

**North Warwickshire Local Plan  
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*Revision Dates:*

|   |           |                 |
|---|-----------|-----------------|
| Initial table set up including suggested changes from Matter Papers 1-7.<br>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       |
| <b>Updated additional modifications</b>   | <b>SW</b> | <b>6/3/2019</b> |
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**Main Modifications**

| <b>Main Modification</b> | <b>Chapter</b> | <b>Page</b> | <b>Policy / Supporting Text</b> | <b>Proposed Modification</b>  | <b>Origin and explanation</b>   |
|--------------------------|----------------|-------------|---------------------------------|---|---|
| MM1                      | 1              | 6           | 1.2                             | 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>   |
| MM2                      | 1              | 6           | 1.3                             | 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>   |
| MM3                      | 1              | 6           | 1.4                             | Third sentence 'As the Local Plan was submitted for examination on <del>29</del> <b>27</b> 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>  |
| MM4                      | 1              | 6           | 1.4                             | Penultimate sentence ' <del>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.</del> A number of Neighbourhood Plans are currently being prepared by Parish and Town Councils with X, Y and Z currently part of the development plan'. | <i>Inspector, to reflect that statute makes provision for subsequent development plan documents to diverge from previous elements, and as the statutory requirements for neighbourhood plans are different (general conformity with strategic priorities)</i> |

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| MM5 | 1 | 7 | 1.6 | 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'.  | Inspector, to accurately reflect legislative and policy provisions   |
| MM6 | 1 | 7 | 1.7 | '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. <del>This builds on work previously undertaken for the 2006 Local Plan and 2014 Core Strategy.</del> '   | Inspector, to reflect updated settlement assessment produced in the course of examination [CD6/3C]   |
| MM7 | 1 | 7 | 1.8 | '... The Borough Council has a proven track record in cooperating with <b>relevant authorities and bodies</b> <del>neighbouring authorities</del> and has been working with them to consider future development needs. <b>The Borough Council, alongside Warwickshire County Council, is also cooperating on cross border infrastructure issues with Staffordshire County Council</b> '   | <i>Agreed with SCC- NWBC PS.M1.01, and to reflect the extent of legislative requirements in respect of the DtC</i>   |
| MM8 | 1 | 7 | 1.8 | '... 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 <del>potentially could be delivered if the appropriate infrastructure can be delivered with local authorities..</del>   | <i>Inspector to reflect position in INSP12, in line with SCC agreement in NWBC PS.M1.01</i>  |
| MM9 | 1 | 7 | 1.8 | Replace final two sentences with 'In addition the Borough Council 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 | <i>To reflect discussion during hearing sessions 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> |

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|      |   |    |      | 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’.  |   |
| MM10 | 1 | 7  | 1.9  | Placeholder- paragraph needs to reflect the further sustainability appraisal work to be undertaken pursuant to INSP12  | <i>Inspector, relates to INSP12 and clarification of the role that SA has played in informing the plan strategy</i>   |
| MM11 | 2 | 8  | 2.4  | ‘Growth <del>will be supported</del> <del>is expected to take place</del> in the Borough in the plan period to assist with the need to provide housing for the Coventry & Warwickshire and the Greater Birmingham <b>housing market</b> areas. <b>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....</b> The Borough therefore has pressure for growth....’         | <i>Inspector To accurately reflect commitments agreement with Tamworth Borough Council in examination document [AD2]</i>  |
| MM12 | 2 | 11 | 2.22 | 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 Marston and Furnace End’   | <i>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]</i>  |
| MM13 | 3 | 12 | 3.8  | ‘A further issue has also been identified which is connected to the above but is much broader and that is the delivery of <b>all forms of</b> 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 <b>implications of growth within and outside the Borough</b> is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensure that | <i>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)</i> |

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|      |   |    |             | infrastructure is <b>secured and delivered in an appropriate and timely manner alongside housing and employment growth.</b>   |   |
| MM14 | 5 | 15 | 5.1         | Final sentence (deletion) <del>'In addition, policies in other Development Plan Documents, including Neighbourhood Plans, will also use these objectives.'</del>  | <i>Inspector, consequential amendment to MM4 for the same reasons</i>   |
| MM15 | 5 | 15 | 5.2         | Placeholder in respect of phrasing 'giving priority to re-using previously developed land'  | <i>Inspector, to ensure consistency with NPPF 2012 paragraph 17 pending discussion on site allocations, components of supply and DM policies</i>                |
| MM16 | 5 | 15 | Objective 2 | <del>'To provide for appropriate levels of housing needs of the Borough'</del>  | <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 <b>other development plan policies</b> including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. <b>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.</b> <del>Where there are no...</del> | <i>Inspector, to reflect provisions of S38(6) of the Planning and Compulsory Purchase Act 2004 as amended, and of the NPPF</i>                                  |

