

**North Warwickshire Local Plan
Draft Main Modifications
2018**

Revision Dates:

Initial table set up including suggested changes from Matter Papers 1-7. Additional mods shown will form part of a separate document but shown here for completeness	DMB	10/09/18
Updated list of draft MM's for Inspector	DMB	04/10/18
Inspector review	TB	8/02/2019

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Document Ref: **ADNWBC20A**

Main Modifications

Main Modification	Chapter	Page	Policy / Supporting Text	Proposed Modification	Referenced Origin and explanation
<u>MM1</u>	<u>1</u>	<u>6</u>	<u>1.2</u>	First sentence, 'The Local Plan supersedes the Core Strategy adopted in 2014 and incorporates...	<i>Inspector, INSP1, to clarify the remit of the plan</i>
<u>MM2</u>	<u>1</u>	<u>6</u>	<u>1.3</u>	Final sentence, '... will be located, and contains review provisions to help ensure delivery, in addition to legislative requirements set out in the Town and Country Planning (Local Planning)(England) Amendment Regulations 2017 ,	<i>Inspector, reflects discussions during hearings regarding provisions for review and to reflect provisions of legislation</i>
<u>MM3</u>	<u>1</u>	<u>6</u>	<u>1.4</u>	Third sentence ' As the Local Plan was submitted for examination on 29 March 2018, the National Planning Policy Framework published on 27 March 2012 sets the relevant policy context (NPPF2012). However the Local Plan has looked forward to take account of the implications of the NPPF2018 as necessary. '	<i>Inspector, to clarify the national policy context in which the Local Plan has been prepared and examined [INSP3, INSP6]</i>
<u>MM4</u>	<u>1</u>	<u>6</u>	<u>1.4</u>	Penultimate sentence ' All subsequent Local Plan documents as well as any Neighbourhood Plans or Neighbourhood Development Orders must be in conformity with the Development Plan and follow its approach. A number of Neighbourhood Plans are currently being	<i>Inspector, to reflect that statute makes provision for subsequent development plan documents to diverge from previous elements, and as the statutory requirements</i>

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				prepared by Parish and Town Councils with X, Y and Z currently part of the development plan'.	<i>for neighbourhood plans are different (general conformity with strategic priorities)</i>
<u>MM5</u>	<u>1</u>	<u>7</u>	<u>1.6</u>	Paragraph to reflect that the proposals map is called a policies map, and is not a development plan document. Final sentence to refer additionally to 'in accordance with NPPF2012 paragraph 153'.	<u>Inspector, to accurately reflect legislative and policy provisions</u>
<u>MM6</u>	<u>1</u>	<u>7</u>	<u>1.7</u>	'The settlement hierarchy is based on an assessment of the services, facilities and sustainability of the various settlements within the Borough with reference to the Settlement Sustainability Appraisal of December 2018 . This builds on work previously undertaken for the 2006 Local Plan and 2014 Core Strategy. '	<u>Inspector, to reflect updated settlement assessment produced in the course of examination [CD6/3C]</u>
<u>MM7</u>	<u>1</u>	<u>7</u>	<u>1.8</u>	'... The Borough Council has a proven track record in cooperating with relevant authorities and bodies neighbouring authorities and has been working with them to consider future development needs. The Borough Council, alongside Warwickshire County Council, is also cooperating on cross border infrastructure issues with Staffordshire County Council '	<i>Agreed with SCC- NWBC PS.M1.01, and to reflect the extent of legislative requirements in respect of the DtC</i>
<u>MM8</u>	<u>1</u>	<u>7</u>	<u>1.8</u>	'... The Borough Council has reached an agreement on the amount of development that can be accommodated and an amount that should be delivered alongside appropriate infrastructure potentially could be delivered if the appropriate infrastructure can be delivered with local authorities.	<i>Inspector to reflect position in INSP12, in line with SCC agreement in NWBC PS.M1.01</i>
<u>MM9</u>	<u>1</u>	<u>7</u>	<u>1.8</u>	Replace final two sentences with ' In addition the Borough Council	<i>To reflect discussion during hearing sessions</i>

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				<p><u>continues to commit to working collaboratively with relevant authorities and bodies to refine the scale and distribution of housing and employment needs within the housing market areas and functional economic market areas in which the Borough falls, the levels that it is appropriate for the Borough to seek to accommodate, and to working collaboratively with infrastructure providers to ensure that any impacts of growth are suitably mitigated. In the event that work identifies that a meaningful change in provision is needed compared to that set out in the Local Plan, an early review will be brought forward to address this</u>.</p>	<p><i>in respect of strategic matter 1, to formalise future provisions for collaboration and review in the event of change, and as a consequential amendment to MM2</i></p>
<u>MM10</u>	<u>1</u>	<u>7</u>	<u>1.9</u>	<p><u>Placeholder- paragraph needs to reflect the further sustainability appraisal work to be undertaken pursuant to INSP12</u></p>	<p><i>Inspector, relates to INSP12 and clarification of the role that SA has played in informing the plan strategy</i></p>
<u>MM11</u>	<u>2</u>	<u>8</u>	<u>2.4</u>	<p><u>'Growth will be supported is expected to take place in the Borough in the plan period to assist with the need to provide housing for the Coventry & Warwickshire and the Greater Birmingham housing market areas. In that context the Council commits to the approach in the former Core Strategy to delivering 500 homes for Tamworth Borough Council plus an additional 413 homes over the plan period and 8.5 hectares of employment space.... The Borough therefore has pressure for growth....'</u></p>	<p><i>To accurately reflect commitments agreement with Tamworth Borough Council in examination document [AD2]</i></p>

