosamund Worrall 0121 625 6893



© Historic England

SITE NAME:	Maxstoke Priory, Church Road, Maxstoke
DESIGNATION:	Scheduled Monument and Listed Buildings - 6 grade II*, 2 LBs
CONDITION:	Poor
OCCUPANCY:	N/A
PRIORITY CATEGORY:	A (A)
OWNER TYPE:	Private, multiple owners
LIST ENTRY NUMBER:	1011195 and 1034822; 1034823; 1365129; 1034821; 1116038; 1320105

Substantial remains of an early C14 Augustinian monastery including infirmary, precinct walls and outer gatehouse with attached barn and farmhouse. The buildings are steadily decaying, the granary range is in poor condition and the infirmary structure is propped. Historic England has part funded repairs to the boundary walls and is working with the owners to review the condition of the gatehouse and other sections, looking to address their condition.

Contact: Imogen Newcombe 07387 524030



© Historic England

SITE NAME:	Middleton Hall, Middleton
DESIGNATION:	Listed Building grade II*
CONDITION:	Poor
OCCUPANCY:	Occupied/in use
PRIORITY CATEGORY:	D (D)
OWNER TYPE:	Charity (heritage)
LIST ENTRY NUMBER:	1365196

The main C18 house at Middleton hall is located on the west side of an enclosed courtyard which incorporates C14 and C16 buildings with extensive early C19 additions. The house is L-shaped on plan with rendered walls, tiled roofs and moulded eaves cornices, the latter feature concealing a perimeter gutter of variable width. These gutters have been modified over time, built up and repaired with inappropriate materials to the point where urgent repairs are now required. An Historic England repairs grant was awarded in March 2022 and repair works are due to commence in autumn 2023.

Contact: John Tiernan 0121 625 6839

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
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- F** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
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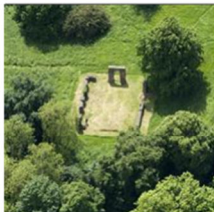

ABBREVIATIONS

- CA** Conservation Area
- LB** Listed Building
- LPA** Local Planning Authority
- NP** National Park
- RPG** Registered Park and Garden
- SM** Scheduled Monument
- UA** Unitary Authority
- WHS** World Heritage Site

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HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE