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| MM18 | 6 | 20 | 6.17       | <p>Replace paragraph with '<b>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</b>'</p>   | <p><i>Inspector, to accurately reflect policy and legislative context</i></p>   |
| MM20 | 6 | 21 | Policy LP1 | <p>Planning applications that accord with the policies in this Plan (and, where relevant, with <b>other development plan policies</b> including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. <b>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.</b></p> <p><del>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</del></p> <p><del>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</del></p> | <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>Specific policies in the Framework or other material considerations indicate that development should be restricted...</p> <p><i>Quality of Development/ Place</i></p> <p>All development proposals must;</p> <ul style="list-style-type: none"> <li>- <b>be supported by</b> provide the required infrastructure,</li> <li>- <b>be consistent with the approach to place making set out through development management policies,</b></li> </ul> <p><b>integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate</b></p> |  |
| MM21 | 7 | 23 | 7.3 | <p><del>This strategy moves forward the settlement hierarchy principles, which were introduced in the Local Plan 2006 and the adopted Core Strategy 2014.</del></p>  | <p><i>Inspector, consequential amendment to MM6 for the same reasons</i></p>   |
| MM21 | 7 | 24 | 7.6 | <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> |
| MM22 | 7 | 24 | 7.8 | <p>This Local Plan allocates <del>strategic and non-strategic</del> housing sites. Further allocations may come forward through <b>review, Neighbourhood Plans, and potentially other mechanisms such as Community Right to Build Neighbourhood Development Plans, prepared by Parish Councils.</b> All development proposals <del>for from</del> housing, employment and retail will be expected to accord with the settlement hierarchy and be proportionate to the size and facilities of the settlement</p>  | <p><i>Inspector, for effectiveness pending discussion in hearing sessions related to examination matter 9 [INSP5A]</i></p>   |

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| MM23 |  | 25 | LP2  | Please refer to Appendix A at the end of this paper   | <i>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.</i> |
| MM24 |  | 26 | 7.13 | '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 <del>the longevity of the Green Belt need to be considered making sure that future needs can be catered for within the Borough. Two studies...</del> '  | <i>Inspector, to accurately reflect the approach in the NPPF2012 and PPG regarding needs and requirements [INSP2]</i>  |
| MM25 |  | 26 | 7.15 | Para 7.15 to be updated to reflect CD 6/10<br><br>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 <del>second A further S</del> study called "Assessment of the Value of the Meaningful Gap and Potential Greenbelt Alterations January 2018" was carried out <del>to of the Green Belt has been carried out</del> looking at the future boundaries of the Green Belt in relation to the outer limits and the detailed boundaries around settlements. The study was 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 Policies Map | <i>Discussed in hearing session on Matter 2</i>  |



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| MM26 |  | 26 | 7.17 to<br>7.24 | 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  | <i>For effectiveness, pending discussion during hearing sessions</i>  |
| MM27 |  | 29 | Policy<br>LP3   | <p><b>LP3 Green Belt</b></p> <p><b>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 management policy/ policies for the Green Belt set out subsequently.</b></p> <ol style="list-style-type: none"> <li>1. The outer extent of the <del>West Midlands</del> Green Belt as well as the detailed development boundaries <b>for the settlements identified in policy LP2 in North Warwickshire</b> are shown on the <b>Policies Proposals</b> Map.</li> <li>2. Areas within development boundaries are excluded from the Green Belt.</li> <li>3. Limited infilling in settlements washed over by the Green Belt will be allowed within the infill boundaries as defined on the</li> </ol> | <i>Inspector, for precision with regard to statute and policy, effectiveness and to distinguish between strategic Green Belt policies and those falling to development management</i> |

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|      |   |    |              | <p><b>Policies Proposals</b> 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.</p> <p>4. Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build <b>in accordance with relevant statutory requirements</b>.</p> <p><del>Housing sites would have to be locally affordable in perpetuity. A community or other use would be required to show how it would remain in community use in perpetuity.</del></p> <p>...</p> |  |
| MM28 |   | 30 | 7.26         | '... A Local Planning Authority can therefore safeguard land for future development. <del>This essentially takes the land out of the Green Belt...</del> '   | <i>Inspector, to accurately reflect policy</i>                     |
| MM29 |   | 30 | Policy LP4   | LP4 Green Belt, Safeguarded Land for Potential Future Development<br>'Land to the west of Tamworth Road, Kingsbury as identified on the <b>Policies Proposals</b> Map, <del>will be removed from</del> <b>within</b> the Green Belt, is safeguarded for potential future development needs...'   | <i>Inspector, to ensure consistency with NPPF2012 paragraph 85</i> |
| MM30 | 7 |    | 7.29 to 7.32 | Replace the term "Meaningful Gap" with the clearer term "Strategic Gap"  | <i>Hearing Statement from NWBC – PS.M6.01</i>                      |
| MM31 | 7 |    | Policy LP5   | 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</i>                      |
| MM32 | 7 |    | After 7.54   | Add a "Development Constraints Diagram" at the end of Chapter 7  | <i>Hearing Statement from NWBC – PS.M6.01</i>                      |