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<u>MM12</u>	<u>2</u>	<u>11</u>	<u>2.22</u>	<u>Placeholder in respect of penultimate line 'Local planning policies should allow for these needs [of villages and hamlets] to be catered for in a sensitive and innovative way. Such settlements include Middleton, Corley, Lea Martson and Furnace End'</u>	<u>Inspector, placeholder to accurately reflect inter-relationship with development management policies and flexibility of service provision pending discussion in respect of examination matters 9 and 10 [INSP5]</u>
<u>MM13</u>	<u>3</u>	<u>12</u>	<u>3.8</u>	<u>'A further issue has also been identified which is connected to the above but is much broader and that is the delivery of all forms of infrastructure to ensure developments work for both existing and future residents and businesses. The growth now being envisaged has brought this issue to the fore. This Plan seeks to ensure that the implications of growth within and outside the Borough is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensure that infrastructure is secured and delivered in an appropriate and timely manner alongside housing and employment growth.'</u>	<u>Inspector, to recognise that the plan relates to all forms of infrastructure provision and to address concerns regarding the timing of infrastructure provision relative to other forms of growth (in part a consequential amendment to MM8 and for internal consistency with plan paragraph 6.15)</u>
<u>MM14</u>	<u>5</u>	<u>15</u>	<u>5.1</u>	<u>Final sentence (deletion) 'In addition, policies in other Development Plan Documents, including Neighbourhood Plans, will also use these objectives.'</u>	<u>Inspector, consequential amendment to MM4 for the same reasons</u>
<u>MM15</u>	<u>5</u>	<u>15</u>	<u>5.2</u>	<u>Placeholder in respect of phrasing 'giving priority to re-using previously developed land'</u>	<u>Inspector, to ensure consistency with NPPF 2012 paragraph 17 pending discussion on site allocations, components of supply and DM policies</u>

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MM16	5	15	Objective 2	'To provide for appropriate levels of housing needs of the Borough	<i>Inspector, for internal consistency, reflecting that the plan seeks to provide appropriate housing given its situation in two wider housing market areas</i>
MM17	5	16	Objective 2	Placeholder for consequential amendment pursuant to MM12 regarding vitality of all settlements (N.B. will also likely have linkages to paragraph 7.4, the penultimate sentence of which in particular)	<i>Inspector, for internal consistency</i>
MM17	6	18	6.2	'Planning applications that accord with the policies in this Plan (and, where relevant, with other development plan policies including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development. Where there are no...	<i>Inspector, to reflect provisions of S38(6) of the Planning and Compulsory Purchase Act 2004 as amended, and of the NPPF</i>
MM18	6	20	6.17	Replace paragraph with ' Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with NPPF2012 paragraphs 203 to 206, associated Planning Practice Guidance, and Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended '.	<i>Inspector, to accurately reflect policy and legislative context</i>

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MM20	6	21	Policy LP1	<p>Planning applications that accord with the policies in this Plan (and, where relevant, with other development plan policies including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development in paragraph 11 of the NPPF2018.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether</p> <ol style="list-style-type: none"> 1. Any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or 2. Specific policies in the Framework or other material considerations indicate that development should be restricted... 	<p><i>Inspector, to reflect provisions of S38(6) of the Planning and Compulsory Purchase Act 2004 as amended, and the presumption in favour of sustainable development, to ensure internal consistency/ effectiveness of the plan between policy LP1 and development management policies, and to ensure the policy provides a clear indication of how a decision maker should react to a development proposal in accordance with NPPF2012 paragraph 154</i></p>
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				<p><i>Quality of Development/ Place</i></p> <p><u>All development proposals must:</u></p> <ul style="list-style-type: none"> - be supported by provide the required infrastructure, - be consistent with the approach to place making set out through development management policies, - integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate, <p>...</p>	
<u>MM21</u>	<u>7</u>	<u>23</u>	<u>7.3</u>	<p>'This strategy moves forward the settlement hierarchy principles, which were introduced in the Local Plan 2006 and the adopted Core Strategy 2014'.</p>	<p><i>Inspector, consequential amendment to MM6 for the same reasons</i></p>
<u>MM21</u>	<u>7</u>	<u>24</u>	<u>7.6</u>	<p>Delete first three sentences and commence 'Atherstone....</p>	<p><i>Inspector, consequential amendment to MM6 and MM21 for the same reasons, and as paragraph 7.6 conflicts with the spatial approach indicated in paragraph 7.7</i></p>
<u>MM22</u>	<u>7</u>	<u>24</u>	<u>7.8</u>	<p>'This Local Plan allocates strategic and non-strategic housing sites. Further allocations may come forward through review, Neighbourhood Plans, and potentially other mechanisms such as Community Right to Build Neighbourhood Development Plans, prepared by Parish Councils. All development proposals for from</p>	<p><i>Inspector, for effectiveness pending discussion in hearing sessions related to examination matter 9 [INSP5A]</i></p>