 <p>© Historic England</p>	<p>SITE NAME: Stables range north east of Middleton Hall, Middleton</p> <p>DESIGNATION: Listed Building grade II*</p> <p>CONDITION: Poor</p> <p>OCCUPANCY: Vacant/not in use</p> <p>PRIORITY CATEGORY: D (D)</p> <p>OWNER TYPE: Charity (heritage)</p> <p>LIST ENTRY NUMBER: 1365197</p>	<p>Originally stables and a lodging block C1570, this building is timber framed with brick infill panels. It consists of a four-bay main range with a two-bay cross wing at the north end and a two-storey gabled porch to the left of the centre. There is a courtyard of farm buildings to rear. The building is disused and in need of repair to ensure its structural stability and to keep it weatherproof. A Master plan to develop the site as a heritage visitor centre has been produced, repurposing the stable block and adjacent courtyard as the new visitor entrance to the Middleton Hall Estate.</p> <p>Contact: John Tiernan 0121 625 6839</p>
 <p>© Historic England</p>	<p>SITE NAME: Grendon Bridge, Polesworth / Grendon</p> <p>DESIGNATION: Scheduled Monument and Listed Building grade II*</p> <p>CONDITION: Poor</p> <p>OCCUPANCY: N/A</p> <p>PRIORITY CATEGORY: C (C)</p> <p>OWNER TYPE: Private</p> <p>LIST ENTRY NUMBER: 1005756 and 1186247</p>	<p>Stone bridge, probably C15 constructed in sandstone. Now in poor condition with parts of the parapet missing. A condition survey is needed to assess the scale of repairs. The owners are exploring funding options regarding its future assessment and repair.</p> <p>Contact: Imogen Newcombe 07387 524030</p>
 <p>© Historic England Archive</p>	<p>SITE NAME: Moat, footbridge and gatepiers to Shustoke Hall Farmhouse, Moat House Lane, Shustoke</p> <p>DESIGNATION: Listed Building grade II*</p> <p>CONDITION: Poor</p> <p>OCCUPANCY: N/A</p> <p>PRIORITY CATEGORY: A (A)</p> <p>OWNER TYPE: Private</p> <p>LIST ENTRY NUMBER: 1226189</p>	<p>Homestead moat, footbridge and gate piers c.1686, with late C18 service wing which is in poor condition. Substantial sections of overgrown walls and buttresses were previously leaning outwards and required rebuilding. Much of this work has been carried out by the Estate. Progress has been made since 2013 with repointing to the moat walls, but further repairs are needed. Historic England is advising on repairs to the remaining sections.</p> <p>Contact: Imogen Newcombe 07387 524030</p>
 <p>© Historic England Archive</p>	<p>SITE NAME: Alvecote priory and dovecote, Shuttington</p> <p>DESIGNATION: Scheduled Monument, 2 LBs</p> <p>CONDITION: Poor</p> <p>OCCUPANCY: N/A</p> <p>PRIORITY CATEGORY: C (C)</p> <p>OWNER TYPE: Local authority, multiple owners</p> <p>LIST ENTRY NUMBER: 1020623</p>	<p>The listed and scheduled remains of a C12 Benedictine monastery. The primary structure on site represents the C14 remodelling of the building and has been subject to heritage crime and natural deterioration. An associated medieval dovecote is also affected by issues with its roof covering, water penetration and vandalism. Historic England is encouraging the Local Authority to establish a management plan for the site and carry out repairs to the standing remains of the priory and dovecote.</p> <p>Contact: Imogen Newcombe 07387 524030</p>
 <p>© Historic England</p>	<p>SITE NAME: Church of St Mary, Sheepy Road, Atherstone</p> <p>DESIGNATION: Listed Place of Worship grade II*, CA</p> <p>CONDITION: Poor</p> <p>PRIORITY CATEGORY: C (C)</p> <p>OWNER TYPE: Religious organisation</p> <p>LIST ENTRY NUMBER: 1365164</p>	<p>Large imposing church constructed in two parts with a central tower. Chancel may date from C12 as an independent chapel, and then remodelled c1383 when the nave was added. Older parts are built in rubble. Nave and aisles were rebuilt in 1849 in rubble granite, wagon roof with moulded braces and purlins. The octagonal tower was part of the original chapel, but was remodelled in the C13/C14. Works to the roof have been completed but the high level stonework of the tower remains in poor condition and in need of repair.</p> <p>Contact: Imogen Newcombe 07387 524030</p>

PRIORITY CATEGORIES

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.

- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

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NOTE
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ABBREVIATIONS

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HERITAGE AT RISK 2023 / MIDLANDS / NORTH WARWICKSHIRE / NUNEATON AND BEDWORTH / RUGBY

SITE NAME:	Merevale Abbey, a Cistercian monastery, associated water control features and industrial remains		
DESIGNATION:	Scheduled Monument, 6 LBs, part in RPG grade II*	LIST ENTRY NUMBER:	I014682
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL VULNERABILITY:	Deterioration - in need of management	NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners	CONTACT:	Imogen Newcombe 07387 524030
SITE NAME:	Roman Camp, Mancetter		
DESIGNATION:	Scheduled Monument, part in CA	LIST ENTRY NUMBER:	I005736
CONDITION:	Unknown	TREND:	Unknown
PRINCIPAL VULNERABILITY:	Other	NEW ENTRY?:	No
OWNER TYPE:	Mixed, multiple owners	CONTACT:	Imogen Newcombe 07387 524030
SITE NAME:	Alvecote priory and dovecote, Shuttington		
DESIGNATION:	Scheduled Monument, 2 LBs	LIST ENTRY NUMBER:	I020623
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
PRINCIPAL VULNERABILITY:	Scrub/tree growth	NEW ENTRY?:	No
OWNER TYPE:	Local authority	CONTACT:	Imogen Newcombe 07387 524030

LP16 Natural Environment



Natural Capital Assessment Partnership
(Previously the Habitat Biodiversity Audit)