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|      |    |      |  | with any necessary reasoned justification to the Plan  |  |
| MM33 | 32 | 7.34 | <p>The Coventry &amp; Warwickshire Strategic Housing Market Assessment (CWSHMA) is based primarily on that housing market area <del>indicates that in the first instance for North Warwickshire the Coventry &amp; Warwickshire geography can be considered to be an appropriate housing market area for the purposes of local plan policy making.</del></p> <p>This document has been updated on a regular basis with the latest being in 2015. <b>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 +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.</b></p> <p><del>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%</del></p> | <p><i>Inspector, for consistency with national policy and so the findings of evidence are presently clearly/ for effectiveness as discussed during hearings (pending further discussion)</i></p> |  |

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|      |  |     |                  | <del>to the Coventry &amp; 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.</del>  |   |
| MM34 |  | 32  | 7.35             | Placeholder for penultimate and final sentence under sub-section 'needs of neighbours'   | <i>Inspector, these elements will need to change pending response to INSP22</i>   |
| MM35 |  | 32  | 7.36             | Delete paragraph   | <i>Inspector, Nuneaton &amp; Bedworth are now signatories to the CWHMA MoU [AD6]</i>  |
| MM36 |  | 32  | 7.37             | The Borough Council agreed through the Core Strategy to deliver 500 dwellings for Tamworth <b>Borough Council, which is within the Greater Birmingham Housing Market Area</b> . That commitment will continue. <b>The Local Plan additionally commits to providing a further 419 homes for Tamworth Borough Council (i.e. 919 in total)</b> . 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.' | <i>To accurately reflect current situation, i.e. AD2 as discussed during hearings</i>   |
| MM37 |  | 32  | 7.38             | Replace table 1 and 2 with version in annex to this schedule   | <i>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</i> |
| MM38 |  | 33  | 7.39, 7.40, 7.42 | Placeholder for revisions to paragraphs to reflect work following INSP22   |   |
| MM39 |  | TBC | New              | Suggested additional policy for inclusion by Stoford et al (SLP335)  | <i>Discussed at hearing session on Matter 1</i>   |

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|  |  |  | <p>Policy LP6 a</p> | <p>and amended following further discussion as follows:</p> <p><b>LP 6a – Additional Employment Land</b></p> <p><b>Where evidence demonstrates an immediate demand for employment land (B1, B2 and B8) in North Warwickshire that 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:</b></p> <ul style="list-style-type: none"> <li>• <b>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</b></li> <li>• <b>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</b></li> <li>• <b>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</b></li> <li>• <b>Not being detrimental to the amenities of any nearby residential properties or the wider environment.</b></li> </ul> | <p><i>NWBC prefer suggested policy LP6A in terms of the review of the Local Plan and feel that this covers the concerns raised for the following reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. It limits the Council's role in determining the right place for development with the right infrastructure.</i></li> <li><i>2. Concern at the implications on the Green Belt and the need to consider the Green Belt as a whole.</i></li> <li><i>3. Difficult in DM terms. It may pre-determine planning applications.</i></li> <li><i>4. It will result in a race to see who gets an application submitted.</i></li> <li><i>5. It is not co-ordinated or plan led.</i></li> <li><i>6. Need the review to establish the sites, the sizes, distribution, etc.</i></li> </ol> |
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|      |   |    |            | <b>Meeting these criteria will carry significant weight in decision making, including in the consideration of whether very special circumstances exist which warrant the granting of planning permission for development in the Green Belt.</b>   |  |
| MM40 | 7 | 34 | 7.46       | Final sentence of paragraph, placeholder for future outcome of SA work  | <i>Inspector, pending outcome of work following NWBC22</i>   |
| MM41 | 7 | 34 | 7.49       | Paragraph 7.49 lines 7 and 8 delete the following <del>'It is not therefore considered an issue that North Warwickshire needs to consider further.'</del>   | <i>Inspector, following initial hearing session discussion (and in part a consequential amendment to MM39 if that proceeds)</i>                                |
| MM42 | 7 | 35 | 7.50       | Replace reference to Planning Policy for Traveller Sites published in March 2012 to August 2015 version   | <i>Inspector, consistency with national policy</i>   |
| MM43 | 7 | 35 | 7.51, 7.53 | Placeholder for modifications regarding evidence produced following INSP12/ NWBC22 on Gypsy and Traveller needs   | <i>Inspector, to reflect work undertaking during the course of examination [AD40]</i>  |
| MM44 | 7 | 35 | LP6        | <p>LP6 Amount of Development<br/>Between 2011 and 2033 <del>there will be</del> <b>the Council will make provision for a minimum of X new dwellings,</b><br/>around X hectares of employment land <b>(subject to policy LP6a),</b><br/>Between 2011 and 2028<br/><b>X residential and Y transit</b> Gypsy and Traveller pitches</p> <p>The actual amount of development delivered over the plan period will be governed by the provision of infrastructure'</p> | <i>Inspector, to reflect reasoning in INSP12, as a consequential amendment to MM39 if that proceeds, and as a placeholder for future work following NWBC22</i> |
| MM45 | 7 | 38 | Table 6    | The policy to remain the same but the RJ to be revised to reflect the   | <i>Clarification of Table 6 from DLP at hearing</i>  |

