

**North Warwickshire Local Plan
Draft Main Additional 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
Updated List of draft additional MM's	MD	14/02/19

The following Additional Main Modifications relate to Site Allocation policies, reference numbers H2, H7, H15 and H24 to address Historic England representations. These amendments to the Policy text have been agreed with Historic England following further HEA work undertaken by consultants for the Council. The following show the Policies without TRACK changes for ease of reading, a version with TRACK changes will be following.

Main Modifications –Site Proposals

Main Modification	Chapter	Page	Policy / Supporting Text	Proposed Modification	Origin and explanation
MM?	14	85	H2	<p>H2 Land to the north-west of Atherstone, off Whittington Lane</p> <p>Some 71.2 hectares to the north-west of Atherstone is allocated for future growth. It is expected that it will deliver at least 1280 dwellings. Development will take place in accordance with a Concept and Master Plan, agreed by the Borough Council, to ensure</p>	<p><i>Agreed with Historic England. Policy text changes to reflect and address setting issues and national policy/legislation expectations raised in Historic England's representations and following further HEA work undertaken by</i></p>

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

				<p>the comprehensive delivery of the area. These Plans will consider and provide for in particular but not exclusively:</p> <p>1 An appropriate understanding of the significance of the sites designated and non-designated historic assets and the sensitivity to changes in the historic environment will inform the Master Plan and be an important consideration in assessing development proposals. Any development should seek to retain the heritage assets within the site and address any assets beyond the site that contribute to the historic setting. The Master Plan should address the enhancement of designated and non-designated heritage assets, which contribute to immediate and wider setting, through the siting and design of new development including:</p> <ul style="list-style-type: none"> • Merevale Hall and its historic Park and Garden and wider setting; • listed buildings, including the farmsteads at Whittington Farm and Whitley Farm and the canal locks; • to retain the canal, its historic function and associated built features, both designated and non-designated, and the relationships between these assets, ensuring a clear division between the canal route and the development via means of landscaping and/ or development siting to help preserve the unity of and legibility of these assets as a historical and functional group; • the listed buildings and historic farmsteads ; and • appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale 	<p><i>consultants for the Council.</i></p>
--	--	--	--	---	--

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

				<p>estate.</p> <ol style="list-style-type: none"> 2 The farmsteads of Whittington and Whitley Farms to be incorporated into a service centre allowing for their conservation and preservation. The retention of the historic structures relating to the two assets, along with their setting, should be addressed and inform the service centre layout. 3 health services and facilities in terms of land and financial contribution; 4 education facilities in terms of land and financial contribution; 5 access to and from the A5 which will be accessible by public transport; 6 access over the West Coast Mainline; 7 pedestrian and cycling links and facilities will be required to access the services and facilities in Atherstone, Grendon and Baddesley; and, 8 green infrastructure links will be provided to access and open routes along the River Anker corridor and the Coventry Canal. <p>Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.</p>	
MM?	14	89	H7	H7 Land to the east of Polesworth and Dordon	<i>Agreed with Historic England. Policy text</i>

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

			<p>Land to the east of Polesworth and Dordon between the A5 and B500 will be allocated for development of a minimum of 2000 homes.</p> <p>Before planning permission is granted for development on the site a Master Plan Framework and Design Guide, for the whole site, will be prepared by the landowners, in conjunction with and agreed by the Borough Council, to ensure the comprehensive delivery of the area. Development will take place in accordance with the Framework and Design Guide to ensure that development for the whole site is delivered in a comprehensive and co-ordinated manner, including addressing the contribution of setting, significance and enhancement of the designated and non-designated heritage assets within and close to the site, through the siting and design of new development to ensure a high quality of place is created. The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will consider and provide for in particular but not exclusively:</p> <ol style="list-style-type: none"> 1. The minimum provision of 2000 homes of mixed styles, types and tenures (market and affordable) with the potential for custom build and provision for the elderly (to include independent living for the over 55's and bungalows) 2. A new two form entry primary school to meet the needs of the development 3. A financial contribution to existing Secondary School provision, to ensure the satisfactory availability of school places in a locally accessible location 4. A focal point for retail and health facilities to meet the needs of the new development, in a location that is 	<p><i>changes to reflect and address setting issues and national policy/legislation expectations raised in Historic England's representations and following further HEA work undertaken by consultants for the Council.</i></p>
--	--	--	--	---

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

				<p>accessible. Uses that create vibrancy, activity and interest should be considered, including community uses and the provision of a pub and/or restaurant and other small scale commercial uses within the site should also be explored.</p> <p>5. A strong and clear network of footpaths and cycle ways that allow for and encourage sustainable movement through the site. This network should connect to the existing settlements of Polesworth and Dordon and to the wider countryside and make use of existing rights of way.</p> <p>6. A comprehensive transport assessment for the development and setting out the details of:</p> <ul style="list-style-type: none"> - new vehicular access arrangements onto the A5; - north/south highway links from the A5 to the B5000, to distributor road standard; - a legible road and movement hierarchy for the whole development; and - off-site improvements to the local and strategic road network, with particular regard to Long Street/New Street and the canal bridges on the B5000 <p>7. Assessment of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to;</p> <ul style="list-style-type: none"> - Dordon Hall and the archaeological remains of its gardens, - the listed Obelisk, and - Hoo Hill and its visibility and legibility within the wider 	
--	--	--	--	---	--