Appendix E

State of Habitats: North Warwickshire

1. The State of Habitats

This State of Habitats summary for North Warwickshire Borough Council is based on data gathered by the Natural Capital Assessment Partnership (NCAP) over the last 25 years^{1,2}. Formerly known as the Habitat Biodiversity Audit, NCAP is managed by Warwickshire Wildlife Trust (WWT) and hosted by Warwickshire County Council (WCC). WWT, WCC, North Warwickshire Borough Council and 6 other local authorities across Warwickshire, Coventry and Solihull contribute funding to the partnership. The aim of the overall State of Habitats report³ and this summary is to provide a habitat baseline that can help to inform the most effective actions for protecting, enhancing and restoring the nature of the sub-region. In this report, the sub-region refers collectively to the Warwickshire, Coventry and Solihull local authority areas.

2. NCAP data

The statistics in this summary draw primarily on 'Phase 1' habitat data gathered by the NCAP team¹. Phase 1 is a habitat survey method developed by the Joint Nature Conservation Committee⁴. Habitat data have been gathered by the NCAP team on a rolling basis over the last 25 years. It should be noted that some areas of the sub-region remain un-surveyed, due to factors such as inaccessibility, because appropriate phase 1 habitat definitions do not exist, e.g. for urban habitats⁴, or because urban features, such as building and roads, haven't typically been mapped in the past. As a result of these factors, **12% of North Warwickshire is un-surveyed**^{1,5}.

In 2023, NCAP also acquired remotely sensed satellite data from Spottitt⁶⁻¹⁰, as well as a habitat classification map produced by Spottitt and derived from the satellite data¹¹. The habitat map places the entire sub-region into 11 different habitat categories¹¹. The long-term aim is for this remotely sensed dataset to complement the Phase 1 habitat data, for example by filling in some of the gaps that have arisen from using Phase 1. Where relevant, the State of Habitats report and this summary refer to this new remotely sensed dataset.

3. North Warwickshire's diversity of habitats

Covering an area of 28,431 hectares⁵, the majority of North Warwickshire Borough lies in the Arden National Character Area (NCA)¹². The NCA is characterised in less urban areas by its gently rolling landscapes of farms and wood pastures as well as its river meadows and pockets of ancient woodland¹². The Mease/Sence Lowlands NCA cuts across the north and northeast of the borough, known for its rivers, wetlands, neutral grasslands and the Coventry Canal¹³. Cannock Chase and Cank Wood NCA¹⁴ is found in the west of the borough, as is the Trent Valley Washlands NCA¹⁵. A series of valuable wetlands, around Kingsbury and Lea Marston, are found in the latter².

From wet woodland to heathland, North Warwickshire is home to a variety of habitats valuable at a sub-regional level. Some of these areas are designated as Local Wildlife Sites, like Baddesley Common where one of the sub-region's last remnants of long-established heathland can be found². Many post-industrial sites are also found in the borough, such as Edge Hill Wood and Kingsbury Spoil Mound Local Wildlife Site with, among other habitats, its acid pools and associated wetlands².



Natural Capital Assessment Partnership
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Heathland and wetlands are the rarest broad Phase 1 habitat types across North Warwickshire Borough. Heathland covers **0.01%** of the local authority area, which represents **34% of the 10 hectares of heathland that remain across the sub-region¹**. North Warwickshire is one of only four local authorities across the sub-region to have any heathland habitat remaining. The wetland habitats of 'mire' and 'swamp, marginal and inundation' collectively represent **0.2%** of the local authority area¹. 28% of the sub-region's remaining 187 hectares of 'swamp, marginal and inundation' habitats are found in North Warwickshire¹. These Phase 1 habitats all fall under the 'other' category in Figure 1.

At the other end of the scale, it is estimated that **49%** of North Warwickshire is categorised as Phase 1 '**cultivated and disturbed**' land, which includes habitats such as amenity grassland, arable land and introduced shrub^{1,4}.