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				<u>housing, employment and retail will be expected to accord with the settlement hierarchy and be proportionate to the size and facilities of the settlement.</u>	
<u>MM23</u>		<u>25</u>	LP2	Please refer to Appendix A at the end of this paper	<u>N.B. to be discussed during hearings following publication of updated Settlement Sustainability Assessment [CD6/3B] and in respect of strategic matter 10, development management policies.</u>
<u>MM24</u>		<u>26</u>	<u>7.13</u>	<u>'The pressure on the Borough from surrounding urban areas needs to be considered in the context of protections accorded to the Green Belt, and how areas of the Green Belt perform relative to the functions for Green Belt the longevity of the Green Belt need to be considered making sure that future needs can be catered for within the Borough. Two studies...'</u>	<u>Inspector, to accurately reflect the approach in the NPPF2012 and PPG regarding needs and requirements [INSP2]</u>
<u>MM25</u>		<u>26</u>	7.15	Para 7.15 to be updated to reflect CD 6/10 7.15 The maintenance of the Green Belt is seen as a vital component in protecting and enhancing the Borough as an area of pleasant countryside, especially by preventing the incursion of nearby urban areas. It is not just the wholeness of the Green Belt designation that is important but having defensive boundaries. As a result a second <u>A further S</u> -study called "Assessment of the Value of	Discussed in hearing session on Matter 2

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				the Meaningful Gap and Potential Greenbelt Alterations January 2018” was carried out to of the Green Belt has been carried out looking at the future boundaries of the Green Belt in relation to the outer limits and the detailed boundaries around settlements. The study was has been undertaken to look at ensuring that the boundaries continue to be defensible and follow clear physical features. Only minor changes were suggested. These have not been taken forward in this Local Plan. The detailed boundaries of the Green Belt are shown on the Proposals Policies Map	
<u>MM26</u>		<u>26</u>	<u>7.17 to 7.24</u>	<u>Relocate paragraphs to development management policies section as they principally describe the rationale for certain policies applied on a case-by-case basis in respect of the acceptability of development</u>	<u>For effectiveness, pending discussion during hearing sessions</u>
<u>MM27</u>		<u>29</u>	<u>Policy LP3</u>	<u>LP3 Green Belt Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Other than in instances where allocations are proposed, or land safeguarded for potential future development following review of this plan in accordance with policy LP4, Green Belt within the Borough will be protected accordingly. The following criteria set out how Green Belt applies to land and settlements in North Warwickshire, with development</u>	<u>Inspector, for precision with regard to statute and policy, effectiveness and to distinguish between strategic Green Belt policies and those falling to development management</u>

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				<p><u>management policy/ policies for the Green Belt set out subsequently.</u></p> <ol style="list-style-type: none"> 1. The outer extent of the West Midlands Green Belt as well as the detailed development boundaries for the settlements identified in policy LP2 in North Warwickshire are shown on the Policies Proposals Map. 2. Areas within development boundaries are excluded from the Green Belt. 3. Limited infilling in settlements washed over by the Green Belt will be allowed within the infill boundaries as defined on the Policies Proposals Map, or where the site is clearly part of the built form of the village where there is built development on at least three sides. 4. Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build in accordance with relevant statutory requirements. Housing sites would have to be locally affordable in perpetuity. A community or other use would be required to should how it would remain in community use in perpetuity. <p>...</p>	
MM28		30	7.26	'... A Local Planning Authority can therefore safeguard land for future	Inspector, to accurately reflect policy