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|      |   |    |      | note by NWBC on Windfalls [NWBC18]  | for Matter 4   |
| MM46 | 7 | 38 | 8.7  | '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...'                          | Inspector, for clarity   |
| MM47 | 7 | 38 | 8.8  | 'incorporate a windfall allowance for the period 2011-20168...'   | Inspector, to accurately reflect the contribution of windfall provision to supply  |
| MM48 | 7 | 39 | 8.10 | 'Affordable housing needs still remain high with a need of 442 92 units per annum...'   | 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                               |
| MM49 | 7 | 39 | 8.13 | Delete paragraph  | Inspector, consistency with policy (20% starter home requirement indicated in Technical Consultation of 2016, not effected via NPP2018)  |
| MM50 | 7 | 40 | 8.16 | '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...'                                      | Inspector, to accurately reflect potential for future change, requirements in respect of starter homes (PPG Reference ID: 55-005-20150318) and leasehold enfranchisement (Housing and Regeneration Act 2008) |
| MM51 | 7 | 40 | 8.17 | 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 | Inspector, consequential amendment to MM49   |
| MM52 | 7 | 41 | 8.19 | Delete first sentence   | Inspector, to reflect discussion during hearings and as a separate traveller site  |

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|      |    |    |      |   | <i>allocation plan is no longer intended [AD40]</i>  |
| MM53 | 9  | 44 | LP11 | Delete third bullet reading ' <del>there are no alternative employment uses that could use the site</del> '.  | <i>Inspector, for effectiveness as commercial viability previously considered in first bullet to that policy (pending discussion during examination matter 10)</i> |
| MM54 | 9  | 44 | LP13 | Relocate policy within development management section of plan   | <i>Inspector, for effectiveness</i>  |
| MM55 | 9  | 48 | LP14 | Placeholder to ensure consistency with NPPF2012 paragraphs 109 and 118 and to place Landscape Character Areas at the top of the policy  | <i>Inspector, for consistency with national policy and effectiveness.</i>  |
| MM56 | 10 | 49 | LP15 | Placeholder for amendments in respect of work with Historic England following INSP22 and to reflect provisions of Listed Buildings Act 1990 as amended  | <i>Inspector, for consistency with national policy</i>   |
| MM57 | 10 | 50 | LP16 | Placeholder pending hearing discussions to ensure consistency with NPPF2012 regarding first sentence of penultimate paragraph and first sentence of paragraph before  | <i>Inspector, for consistency with national policy</i>   |
| MM58 | 10 | 50 | LP17 | <p>'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 &amp; Solihull Sub-Regional Green Infrastructure Strategy and Offsetting Pilot sub-regional Strategy for Green Infrastructure and the local Green Infrastructure resource development should:</p> <p>Identify, maintain and enhance existing Green Infrastructure assets where possible,</p> |  |



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|      |    |    |      | <p>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</p> <p>Help deliver new Green Infrastructure assets where specific need has been identified.</p> <p>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 within the district or, where appropriate, in the sub-region.</p>  |  |
| MM59 | 12 |    | 12.6 | <p>Paragraph to be updated to state:</p> <p>It is important that when development proposals are submitted elements of transport are considered. A Strategic Transport Assessment (STA) <del>is being updated</del> <u>has been prepared</u> for the Plan as a whole. <del>but</del> 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.</p> | Agreed with SCC – NWBC PS.M1.01  |
| MM60 | 12 | 67 | LP28 | <p>First sentence, clarify the study referred to as ‘A study’</p>   | <i>Inspector, for clarity (potentially the A5 Sustainable Travel &amp; Transport Strategy referred to in para 12.25)</i> |

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| MM61 | 14 | 79 | 14.3 & 14.7 | Placeholder for amendments to trajectory following INSP12/ NWBC22 and to reflect distinction between a buffer versus 'flexibility'  | <i>Inspector, to reflect issues discussed during hearings and for policy consistency</i>  |
| MM62 | 14 | 79 | Table 7     | 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')  | <i>Inspector, to reflect issues discussed and to be discussed during hearings and to reflect accurately current supply position</i> |
| MM63 | 14 |    | 14.38       | Add to the last sentence:<br><br><i>"including consideration of the stretch within Tamworth as identified in the STA."</i>  | <i>Agreed with SCC – NWBC PS.M1.01 -</i>  |
| MM64 | 14 |    | 14.53       | Add "Alvecote Pools SSSI" to 2nd sentence of paragraph 14.53  | <i>Hearing Statement from NWBC – PS.M6.01</i>   |
| MM65 |    |    | LP39(a)     | 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 housing trajectory set out in X and if the access issues can be addressed:..."</i><br><br><i>It is proposed to add "The following sites are allocated as reserve housing sites <u>and are shown to be inside the development boundaries of the respective settlement as shown on the Proposals Map. The sites will <del>to</del> be released <del>earlier</del> if there is a need to maintain supply against the figure in the housing trajectory and if the access issues can be addressed:..."</u></i> | <i>Discussion at hearing session on Matter 4 (amended to reflect work following INSP12)</i>   |
| MM66 |    |    | Proposal H7 | 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</i>  | <i>Discussed at hearing for Matter 4</i>  |