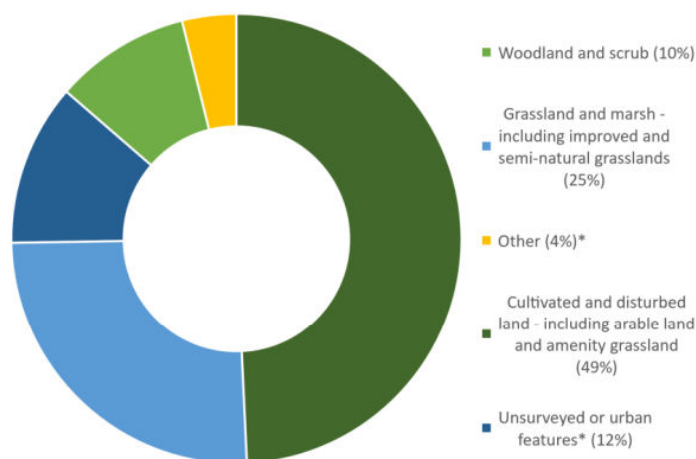
Under the broad Phase 1 'Woodland and Scrub' habitat category, '**parkland**', '**woodland**', '**recently-felled woodland**' and '**wet woodland**' collectively account for **8% of North Warwickshire's local authority area¹**, compared to 7% at the sub-regional level^{1,3} and 13% at a national level¹⁶.

North Warwickshire is slightly less **urbanised** than the sub-region as a whole. Remote sensing imagery shows that **8%** of the local authority region is covered by urban features such as roads and buildings compared to 9% of the sub-region¹¹.

If we consider improved grassland, set-aside and arable land as the main agricultural land uses across the sub-region, we estimate that approximately **64% of North Warwickshire is farmed**. This is the same as at the sub-regional level (64%)^{1,3}.

11% of North Warwickshire's grasslands are **semi-natural grasslands with distinctive calcareous, neutral, acid or marshy grassland plant communities**. This is the same as at the sub-regional level (11%). North Warwickshire is an important stronghold of acid grassland, as 37% of the sub-region's remaining 77 hectares are found in the borough^{1,3}.

Figure 1. Proportion of broad Phase 1 habitats across North Warwickshire Borough¹



*Urban features, e.g. buildings / roads and other 'artificial' surfaces are not included in the Phase 1 survey process and so are included in un-surveyed areas. 'Other' includes 'heathland', 'mire', and 'swamp, marginal and inundation' wetlands, 'tall herbs', 'open water' and 'rock exposure & waste'.