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				development. This essentially takes the land out of the Green Belt...	
<u>MM29</u>		<u>30</u>	<u>Policy LP4</u>	<u>LP4 Green Belt, Safeguarded Land for Potential Future Development</u> <u>'Land to the west of Tamworth Road, Kingsbury as identified on the Policies Proposals Map, will be removed from within the Green Belt, is safeguarded for potential future development needs...'</u>	<u>Inspector, to ensure consistency with NPPF2012 paragraph 85</u>
<u>MM30</u>	7		7.29 to 7.32	<i>Replace the term "Meaningful Gap" with the clearer term "Strategic Gap"</i>	Hearing Statement from NWBC – PS.M6.01
<u>MM31</u>	7		Policy LP5	<i>Replace the term "Meaningful Gap" in the Policy Title and text with the clearer term "Strategic Gap"</i>	Hearing Statement from NWBC – PS.M6.01
<u>MM32</u>	7		After 7.55	<i>Add a "Development Constraints Diagram" at the end of Chapter 7 with any necessary reasoned justification to the Plan</i>	Hearing Statement from NWBC – PS.M6.01
<u>MM33</u>		<u>32</u>	<u>7.34</u>	The Coventry & Warwickshire Strategic Housing Market Assessment (CWSHMA) is based primarily on that housing market area indicates that in the first instance for North Warwickshire the Coventry & Warwickshire geography can be considered to be an appropriate housing market area for the purposes of local plan policy making. This document has been updated on a regular basis with the latest being in 2015. That latest update established a household projection-based housing needs figure for the Borough of 159 homes a year. It then looked at market turnover, demographic trends and economic factors, recommending an annual uplift of	<u>Inspector, for consistency with national policy and so the findings of evidence are presently clearly/ for effectiveness as discussed during hearings (pending further discussion)</u>

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				<p>+4 homes, +27 and +47 homes respectively. That amounts to 237 dwellings a year, or a total of 4,740 to 2031. Economic uplift relates to people moving to the Borough from elsewhere, notably the Coventry and Warwickshire Housing Market Area and Greater Birmingham Housing Market. As the updated CWSHMA is based on up-to-date demographic evidence as at 2011, the start of the plan period, it takes account of housing delivery before then.</p> <p>This update established an initial objectively assessed need (OAN) of 3800 for the Borough. It then looked at a variety of factors including the need to make a lift in the numbers due to specific circumstances and it determined that an economic uplift of 940 units was required over the plan period. This uplift can be attributed approximately 35% to the Coventry & Warwickshire HMA and 65% to the Greater Birmingham HMA. As the updated SHMA is based on up-to-date demographic evidence it takes account of need arising from shortfalls in delivery against previous targets.</p>	
<u>MM34</u>	<u>32</u>	<u>7.35</u>	<u>Placeholder for penultimate and final sentence under sub-section 'needs of neighbours'</u>	<u>Inspector, these elements will need to change pending response to INSP22</u>	
<u>MM35</u>	<u>32</u>	<u>7.36</u>	<u>Delete paragrpah</u>	<u>Inspector, Nuneaton & Bedworth are now signatories to the CWHMA MoU [AD6]</u>	
<u>MM36</u>	<u>32</u>	<u>7.37</u>	<u>'The Borough Council agreed through the Core Strategy to deliver</u>	<u>To accurately reflect current situation, i.e.</u>	

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				<u>500 dwellings for Tamworth Borough Council, which is within the Greater Birmingham Housing Market Area. That commitment will continue. The Local Plan additionally commits to providing a further 419 homes for Tamworth Borough Council (i.e. 919 in total). In table 1 there is an economic uplift of 620 dwellings for the Greater Birmingham & Black Country HMA. Tamworth lies within this HMA so this uplift can be attributed to this area which will avoid double counting.'</u>	<u>AD2 as discussed during hearings</u>
<u>MM37</u>	<u>32</u>	<u>7.38</u>		<u>Replace table 1 and 2 with version in annex to this schedule</u>	<u>For accuracy, effectiveness, and a consequential amendment to MM33 and MM36, pending outcome of SA work in response to INSP22 and discussion during examination hearing sessions</u>
<u>MM38</u>	<u>33</u>	<u>7.39, 7.40, 7.42</u>		<u>Placeholder for revisions to paragraphs to reflect work following INSP22</u>	
<u>MM39</u>	<u>TBC</u>	New Policy LP6 a	Suggested additional policy for inclusion by Stoford et al (SLP335) and amended following further discussion as follows: <i>LP 6a – Additional Employment Land Where evidence demonstrates an immediate demand for employment land (B1, B2 and B8) in North Warwickshire that</i>	Discussed at hearing session on Matter 1 NWBC prefer suggested policy LP A in terms of the review of the Local Plan and feel that this covers the concerns raised for the following reasons: 1. It limits the Council's role in determining	