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|  |  |  | <p><i>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>“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 2<sup>nd</sup> paragraph of the policy the following:</p> <p>“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 <b>respecting the separate identities of Polesworth and Dordon.</b> 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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| MM67 | 14 |     | Proposal H13 | <p>Add "Alvecote Pools SSSI" to Proposal H13, in 6<sup>th</sup> bullet point as follows;</p> <p><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<del> and</del>, Alvecote Priory<del>,</del> and Alvecote Pools, respectively an ancient woodland, <del>and</del> scheduled monument and Site of Special Scientific Interest.</i></p> | Hearing Statement from NWBC – PS.M6.01  |
| MM68 |    |     | Global       | 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   | Inspector, for effectiveness  |
| MM69 | 14 | 97  | 14.51        | Delete paragraph, consequential amendment to MM38   | Inspector, for internal consistency and following initial hearing sessions                |
| MM70 | 15 | 108 | Table 9      | Placeholder for amendments to monitoring indicators, in particular to LP6, following INSP12 and otherwise to ensure targets are measurable  | Inspector, reflecting hearing process and earlier amendments to date                      |
| MM71 |    |     | Appendix H   | 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   | Inspector to reflect INSP1/ NWBC2 pending discussions in respect of examination matter 10 |
| MM72 |    |     | Appendix I   | As this document, 'A guide for shop front design' is a stand-alone supplementary planning guidance, it should be referenced as such rather than included directly in the Local Plan   | Inspector to reflect INSP1/ NWBC2 pending discussions in respect of examination matter 10 |

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| MM73   |    |    | Appendix J | This technical advice note related to provision of facilities for waste and recycling should exist separately to the Local Plan  | <i>Inspector to reflect INSP1/ NWBC2 pending discussions in respect of examination matter 10</i>  |
| <b>Additional Suggested Main Modifications following Hearings (26<sup>th</sup> – 28<sup>th</sup> February)</b> |    |    |            |  |   |
| MM74   | 13 | 69 | LP31       | Policy LP31 Development Considerations<br>Additional text omitted Criteria 6 as follows<br>6. <b>“Provide safe vehicular access and”</b> Additional update to reasoned justification to clarify text will be in consultation with WCC  | <i>As agreed with Development Management Team</i>   |
| MM75   | 13 | 75 | LP36       | Amend text and add <b>“Safe”</b> at beginning of text  | <i>As agreed with Development Management Team</i>   |
| MM76   |    |    | Maps       | Amend Coleshill Town Centre Boundary as agreed in Regulation 19 Consultation   | <i>As agreed with Council Members</i>   |
| MM77   | 14 | 85 | H2         | 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 the comprehensive delivery of the area. These Plans will consider and provide for in particular but not exclusively:<br><br>1 <del>the significance, including the contribution of setting, of the heritage assets within and close to the site, including</del> <b>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</b> | <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> |

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|  |  |  | <p><b>of designated and non-designated heritage assets, which contribute to immediate and wider setting, through the siting and design of new development including:</b></p> <ul style="list-style-type: none"> <li>• Merevale Hall and its historic Park and Garden <b>and wider setting;</b></li> <li>• listed buildings, including the farmstead at Whittington <b>farm and Whitley Farm</b> and the canal locks;</li> <li>• <del>the listed buildings at Whittington to be incorporated into a service centre allowing for their conservation and preservation; and</del> <b>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;</b></li> <li>• the listed buildings and historic farmsteads; and</li> <li>• <del>An appropriate understanding of assets' significance and sensitivity to change will inform the Master Plan and will be an important consideration in assessing development proposals.</del> <b>appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale Estate</b></li> </ul> <p><del>2 health Services and facilities in terms of financial contribution. 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</del></p> |  |
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|      |    |    |    | <p><b>3 health services and facilities in terms of land and financial contribution;</b></p> <p>34 education facilities in terms of land and financial contribution;</p> <p>4-5 access to and from the A5 which will be accessible by public transport;</p> <p>5 6 access over the West Coast Mainline;</p> <p>6 7 pedestrian and cycling links and facilities will be required to access the services and facilities in Atherstone, Grendon and Baddesley; and,</p> <p>7 8 green infrastructure links will be provided to access and open routes along the River Anker corridor and the Coventry Canal</p> <p><b>Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required</b></p>  |  |
| MM78 | 14 | 93 | H7 | <p>H7 Land to the east of Polesworth and Dordon</p> <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 Masterplan Framework and Design Guide for the whole site will be prepared by the landowners, in conjunction with and approved by the <b>Borough</b> Council. <b>Development will take place in accordance with the Framework and Design guide to ensure</b> <del>The Framework will ensure</del> that development for the whole site is delivered in a comprehensive and co-ordinated manner <b>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</b></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> |