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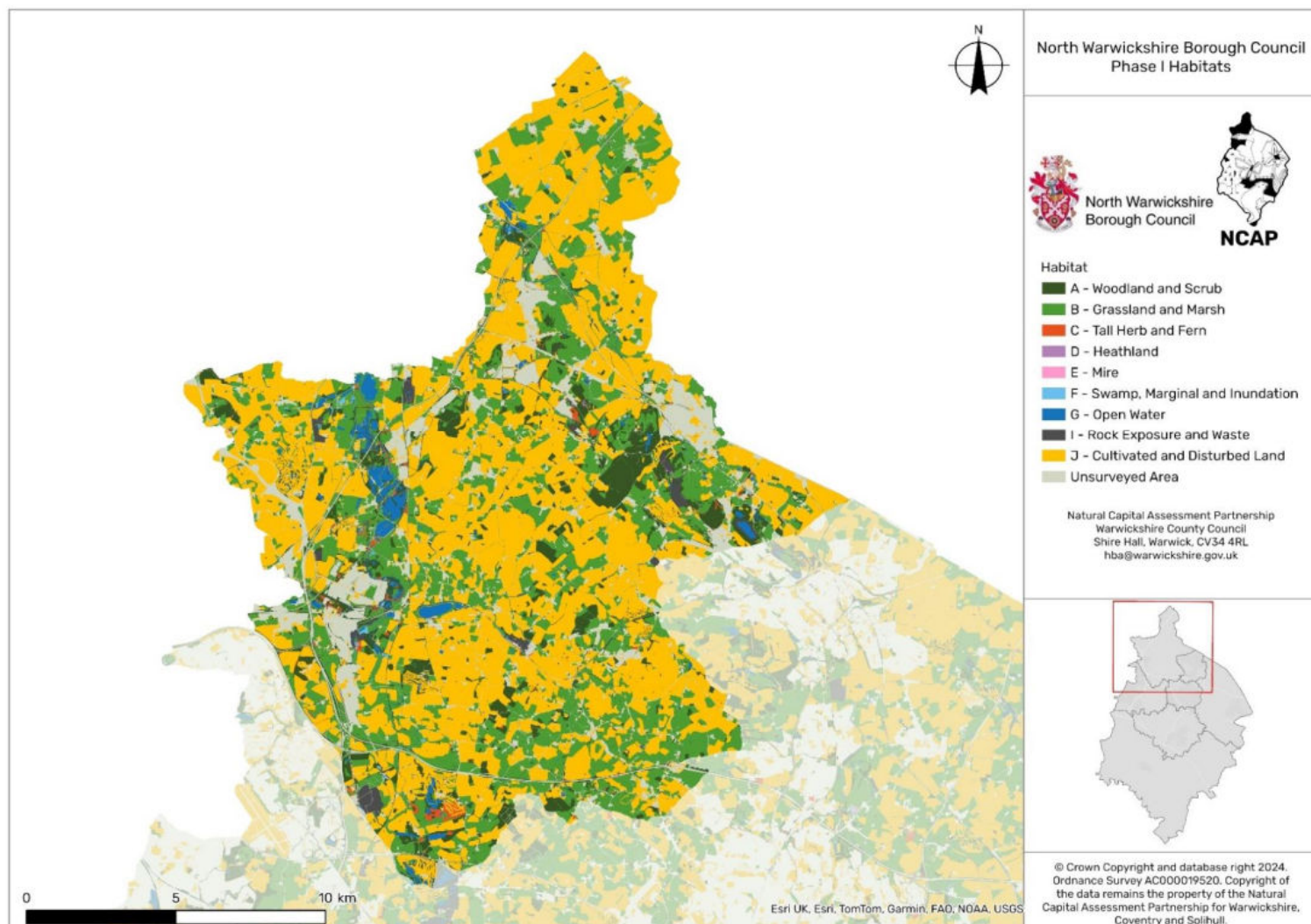


Figure 2. Map of Phase 1 habitats across North Warwickshire Borough



4. North Warwickshire's protected sites

North Warwickshire has **18 sites with statutory protection**^{17,18}:

- **5 Local Nature Reserves**¹⁸
- **13 Sites of Special Scientific Interest**¹⁷

These statutorily protected sites account for approximately **1%** of North Warwickshire's land area (**423 hectares**)^{5,17,18}.

North Warwickshire has **118 Local Wildlife Sites** (including those with boundaries across multiple authorities), or **1207 hectares** of land in Local Wildlife Sites (4% of the total area)². An additional 222 potential Local Wildlife Sites sit, at least partially, within North Warwickshire's boundaries².

Out of these 118 Local Wildlife Sites, **72** were known at the time of survey to be under **good or favourable management**². For the remaining sites, data are either missing or their condition would benefit from management changes.

5. Breakdown of Phase 1 habitats

Woodland

With **10%** of North Warwickshire covered by woodland and scrub habitats (Table 1.), the borough is the most wooded local authority across the sub-region. Woodland and scrub habitats cover **8%** of the sub-region^{1,3}.

Table 1. The area and proportion of Phase 1 woodland / scrub sub-habitats across North Warwickshire¹

Habitat	Total Area (Ha)	Proportion of North Warwickshire's woodland / scrub habitats (%)	Proportion of local authority area (%)
Woodland	2274.2	82.1	8.0
Scrub	357.3	12.9	1.3
Parkland	87.3	3.2	0.3
Felled Woodland	5.0	0.2	<0.1
Orchard* ¹	6.1	0.2	<0.1
Wet Woodland* ¹	38.6	1.4	0.1
Total	2768.5	100.0	9.7

*¹ Not officially Phase 1 codes as defined under JNCC Phase 1 guidelines⁴ but, included under Woodland and Scrub habitat classification by NCAP.