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			<p><i>cannot be met from land allocated in this plan, the Council will consider favourably proposals that meet that need or demand, subject to the proposal:</i></p> <ul style="list-style-type: none"> • <i>Being located in the area of highest demand for industrial/commercial uses, i.e. between junctions 6 and 11 of the M42, as demarcated as Area A on Figure 4.10 of the West Midlands Strategic Employment Sites Study (or as subsequently defined within the Phase 2 Study following its publication); and</i> • <i>Being in close proximity to M42 junctions and being able to demonstrate suitable access to the strategic highway network (M6, M42 and A446) and an acceptable impact on the capacity of that network; and</i> • <i>Being accessible or capable of being made reasonably accessible by a choice of means of transport, including sustainable transport modes, as a consequence of planning permission being granted for the development; and</i> • <i>Not being detrimental to the amenities of any nearby residential properties or the wider environment.</i> <p><i>Meeting these criteria will carry significant weight in decision making, including in the consideration of whether very special</i></p>	<p>the right place for development with the right infrastructure.</p> <ol style="list-style-type: none"> 2. Concern at the implications on the Green Belt and the need to consider the Green Belt as a whole. 3. Difficult in DM terms. It may pre-determine planning applications. 4. It will result in a race to see who gets an application submitted. 5. It is not co-ordinated or plan led. 6. Need the review to establish the sites, the sizes, distribution, etc. 6.
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				<i>circumstances exist which warrant the granting of planning permission for development in the Green Belt.</i>	
<u>MM40</u>	<u>7</u>	<u>34</u>	<u>7.46</u>	<u>Final sentence of paragraph, placeholder for future outcome of SA work</u>	<u>Inspector, pending outcome of work following NWBC22</u>
<u>MM41</u>	<u>7</u>	<u>34</u>	<u>7.49</u>	<u>Paragraph 7.49 lines 7 and 8 delete the following ‘It is not therefore considered an issue that North Warwickshire needs to consider further.’</u>	<u>Inspector, following initial hearing session discussion (and in part a consequential amendment to MM39 if that proceeds)</u>
<u>MM42</u>	<u>7</u>	<u>35</u>	<u>7.50</u>	<u>Replace reference to Planning Policy for Traveller Sites published in March 2012 to August 2015 version</u>	<u>Inspector, consistency with national policy</u>
<u>MM43</u>	<u>7</u>	<u>35</u>	<u>7.51, 7.53</u>	<u>Placeholder for modifications regarding evidence produced following INSP12/ NWBC22 on Gypsy and Traveller needs</u>	<u>Inspector, to reflect work undertaken during the course of examination [AD40]</u>
<u>MM44</u>	<u>7</u>	<u>35</u>	<u>LP6</u>	<p><u>LP6 Amount of Development</u></p> <p><u>Between 2011 and 2033 there will be the Council will make provision for</u></p> <ul style="list-style-type: none"> <u>- a minimum of X new dwellings,</u> <u>- around X hectares of employment land (subject to policy LP6a).</u> <p><u>Between 2011 and 2028</u></p> <ul style="list-style-type: none"> <u>- X residential and Y transit Gypsy and Traveller pitches</u> 	<p><u>Inspector, to reflect reasoning in INSP12, as a consequential amendment to MM39 if that proceeds, and as a placeholder for future work following NWBC22</u></p>

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				<u>The actual amount of development delivered over the plan period will be governed by the provision of infrastructure.'</u>	
<u>MM45</u>	<u>7</u>	<u>38</u>	<u>Table 6LP8</u>	The policy to remain the same but the RJ to be revised to reflect the note by NWBC on Windfalls (AD37) [NWBC18]	Clarification of Table 6 from DLP at hearing for Matter 4
<u>MM46</u>	<u>7</u>	<u>38</u>	<u>8.7</u>	<u>'The analysis above [in table 6] has been careful not to count all sites that could have been termed 'windfall' since 2011, i.e. those with a yield of below X homes...'</u>	<u>Inspector, for clarity</u>
<u>MM47</u>	<u>7</u>	<u>38</u>	<u>8.8</u>	<u>'incorporate a windfall allowance for the period 2011-20168...'</u>	<u>Inspector, to accurately reflect the contribution of windfall provision to supply</u>
<u>MM48</u>	<u>7</u>	<u>39</u>	<u>8.10</u>	<u>'Affordable housing needs still remain high with a need of 112 92 units per annum...'</u>	<u>Inspector to accurately reflect hearing discussions and latest SHMA (2015)[CD8/10], NB this is of such significance so as to be an MM as opposed to an additional modification</u>
<u>MM49</u>	<u>7</u>	<u>39</u>	<u>8.13</u>	<u>Delete paragraph</u>	<u>Inspector, consistency with policy (20% starter home requirement indicated in Technical Consultation of 2016, not effected via NPP2018)</u>
<u>MM50</u>	<u>7</u>	<u>40</u>	<u>8.16</u>	<u>'It is important that the housing provided caters for the local affordable housing need and that this is maintained as such in perpetuity as appropriate...'</u>	<u>Inspector, to accurately reflect potential for future change, requirements in respect of starter homes (PPG Reference ID: 55-005-20150318) and leasehold enfranchisement</u>