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|  |  |  | <p><b>and design of new development</b> <del>and the Design Guide</del> will 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 <b>consider and provide for in particular but not exclusively</b> <del>include the following:</del></p> <ol style="list-style-type: none"><li>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)</li><li>2. A new two form entry primary school to meet the needs of the development</li><li>3. A financial contribution to existing Secondary School provision, to ensure the satisfactory availability of school places in a locally accessible location</li><li>4. A focal point for retail and health facilities to meet the needs of the new development, in a location that is 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.</li><li>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.</li></ol> |  |
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|  |  |  | <p>6. A comprehensive transport assessment for the development and setting out the details of:</p> <ul style="list-style-type: none"><li>• new vehicular access arrangements onto the A5;</li><li>• north/south highway links from the A5 to the B5000, to distributor road standard;</li><li>• a legible road and movement hierarchy for the whole development; and</li><li>• 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</li></ul> <p>7. <b>Assessment of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to;</b></p> <ul style="list-style-type: none"><li>• <b>Dordon Hall and the archaeological remains of its gardens,</b></li><li>• <b>the listed Obelisk, and</b></li><li>• <b>Hoo Hill and its visibility and legibility within the wider landscape.</b></li></ul> <p><b>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</b></p> |  |
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|  |  |  |  | <p><b>site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.</b></p> <p>7.8 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"> <li>• 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;</li> <li>• retaining and enhancing existing natural features such as hedgerows and field boundaries wherever possible;</li> <li>• the proposed footpath/cycleway network as far as is practical. Options should be explored to combine these routes with any sustainable urban drainage facilities and local play areas and play facilities, to create a multifunctional network; and,</li> <li>• a strategy for long term maintenance and management to ensure high standards of provision</li> </ul> |  |
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|      |    |    |     | <ul style="list-style-type: none"> <li>• <b>retain and enhance Hoo Hill as a public open space</b></li> </ul> <p>8.9 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><del>9. Assessment of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to Dordon Hall and the Obelisk, to inform appropriate design of development on site.</del></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 <b>particularly the conservation and enhancement of the visual and historical relationships of heritage assets, identified in the bullet points above.</b> <del>and ensuring the delivery of high quality design throughout</del></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> |  |
| MM79 | 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 <b>a Heritage led</b> residential development <b>including conversion and regeneration of Church Farmhouse and ancillary/associated barn and outbuildings.</b> A high level of</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> |

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|  |  |  | <p>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.</p> <p><b>Development of the site will need to provide for in particular:</b></p> <p><del>Any harm to the designated and non-designated assets must be justified and evidenced. 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. Consideration should be given to the retention of the former Church Farm dwelling, 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 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</del></p> <p><b>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;</b></p> <ul style="list-style-type: none"> <li>• Church of St Nicolas</li> <li>• the Grade 2 listed war memorial,</li> <li>• Church House, New street,</li> <li>• the historic farmstead and farmhouse, Church Farm,</li> </ul> | <p><i>consultants for the Council</i></p> |
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|  |  |  | <ul style="list-style-type: none"> <li>• The site of Baddesley Old Hall and any remaining associated structures, and</li> <li>• the cottages site off Watery Lane.</li> </ul> <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 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</p> |  |
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|      |    |     |     | <p><b>buffers.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>   |  |
| MM80 | 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 <b>designated and undesignated</b> heritage assets within and close to the site and be taken into account in the design and form of any future development.</p> <p><b>1. Development of the site will need to provide for and address in particular the following:</b></p> <ul style="list-style-type: none"> <li>• <b>retention of the historic farmsteads, Manor Farm and Bladon Farm</b></li> <li>• <b>retention of all traditional agricultural buildings associated with the historic farmstead and heritage asset,</b></li> <li>• <b>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</b></li> </ul> | <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> |

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|      |   |    |     | <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>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> |   |
| MM81 | 3 | 12 | 3.3 | <p>3.3 is omitted – suggested additional text “Flood risk is an issue in a number of locations within the Borough as identified in the Strategic Flood Risk Assessment, most notably along the the River Tame, River Anker River Blythe, River Cole and associated tributaries. The presence of formal flood defences across North Warwickshire Borough is concentrated in the Coleshill Area where the River Tame, Cole, Blythe and Bourne converge. A number of locations have been identified by the Environment Agency and Warwickshire County Council where flood alleviation works may provide benefits to local communities. Future development needs to be located outside areas of greatest risk in line with the Sequential Approach outlined within the NPPF and NPPG, with mitigation designed into all schemes</p>  | <i>Suggested amendment due to EA concerns</i> |

