

**NORTH WARWICKSHIRE BOROUGH COUNCIL**  
**LOCAL PLAN EXAMINATION**

**HEARING AGENDA**

**Matter 6, Planning and environmental constraints**

Tuesday 26 February 2019, commencing 1400

Council House, South Street, Atherstone CV9 1DE

**Participants:**

North Warwickshire Borough Council (NWBC)  
Hodgetts Estates (HE), SLP429  
Stoford Developments Ltd. (SDL), SLP335  
Church Commissions of England (CCE), SLP360  
Gladman Developments Ltd. (GDL), SLP330  
Richborough Estates (RE), SLP430  
Hallam Land Management (HLM), SLP336  
Severn Trent Plc. (STP), SLP168  
Severn Trent Water (STW), SLP442  
Wildlife Trust (WT), SLP361  
KNG Developments (KNG), SLP303  
IM Properties (IMP), SLP439  
Ciel Property Holdings (CPH), SLP113  
Inland Waterways Association (IWA), SLP9  
Taylor Wimpey UK Ltd. (TWU), SLP343  
Walton Homes (WH), SLP332  
Environment Agency (EA), SLP302  
Campaign to Protect Rural England (CPRE), SLP447  
Stella Doggett (SD), SLP338  
Mark Doggett (MD), SLP278  
S G Hollyoak (SH), SLP46

**Notes:**

- i. Participants named in (brackets) against an item may be invited to open the discussion, but that is optional. [Square brackets] denote examination documents.
- ii. It is not intended to repeat introductory matters or those covered in earlier sessions, other than to the extent necessary. Participants should consult the examination library, in particular the schedule of Main Modifications [NWBC20A], in framing their contributions.
- iii. This agenda is provisional and flexible, and refines the issues and questions [INSP5] primarily on the basis of submitted position statements.
- iv. It may not be necessary to cover all issues and questions, and the agenda does not seek to confine discussion to only those points set out below.

***ISSUES AND QUESTIONS***

6.1 The vision for North Warwickshire in LP paragraph 4.2<sup>1</sup> includes respecting the rural character of the Borough. The NPPF2012 sets out that planning should recognise the intrinsic character and beauty of the countryside and seek to protect valued landscapes. Is the North Warwickshire LCA report of August 2010 [CD7/1] an appropriate evidence base for establishing landscape character? (RE) (STP) (SDL)

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<sup>1</sup> Corrected, with reference to PS.M6.05 (CAP).

- (a) Considered overall, would LP policies including LP14 'Landscape' achieve the LP vision of ensuring that rural character is maintained? (SD) (CAP) (CCE)
- (b) Where are any specific areas of conflict between LP policies? *NB, with reference to the updated Settlement Sustainability Appraisal [CD6/3C], the consistency or otherwise of allocations relative to the role and function of settlements will fall for consideration under matter 10.*<sup>2</sup>

6.2 Is the Coventry & Warwickshire Green Belt Study [CD6/9] robust evidence?

- (a) Have appropriate parcels of land been suitably and consistently assessed relative to the purposes of Green Belt set out in paragraph 80 of the NPPF 2012? (IMP) (RE) (SDL)
- (b) Has CD6/9 has suitable regard to any other, subsequent, or wider strategic Green Belt studies?<sup>3</sup> Are its findings consistent with them? (STP) (IMP)
- (c) Noting LP paragraph 7.14, have exceptional circumstances been demonstrated to justify all alterations to the Green Belt?
- (d) Have sustainable patterns of development been considered in the approach taken in the LP? (RE) (STP) (SDL) (IMP)
- (e) Is safeguarding of land west of Tamworth Road, Kingsbury, for potential future development via LP4 suitably justified, including being necessary to meet longer-term development needs well beyond 2033?(noting MM29 and MM29 in INSP20A) (KNG) (WH) (STP) (SDL)

6.3 Noting the interaction with matter 4, have alternatives to release of Green Belt sites been considered, including the capacity of existing urban areas?

6.4 Noting the Council's proposal that it should be renamed 'Strategic Gap' and MMs to that effect, and whilst consideration of individual sites will fall to matter 9, is the broad extent of the Meaningful Gap robustly evidenced [CD6/10], and the intended application of associated policy LP5 justified?(HE) (HLM) How does the purpose of the Meaningful Gap differ to that of the Green Belt? (TWU)

6.5 Is the LP based on robust evidence related to heritage, and does it set out an appropriate and positive strategy for the conservation and enjoyment of the historic environment including related to the canal system (chiefly policy LP15)?<sup>4</sup> (with particular regard to examination documents CD8/11, CD8/12

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<sup>2</sup> This may be of particular relevance to Severn Trent Water, SLP168, in respect of Coleshill.

<sup>3</sup> Particular reference has been made by representors to an April 2016 study and to the relationship of CD6/9 to the Greater Birmingham Strategic Growth Study [CD8/23].

<sup>4</sup> Noting in particular examination documents CD8/11, CD8/12, CD7/3, CD7/4, CD1/2 and the representations of Historic England (SLP341), the Lichfield Branch of the Inland Waterways Association (SLP9) and the North Warwickshire Heritage Forum (SLP31).

and CD8/21) (HE) (CCE) *NB, potential implications of individual sites will fall for consideration under matter 10.*<sup>5</sup>

- 6.6 Is the LP based on appropriate evidence and consistent with elements of the NPPF related to meeting the challenge of climate change, flooding and coastal change?<sup>6</sup> (RE)
- 6.7 In addition to consideration of the HRA and SA in matters 2 and 4, is the approach in the LP, policies LP16, LP17, LP18 and LP19 in particular, to protecting and enhancing biodiversity justified and consistent with national policy?<sup>7</sup> (CCE)
- 6.8 Is policy LP20, Green Spaces, appropriately justified and effective? (CAP) (CCE)
- 6.9 How have planning and environmental constraints affected the level and distribution of development that the LP proposes to enable? Is the evidence for that balancing exercise clear and robust? (STW)

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<sup>5</sup> That may be particularly relevant for the sites of concern identified by Historic England [PS.M6.20].

<sup>6</sup> With particular regard to the Strategic Flood Risk Assessment ('SFRA')[CD8/2] and to the position of the Environment Agency (SLP302)[PS.M6.02].

<sup>7</sup> Representors have raised, in particular, the accuracy of reference to the Crannock Chase Special Area of Conservation and Alvecote Pools Site of Special Scientific Interest, and consistency of LP16 with the wording of the NPPF 2012 (SLP110, SLP314, SLP435).