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					(Housing and Regeneration Act 2008)
<u>MM51</u>	<u>7</u>	<u>40</u>	<u>8.17</u>	<u>Placeholder for prospective amendment to 20% starter home element of paragraph and consistency of approach to on-site/off-site affordable housing provision with NPPF2012 paragraph 50, bullet 3</u>	<u>Inspector, consequential amendment to MM49</u>
<u>MM52</u>	<u>7</u>	<u>41</u>	<u>8.19</u>	<u>Delete first sentence</u>	<u>Inspector, to reflect discussion during hearings and as a separate traveller site allocation plan is no longer intended [AD40]</u>
<u>MM53</u>	<u>9</u>	<u>44</u>	<u>LP11</u>	<u>Delete third bullet reading 'there are no alternative employment uses that could use the site'</u>	<u>Inspector, for effectiveness as commercial viability previously considered in first bullet to that policy (pending discussion during examination matter 10)</u>
<u>MM54</u>	<u>9</u>	<u>44</u>	<u>LP13</u>	<u>Relocate policy within development management section of plan</u>	<u>Inspector, for effectiveness</u>
<u>MM55</u>	<u>9</u>	<u>48</u>	<u>LP14</u>	<u>Placeholder to ensure consistency with NPPF2012 paragraphs 109 and 118 and to place Landscape Character Areas at the top of the policy</u>	<u>Inspector, for consistency with national policy and effectiveness.</u>
<u>MM56</u>	<u>10</u>	<u>49</u>	<u>LP15</u>	<u>Placeholder for amendments in respect of work with Historic England following INSP22 and to reflect provisions of Listed Buildings Act 1990 as amended</u>	<u>Inspector, for consistency with national policy</u>
<u>MM57</u>	<u>10</u>	<u>50</u>	<u>LP16</u>	<u>Placeholder pending hearing discussions to ensure consistency with NPPF2012 regarding first sentence of</u>	<u>Inspector, for consistency with national policy</u>

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				penultimate paragraph and first sentence of paragraph before	
<u>MM58</u>	<u>10</u>	<u>50</u>	<u>LP17</u>	<p><u>'Development proposals must, where appropriate, demonstrate how they contribute to maintaining and enhancing a comprehensively and strategically planned Green Infrastructure network. With reference to the Warwickshire, Coventry & Solihull Sub-Regional Green Infrastructure Strategy and Offsetting Pilot sub-regional Strategy for Green Infrastructure and the local Green Infrastructure resource development development should:</u></p> <ul style="list-style-type: none"> - <u>Identify, maintain and enhance existing Green Infrastructure assets where possible,</u> - <u>In all cases should seek to optimise opportunities to create links between existing Green Infrastructure within the district and to surrounding sub-regional networks, and</u> - <u>Help deliver new Green Infrastructure assets where specific need has been identified.</u> <p><u>Where an existing asset is lost or adversely affected, and where mitigation or compensatory Green Infrastructure cannot be provided on site, contributions will be sought towards wider Green Infrastructure projects and improvements</u></p>	

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				<u>within the district or, where appropriate, in the sub-region.</u>	
<u>MM59</u>	12		12.6	Paragraph to be updated to state: It is important that when development proposals are submitted elements of transport are considered. A Strategic Transport Assessment (STA) is being updated <u>has been prepared</u> for the Plan as a whole. but Individual site considerations will still be necessary <u>when sites come forward for development. The STA outlines the transport infrastructure requirements necessary to mitigate the cumulative impacts of the proposed growth, including where necessary where these impacts occur outside of Warwickshire.</u> In addition the Borough Council has a priority of reducing the “killed and serious accidents” year on year.	Agreed with SCC – NWBC PS.M1.01
<u>MM60</u>	<u>12</u>	<u>67</u>	<u>LP28</u>	<u>First sentence, clarify the study referred to as ‘A study’</u>	<u>Inspector, for clarity (potentially the A5 Sustainable Travel & Transport Strategy referred to in para 12.25)</u>
<u>MM61</u>	<u>14</u>	<u>79</u>	<u>14.3 & 14.7</u>	<u>Placeholder for amendments to trajectory following INSP12/ NWBC22 and to reflect distinction between a buffer versus ‘flexibility’</u>	<u>Inspector, to reflect issues discussed during hearings and for policy consistency</u>
<u>MM62</u>	<u>14</u>	<u>79</u>	<u>Table 7</u>	<u>Placeholder for amendments following NWBC22. (pending discussions on components of supply) and to accurately represent the role of the buffer as in NPPF2012 paragraph 47 (i.e. ‘brought forward from later in the plan period’)</u>	<u>Inspector, to reflect issues discussed and to be discussed during hearings and to reflect accurately current supply position</u>
<u>MM63</u>	14		14.38	Add to the last sentence:	Agreed with SCC – NWBC PS.M1.01 -