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|      |    |    |       | to ensure they are safe from the effects of flooding, do not increase the risk of flooding elsewhere and reduce flood risk where possible. Flood risk should be considered for the lifetime of the development (considering the impact of climate change, guidance on which is available from the Environment Agency based on latest UKCIP projections).  |   |
| MM82 | 5  | 16 | 5.13  | Flood Risk - Add to point 3 of SO6– “.....adapts to climate change and increased flood risk”. It’s already in SO1 and SO7 but do we add “climate change” too  | <i>Suggested amendment due to EA concerns</i>               |
| MM83 | 6  | 21 | LP1   | Add a bullet point under Quality of Development: “ensure that it is not at risk of flooding or would not increase flood risks elsewhere”  | <i>Suggested amendment due to EA concerns</i>               |
| MM84 | 8  | 42 | LP10  | add to the bullet point – “.....flooding such as Flood Zone Three .....”  | <i>Suggested amendment due to EA concerns</i>               |
| MM85 | 10 | 48 | LP14  | Alter A) “ .....hedgerows and nature conservation features such as water bodies.....” and “ .....trees, hedgerows and water bodies are .....”   | <i>Suggested amendment due to EA concerns</i>               |
| MM86 | 13 | 70 | 13.11 | The Council seeks to reduce <del>this risk</del> <b>floodings risks</b> by minimising surface water run-off to <del>these rivers through the appropriate location of new development and requiring Sustainable Drainage Systems (SuDS) and other appropriate attenuation measures</del> <b>the main rivers and water courses in the Borough through the appropriate location of new development; the avoidance of development within Flood Zone 3, requiring sustainable drainage systems as well as other appropriate attenuation measures such as National Flood Management Schemes.</b> In line with guidance, <del>where there is considered to be a risk of flooding,</del> developers will be | <i>Suggested text amendment to 13.11 due to EA concerns</i> |



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|      |    |    |       | <p><del>required to conduct a Level 2 flood risk assessment as a Level 1 Strategic Flood Risk Assessment was carried in 2009 to undertake up to date Flood Risk Assessments particularly where they are site specific and for larger sites – ie) over a hectare. Ponds and other wetland features also form an important natural storage function that should where possible. Recommendations from this study will be used as guidance and included in future Development Plan Documents. In addition, ponds and ditches form an important natural drainage function that should, where possible, be protected and enhanced, especially as they can also result in environmental enhancement and provide benefits to wildlife. Land drainage too provides this function and should be adequately maintained.</del></p>  |  |
| MM87 | 13 | 75 | 13.25 | <p>The Borough Council will consider the impact of <b>flooding</b> <del> flood zones</del> in its consideration of development within or adjoining floodplains. <del> In line with relevant guidance, where there is considered to be a low-medium or high risk of flooding, developers will be required to conduct a flood risk assessment. Up to date Indicative Floodplain Maps can be viewed and obtained from the Environment Agency who regularly update and maintain the information.</del> <b>Any development within Flood Zones Two and Three will need to provide a Flood Risk Assessment to demonstrate that it will be safe and will not increase flood risk elsewhere. It should take into account all sources of flood risk and climate change. Up to date indicative Flood Maps for Planning can be obtained from the Environment Agency and the Government’s website.</b></p> | <p><i>Suggested text amendment to 13.25 due to EA concerns</i></p> |
| MM88 | 13 | 75 | 13.26 | <p>Effective flood protection requires proper maintenance of watercourses and <b>their associated infrastructure as well as</b> the control of water discharge through drainage systems. <b>For</b></p>   | <p><i>Suggested text amendment to 13.26 due to EA concerns</i></p> |

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|  |  |  | <p><del>P</del>onds and <del>other wetland features</del> <del>ditches</del> form an important natural drainage <del>natural water storage</del> function that <del>should</del> where possible <b>which should</b> be protected and enhanced <b>wherever possible</b>. In many new developments man-made drainage must be provided. <del>The Environment Agency advocates the use of Sustainable Drainage Systems (SUDS). These seek to control surface water run-off as close as possible to its origin. SUDS help to reduce the impact of development and decrease the need to invest in flood management and protection. They can also result in environmental enhancement and provide benefits to wildlife. Advice on SUDS can be sought from the Environment Agency, Highways Authority and sewerage undertakers. A particular issue has been identified by the Environment Agency in the Atherstone and Mancetter area. However there are many local issues throughout the Borough.</del> <b>Managing flood risk is thus based on minimising the risk of flooding by avoiding development in high risk areas; restricting discharge to greenfield runoff rates and ensuring development is designed so as to minimise surface water flooding risks, including the retention of existing natural wetland features and the safeguarding of land adjacent to these features. Sustainable drainage systems are an important feature in ensuring flood risk is effectively managed and thus all developments are expected to include the use of such systems unless demonstrated that they would be inappropriate. Sufficient space should thus be allowed for and around them in all developments. All such systems should aim to protect and enhance water quality by reducing the risk of diffuse pollution by treating such possibilities at source including where necessary through multiple different treatment measures. All of these systems should be designed in accordance with relevant</b></p> |  |
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|      |    |    |      | <p><b>national standards and long term operation and maintenance arrangements should be put in place for the lifetime of the development. Flood alleviation requires a holistic approach to water management. Rivers and streams need to be allowed to function via natural processes and to connect with the flood plain in order to increases and maintain capacity and to store flood water. Artificial surface water infrastructure need to be well designed and be properly maintained whilst the ecosystem that helps manage water also need to be protected to allow greater ground water storage, to prevent rapid surface run-off and soil erosion. In these ways natural flood management and the re-naturalisation of water courses and their flood plains can help to reduce flood risk and water pollution; increase bio-diversity and contribute to improving public health.</b></p> |  |
| MM89 | 13 | 76 | LP35 | <p>Agree to title change; Title to be changed to <b>“Water and Flood Risk Management”</b></p>  | <i>Suggested amendment due to EA concerns</i>              |
| MM90 | 13 | 76 | LP35 | <p>In line with the objectives of the Water Framework Directive, development proposals must not <b>detrimentally</b> affect the ecological status of a waterbody and where appropriate, incorporate measures to improve its ecological value. Opportunities should be sought to de-culvert rivers, reduce back-up flows and under capacity where this does not exacerbate flooding elsewhere. If de-culverting is not proposed evidence will be required to demonstrate why this is not possible. River channel restoration should also be undertaken to return the water course to its natural state and restore floodplain to reduce the impact of flooding downstream.</p> <p>New developments should also seek opportunities to improve natural riverine processes and in-stream and bankside morphology through:</p>  | <i>Suggested text amendment to LP35 due to EA concerns</i> |