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

				<p>landscape.</p> <p>This should be used to inform masterplanning and appropriate design of development on site that appropriately addresses/conserves the fabric and setting of the assets and in the case of Dordon Hall and associated assets a full heritage statement should be prepared. Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.</p> <p>8. Provision of a site wide, multi-functional Green Infrastructure network that is focussed on and has regard to:</p> <ul style="list-style-type: none"> - the existing Local Wildlife Sites of The Hollies (known locally as the Blue Bell Wood), The Orchard, The Former Colliery and The Pond. Opportunities to enhance appropriate public access to these sites should be explored to create a useable asset for local residents. The Hollies in particular, provides a strong natural feature of the containing Ancient Woodland with local ecological value. A 50 metre landscaped/open buffer should be retained around the woodland, unless demonstrated otherwise to the satisfaction of the Council, forming a transitional area, to ensure suitable protection to the Ancient Woodland from nearby development; - retaining and enhancing existing natural features such as hedgerows and field boundaries wherever possible; - the proposed footpath/cycleway network as far as is practical. Options should be explored to combine 	
--	--	--	--	---	--

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

				<p>these routes with any sustainable urban drainage facilities and local play areas and play facilities, to create a multifunctional network; and,</p> <ul style="list-style-type: none"> - a strategy for long term maintenance and management to ensure high standards of provision - retain and enhance Hoo Hill as public open space. <p>9. The provision of formal playing pitches within the development and/or contributions to meet some or all of the identified needs off site, in a locally accessible location.</p> <p>10. Design guidance setting out key place making features across the site; maximising the opportunity afforded by the topography; incorporating key views of the surrounding countryside; the positive incorporation of natural and historic features, particularly the conservation and enhancement of the visual and historical relationships of heritage assets, identified in the bullet points above; and ensuring the delivery of high quality design throughout</p> <p>11. Community and key stakeholder consultation, engagement</p> <p>12. Providing a clear delivery strategy for the new development, ensuring the timely implementation of site wide infrastructure and overall phasing, to ensure a comprehensive and coherent place is created. Subject to and having regard to viability assessment.</p>	
--	--	--	--	--	--

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

MM?	14	99	H15	<p>H15 Land at Church Farm, Baddesley Ensor</p> <p>Land at Church Farm New Street, Baddesley Ensor, comprising 2.2 hectares is allocated for a Heritage led residential development, including conversion and regeneration of Church Farmhouse and ancillary/associated barns and outbuildings. A high level of design and care is required to address the setting of the nearby Church of St Nicolas and Grade 2 listed war memorial, the sensitive landscape edge and setting of the site as highlighted in the Council's Landscape Character Assessment for the settlement. Development of the site will need to provide for in particular:</p> <p>1. An assessment of the significance of designated and non-designated heritage assets within and adjoining the site and the contribution of setting to that significance will be provided via a heritage assessment, with particular reference to;</p> <ul style="list-style-type: none"> - Church of St Nicolas, - the Grade 2 listed war memorial, - Church House, New street, - the historic farmstead and farmhouse, Church Farm, - The site of Baddesley Old Hall and any remaining associated structures, and - the cottages site off Watery Lane. <p>The approach to development should be to maintain and emphasise the outlook and views through the site between these assets, reflecting the relationship and sensitivity with the historic setting of the wider landscape. Any harm to the</p>	<p><i>Agreed with Historic England. Policy text changes to reflect and address setting issues and national policy/legislation expectations raised in Historic England's representations and following further HEA work undertaken by consultants for the Council.</i></p>
-----	----	----	-----	---	---

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

				<p>designated and non-designated assets must be avoided. Where any harm is identified, it must be minimised, and fully justified and evidenced. To be acceptable, any such harm would need to be substantially outweighed by public benefit. Where development is justified then appropriate mitigation must be undertaken. Views from the existing settlement through the site to the Church and war memorial shall be retained.</p> <p>2. Development should enable retention and re-use of the former Church Farm dwelling and related historic farm buildings, which is recognised as a fine historic agricultural complex, as part of any development proposal to reflect the character of the site and aid in integrating the site with the existing village. The new developments details, scale and massing should reflect the existing buildings and their rural (partial wooded) setting, retaining the outlook and open nature of views between the site, heritage assets listed above.</p> <p>3. The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers. A programme of landscaping, tree planting and sensitive boundary treatment and planting will be required to address the sites sensitive setting in landscape and built heritage terms.</p> <p>Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of investigation, evaluation and recording before the development of the site.</p>	
--	--	--	--	---	--

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

MM?	14	105	H24	<p>H24 Site Manor Farm, Newton Regis</p> <p>1 hectare of land is allocated for housing development at Manor Farm, Newton Regis. Any development will need to consider the significance of the designated and undesignated heritage assets within and close to the site and be taken into account in the design and form of any future development.</p> <p>1. Development of the site will need to provide for and address in particular the following:</p> <ul style="list-style-type: none"> - retention of the historic farmsteads, Manor Farm and Bladon Farm - retention of all traditional agricultural buildings associated with the historic farmstead and heritage asset, - address the setting of the farmsteads and their spatial relationship with the wider rural landscape, retaining an element of views through the site to reflect the visual and functional relationships between the assets and their rural setting, ensuring that the elements of the setting that make the strongest contribution to significance are conserved and, where appropriate, enhanced. Development should be set back to the rear of the historic buildings and be subservient to the farmhouses. - ensure development is appropriate in terms of design, materials and scale/mass that reflect the traditional, vernacular of the designated and non-designated assets within and adjoining the site and wider Conservation Area. 	<p><i>Agreed with Historic England. Policy text changes to reflect and address setting issues and national policy/legislation expectations raised in Historic England's representations and following further HEA work undertaken by consultants for the Council.</i></p>
-----	----	-----	-----	--	---

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

				<p>2. A detailed heritage impact assessment, statement and archaeological desk-based assessment will be required for any development within the vicinity of the asset. Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of investigation, evaluation and recording before the development of the site.</p>	
--	--	--	--	--	--