As can be seen from table 1, woodland alone accounts for 8% of North Warwickshire's total land area and 82% of the broad Phase 1 'woodland & scrub' habitats¹. Breaking down the statistics further shows that the majority of woodland across the borough is broadleaved (73%). Only 10% of



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woodlands across North Warwickshire are coniferous and 17% are mixed woodland¹. There is also a greater extent of semi-natural woodland (54%) than plantation (46%)¹.

North Warwickshire holds a substantial proportion (19%) of the sub-region's remaining 200 hectares of wet woodland¹. 11% of the sub-region's remaining 825 hectares of parkland are also found in the borough¹.

Grassland

Grassland and marsh cover 25% of North Warwickshire, compared to 29% of the sub-region as a whole^{1,3}. The majority of grassland across the borough is improved grassland (74% - Table 2)¹. Improved grasslands have been more intensively managed to increase agricultural performance, for example through the application of agrochemicals such as herbicides or fertilisers⁴. As a result, plant species diversity is poor and tends to include species with a high tolerance for over-grazing and high nutrient levels⁴.

Semi-natural grasslands account for the remaining 26% grasslands across North Warwickshire^{1,3}. However, 57% of these are in poor condition meaning that they cannot be allocated a semi-natural grassland category according to environmental conditions and characteristic plant communities (calcareous, acid, neutral or marshy grasslands). Instead, they are classed as 'poor semi-improved grasslands'¹.

As noted in the summary section, 37% of the sub-region's 77 hectares of acid grassland are found in North Warwickshire. 10% of the sub-region's 6169 hectares of neutral grassland are also found in the borough¹.

The statistics in this summary section do not include amenity grassland which falls under the 'cultivated and disturbed land' Phase 1 broad habitat category⁴. Amenity grassland accounts for 3% of North Warwickshire's local authority area, in addition to the grassland habitats outlined in Table 2¹.

Table 2. The area and proportion of different grassland sub-habitats across North Warwickshire¹

Grassland type	Area (Ha)	Proportion of North Warwickshire's surveyed grassland habitats (%)	Proportion of local authority area (%)
Acid Grassland	28.4	0.4	0.1
Neutral Grassland	645.6	8.9	2.3
Calcareous Grassland	0.5	<0.1	<0.01
Improved Grassland	5363.4	74.0	18.9
Marsh/marshy Grassland	144.1	2.0	0.5
Poor semi-improved grassland	1067.2	14.7	3.8
Total	7249.1	100.0	25.5

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Essentially the habitat classification provides an estimate of tree canopy cover and so is not directly comparable to the Phase 1 woodland data.

Table 4. Area of broad habitats across North Warwickshire, the proportion of the local authority area they represent and their User's Accuracies¹¹

Habitat	Area mapped (Ha)	Proportion of North Warwickshire's area (%)	User's Accuracy (%)
Woodland & Trees	5107.3	18.0	82
Urban	2320.7	8.2	97
Water	462.8	1.6	74

A key part of using a remotely-sensed classification map is to assess whether habitats on the ground have been mapped correctly. The User's Accuracies in Table 4. show how well three habitats have been mapped. The statistics for the remaining habitat classification categories will be completed throughout 2024. For a particular pixel on the habitat classification map, User's Accuracies outline the probability that the pixel has been allocated the correct habitat type as is found on the ground^{19,20}. The 'woodland' habitat, for example, has a User's Accuracy of 82%. 82 out of every 100 pixels classified as woodland on the habitat classification map are woodland on the ground and therefore correctly classified. However, 18 out of every 100 pixels have been incorrectly classified as woodland when they are in fact other habitats on the ground.

7. Opportunities

Protecting the rarest habitat types, such as semi-natural grasslands and wetlands, should be a priority so that they're not lost completely from the sub-region.

7 Local Wildlife Sites (LWS) have been lost across North Warwickshire since the NCAP partnership started gathering data². Protecting the remaining LWS from development will go a long way to preventing the loss of some of the area's most valuable sites for nature.

Management could be improved across LWS so that they are all considered as being under **good / favourable management**.

Surveying potential LWS (pLWS) and designating those meeting the threshold criteria as LWS could add up to **1745 additional hectares of wildlife habitat across the borough**².