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				<i>“including consideration of the stretch within Tamworth as identified in the STA.”</i>	
MM64	14		14.53	<i>Add “Alvecote Pools SSSI” to 2nd sentence of paragraph 14.53</i>	Hearing Statement from NWBC – PS.M6.01
MM65			LP39(a)	<p>Policy LP39 (a) Reserve Housing Sites states: <i>“The following sites are allocated as reserve housing sites to be released earlier if there is a need to maintain supply against the annual target of 264 per annum housing trajectory set out in X and if the access issues can be addressed:..”</i></p> <p><i>It is proposed to add “The following sites are allocated as reserve housing sites and are shown to be inside the development boundaries of the respective settlement as shown on the Proposals Map. The sites will to be released earlier if there is a need to maintain supply against the annual target of 264 per annum figure in the housing trajectory and if the access issues can be addressed:..”</i></p>	<p>Discussion at hearing session on Matter 4 (amended to reflect work following INSP12)</p>
MM66			Proposal H7	<p>The Draft Local Plan (Regulation 18 - August 2016) had the following wording at 15.34 <i>“Polesworth and Dordon are important areas for growth. Any growth will need to respect their individual characters.....”</i> This was not included in the policy.</p> <p>This was changed for the submission version of the Local Plan and at para 14.36 it was expanded to read:</p>	<p>Discussed at hearing for Matter 4</p>

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			<p>“14.36 Polesworth and Dordon are important areas for growth and provide an opportunity to deliver new development of character and distinction. The varied landscape and topography, together with inherent natural features of value, will form the basis for a standard and quality of place making that is unique within North Warwickshire. The character of Polesworth and Dordon should be used to inform type of place created and integration between old and new communities will be a key aspiration.”</p> <p>It is suggested to add an “s” to character of the final sentence above so it would read “<i>characters of Polesworth and Dordon...</i>” In addition, add to 2nd paragraph of the policy the following: “Before planning permission is granted for development on the site, a Masterplan Framework and Design Guide for the whole site will be prepared by the landowners, in conjunction with and approved by the Council. The Framework will ensure that development for the whole site is delivered in a comprehensive and co-ordinated manner and the Design Guide will ensure a high quality of place is created respecting the separate identities of Polesworth and Dordon. The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will include the following:...”</p>	
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<u>MM67</u>	14		Proposal H13	Add "Alvecote Pools SSSI" to Proposal H13, in 6 th bullet point as follows; <i>"the provision of a significant landscaped buffer along the site boundary with Robey's Lane with particular attention given to the proximity with, and potential impact on, Alvecote Wood and, Alvecote Priory, and Alvecote Pools, respectively an ancient woodland, and scheduled monument and Site of Special Scientific Interest.</i>	Hearing Statement from NWBC – PS.M6.01
<u>MM68</u>			<u>Global</u>	<u>References to Core Strategy, earlier development plan policies or the former iterations of site allocations plan and DM policies plan (in pink boxes throughout) should be set out instead as a schedule to the plan (in adherence with Local Plans Regulation 8(5)) to avoid implication that they exist in tandem with the Local Plan.</u>	<u>Inspector, for effectiveness</u>
<u>MM69</u>	<u>14</u>	<u>97</u>	<u>14.51</u>	<u>Delete paragraph, consequential amendment to MM38</u>	<u>Inspector, for internal consistency and following initial hearing sessions</u>
<u>MM70</u>	<u>15</u>	<u>108</u>	<u>Table 9</u>	<u>Placeholder for amendments to monitoring indicators, in particular to LP6, following INSP12 and otherwise to ensure targets are measurable</u>	<u>Inspector, reflecting hearing process and earlier amendments to date</u>
<u>MM71</u>			<u>Appendix H</u>	<u>As this document, 'A guide for the design of householder developments' is a stand-alone supplementary planning guidance it should be referenced as such rather than included directly in the Local Plan</u>	<u>Inspector to reflect INSP1/ NWBC2 pending discussions in respect of examination matter 10</u>
<u>MM72</u>			<u>Appendix</u>	<u>As this document, 'A guide for shop front design' is a stand-alone</u>	<u>Inspector to reflect INSP1/ NWBC2 pending</u>

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			<u>I</u>	<u>supplementary planning guidance, it should be referenced as such rather than included directly in the Local Plan</u>	<u>discussions in respect of examination matter 10</u>
<u>MM73</u>			<u>Appendix J</u>	<u>This technical advice note related to provision of facilities for waste and recycling should exist separately to the Local Plan</u>	<u>Inspector to reflect INSP1/ NWBC2 pending discussions in respect of examination matter 10</u>

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Additional Modifications

This section will form a separate document and is for the Borough Council's use

Additional Modification	Chapter	Page	Policy / Supporting Text	Proposed Modification	Referenced
	8		8.10	Reference to 2015 SHMA and not 2013 SHMA and amend need figure to 92 per annum	Correction

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LP2 – Settlement Hierarchy

The Borough Council in Hearing Statement– PS.M4.01 suggested the following change to policy LP2:

“Category 1a: Market Towns of Atherstone with Mancetter and Polesworth with Dordon, and;

1b: the Green Belt Market Town of Coleshill

Development for employment, housing (including affordable housing), services and other facilities will be permitted within the development boundaries of the Market Towns.”