It is not known how many pLWS have been lost across the local authority area but, many are also facing pressure from development. Once the accuracy assessment has been completed for the remotely sensed habitat classification map, a useful next step would be to use the data to determine which pLWS have already been lost.

Exploring opportunities for buffering and connecting remnant habitat patches and sites would be valuable. The Local Nature Recovery Strategies will identify key nature-recovery focal areas at a landscape level. Areas with large clusters of LWS / pLWS could be a starting point in this process.



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Waterbodies and Wetland

Some of the rarest habitats across the sub-region, wetlands are similarly rare across North Warwickshire (Table 3)^{1,3}. As described in the grassland summary section above, marshy grasslands also represent 0.5% of North Warwickshire's land cover¹.

North Warwickshire is important at a sub-regional level for wetland habitats, being host to 28% of the sub-region's 187 hectares of 'swamp, marginal and inundation' habitats and 10% of the sub-region's 2 hectares of 'mire' habitat¹.

Mire habitats consist of communities of wetland plants including species such as *Sphagnum* mosses. They are frequently found above thick peat (over 0.5m thick) although flushes and springs can be found on thinner peat, if any at all⁴. Swamp, marginal and inundation habitats include those where the water table lies above the surface of the soil for most of the year. Plants such as *Glyceria* grasses and species in the *Typha* family (reedmaces) are often found growing in these habitats⁴.

Table 3. The area and proportion of 'mire' and 'swamp, marginal & inundation' habitats across North Warwickshire¹

Habitat Name	Broad Phase 1 habitat	Area (Ha)	Proportion of North Warwickshire's surveyed wetland habitats (%)	Proportion North Warwickshire area (%)
Flush and Spring	Mire	0.2	0.4	<0.01
Swamp	SM&I	47.7	89.2	0.2
Marginal and Inundation	SM&I	5.5	10.3	<0.1
Total	Wetland	53.4	100.0	0.2

'Standing water', which under the Phase 1 habitat survey definition includes reservoirs, ponds, canals and lakes, accounts for 2% of North Warwickshire's land area (534 hectares)^{1,4}.

Post-industrial Sites

40% of the sub-region's 590 hectares of 'rock exposure & waste habitats', which include quarries and spoil heaps, are found in North Warwickshire^{1,4}. While not all of these will be valuable to wildlife, many post-industrial sites can have substantial botanical value and should be surveyed prior to development for example.

6. Satellite-derived habitat data

Table 4. outlines the areas of different habitats found across North Warwickshire as calculated from the Spottitt remotely-sensed habitat classification map¹¹. It also demonstrates the proportion of the borough's area covered by each habitat type. 8% of North Warwickshire's area is covered by the 'urban' land cover types which include artificial surfaces such as roads and buildings¹¹.

The Spottitt habitat classification map¹¹ shows 18% North Warwickshire as being covered by woodland and trees. This proportion cover is higher than that shown by the Phase 1 habitat data¹, linked to the fact that both woodland and trees outside woodland are included in the same category.

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Appendix F

Relevant to various policies

Building Regulations Statutory Guidance

Approved Document	Topic	Date
A	Structure	1 Sept 2013
B	Fire safety	14 January 2025
C	Site preparation and resistance to contaminants and moisture	3 Sept 2013
D	Toxic substances	2 Dec 2010
E	Resistance to sound	4 Mar 2015
F	Ventilation	15 June 2022
G	Sanitation, hot water safety and water efficiency	1 October 2024
H	Drainage and waste disposal	4 Dec 2010
J	Combustion appliances and fuel storage systems	30 September 2022
K	Protection from falling, collision and impact	3 Jan 2013
L	Conservation of fuel and power	2 February 2023
M	Access to and use of buildings	1 October 2024
O	Overheating	15 June 2022
P	Electrical safety	1 Jan 2013
Q	Security in dwellings	22 November 2024
R	High speed electronic communications networks	2 October 2022
S	Infrastructure for charging electric vehicles	17 April 2023
T	Toilet accommodation	1 October 2024
7	Material and workmanship	29 Nov 2018