At the hearing sessions on Matter 4 where LP2 – Settlement Hierarchy was discussed the Borough Council was asked to consider listing the relevant settlements for Category 2 of LP2. Category 2 relates to “*Settlements adjoining the outer boundary of the Borough*”.

The Council has looked at this category but changes had implications on other sections of the policy and its overall wording. There were also implications of not making it clear which settlements were surrounded by Green Belt. Therefore the Borough Council would like to suggest the current policy is deleted and replaced by the following policy. It keeps the majority of the same wording but reorders the policy to hopefully make it clearer.

LP2 Settlement Hierarchy**A – Development Boundaries**

Development will be ~~permitted-supported~~ according to its place in the following settlement hierarchy (~~other than where, unless permitted-supported by policies elsewhere in this Plan or a Neighbourhood Plan~~ other development plan policies). As such proposals for employment, housing (including affordable housing), services and other facilities, will be ~~permitted supported~~ within the development boundaries as shown on the Proposals Map.

Category 1	Market Towns - non-Green Belt	Atherstone with Mancetter and Polesworth with Dordon
Category 2	Settlements adjoining the outer boundary of the Borough	Langley Sue Tamworth Nuneaton
Category 3	Market Town - Green Belt	Coleshill
Category 4a	Local Service Centres - Non Green Belt	Baddesley with Grendon, Hartshill with Ansley Common

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Category 4b	Local Service Centres - Green Belt	New & Old Arley, Kingsbury, Water Orton
Category 5a	Other Settlements with a development boundary - Non-Green Belt	Ansley (part), Austrey, Newton Regis, Ridge Lane, Shuttington, Warton, Wood End (part)
Category 5b	Other settlements with a development boundary - Green Belt	Ansley (part), Curdworth, Fillongley, Hurley, Piccadilly, , Shustoke, Whitacre Heath, Wood End

In Category 5 settlements development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan. It will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability. A Neighbourhood Plan may allocate more.

B - Adjacent to Development Boundaries

Development will only be permitted ~~directly adjacent to settlements with a development boundary if abutting settlement boundaries:~~

- There is an identified need; and,
- the site lies outside of the Green Belt or an identified Gap; and,
- maintains a clear separation to an existing settlement to ensure the character of North Warwickshire settlements are preserved; and,
- linkages are made to existing North Warwickshire settlements to ensure connectivity between places especially via walking and cycling.

C - In all other Locations

In all other locations development will only be permitted if it is for agricultural and forestry purposes or for other uses requiring a rural location, subject to the need being justified.

Development for housing will only be permitted where it is affordable or for agricultural and forestry purposes or for other uses requiring a rural location.

In the case of affordable housing it is subject to there being a proven local need; it is small in scale and is located adjacent to a village.

In the case of housing for agricultural and forestry purposes or for other uses requiring a rural location they will be permitted, subject to the need being justified in terms of demonstrating all of the following criteria:

- a) an essential functional need and business link to the proposed location and scale of the dwellings(s);
- b) that there are no other suitable and viable options including the re-use of existing buildings to meet this need, and
- c) that the business is viable such that it can sustain the number and scale of the dwelling(s) proposed.

In the event that planning permission is granted, then occupancy restrictions will be attached to reflect the nature of that functional need. Permitted development rights relating to future enlargement will be withdrawn

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Occupancy restrictions will only be removed where it can be shown that they are no longer appropriate or needed; that a robust marketing process has been undertaken to verify that the dwelling(s) cannot provide for another functional need and that the property cannot be reasonably used for affordable housing.

Applications for subsequent dwellings in connection with a business will attract occupancy restrictions on earlier dwellings if none exist already.

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AnnexTable 1, Housing figures 2011-2033

<u>Source</u>	<u>Annual figure (dpa) (subject to trajectory)</u>	<u>Total figure</u>
<u>2015 SHMA update, household projections (consistent with 2016 projections)</u>	<u>159</u>	
<u>2015 SHMA update, housing market turnover and vacancy</u>	<u>4</u>	
<u>2015 SHMA update, uplift for 25-24 year old demographic</u>	<u>27</u>	
<u>2015 SHMA update, uplift for economic growth</u>	<u>47</u>	
<u>Commitment towards accommodating CWHMA needs (540 in total to 2031)</u>	<u>27</u>	
<u>Commitment towards accommodating Birmingham's needs (3,790 to 2031)</u>	<u>190</u>	
<u>Total Borough's housing needs and wider strategic context to 2031</u>	<u>454</u>	<u>9,080</u>
<u>Total Borough's housing needs and wider strategic context to 2033</u> <u>(assuming commitments towards CWHMA and Birmingham fulfilled)</u>	<u>XXX</u>	<u>XXX</u>

** Note, the 914 dwellings agreed to be delivered for Tamworth Borough Council are included in the uplift for economic growth and the commitment towards Birmingham's unmet needs. Figure above will provide for the 500 dwellings already agreed with Tamworth Borough Council this will avoid double counting.*

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