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|  |  |  | <p>watercourse re-naturalisation and the removal of man-made structures, both on the development site and in the wider catchment. Water runoff from new development must be no more than natural greenfield runoff rates and developments should hold this water back on the development site through high quality Sustainable Urban Drainage (SuDS), reducing pollution and flood risk to nearby watercourses. The culverting of watercourses will only be approved in exceptional circumstances. The multifunctional benefits of natural flood management <del>and</del> the re-naturalisation of watercourses and their floodplains <b>and the safeguarding of land for local flood risk management schemes</b> will be promoted when considering any developments in the Borough.</p> <p>New development proposals in Flood Zone 3 should:</p> <ul style="list-style-type: none"><li>i) <b>Floodplain compensation is only required for built development or land raising within Flood Zone 3 (including Climate Change);</b></li><li>ii) <b>All development should set back 8m from the top of the banks of Main Rivers, regardless of the flood zone – all development should be set back at least 8m from the top of bank of the Main River and/or any culverted watercourse</b></li><li>iii) <b>Finished floor levels (FFL) are required to be raised within Flood Zone 3 (including climate Change) and it is also good practice on land adjacent (although due to higher land levels this may not actually result in floor levels being raised up). FFL should be set a minimum of 600mm above Flood Zone 3, (including climate change) flood level.</b></li></ul> |  |
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|  |  |  | <p>iv) <b>In order to ensure all developments have safe refuge in the event of a flood, single storey residential development should not be located within Flood Zone 3 (including climate change), and</b></p> <p>v) <del>not contain single storey residential development.</del> <b>avoid single storey buildings, basements and building on stilts</b></p> <p>vi) <b>include mitigation measures to account for up to the 1 in 100 year (1% AEP) plus climate change fluvial flood event as well as safe access and egress</b></p> <p>In order to improve and protect water quality, infiltration measures are the preferred means of surface water disposal where ground conditions are appropriate and where practicable, the separation of surface water from sewers should be undertaken. New development proposals should be accompanied by a Water Statement that includes evidence to demonstrate that there is adequate sewerage infrastructure in place or that it will be in place prior to occupation</p> |  |
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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                     | Awaiting clarification from Inspector   | Correction  |
|                         |         | 4    |                          | On NW8 and NW9 – delete the lower case letter “l” and replace with uppercase letter “L” | Correction  |
|                         | 1       | 11   | 2.25                     | Delete the number 8 and replace with the number 7 as there are now 7 golf courses       | Correction  |
|                         | 3       | 12   | 3.3                      | 3.3 is missing – Chapter 3 needs renumbering from 3.3 onwards                           | Correction  |
|                         | 7       | 23   | 7.4                      | Delete the letter “s” off the word “forwards” in the last sentence                      | Correction  |
|                         | 7       | 31   | 7.30                     | Replace Proposal with Policies  | Consistency |
|                         | 7       | 31   | LP5                      | Replace Proposal with Policies  | Consistency |
|                         | 7       | 34   | 7.48                     | Replace is with are   | Correction  |

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|--|----|----|----------|--|---|
|  | 8  | 37 | LP7      | Additional entry to be put into Glossary to clarify special needs housing. <b>“In terms of LP7 this term covers a wide range of needs, including housing that may be adapted, to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation (as noted in the online planning portal”</b>  | Clarification of term “Special Needs Housing” |
|  | 10 | 49 | 10.10    | Replace “Core Strategy” with “Local Plan”  | Correction                                    |
|  | 10 | 49 | 10.12    | Delete speech marks at end of paragraph  | Correction                                    |
|  | 11 | 61 | 11.7     | Update paragraph to take into consideration the publication of the documents in 2018 Suggested text <b>“Work was undertaken to update the Council’s Open Space, Sport &amp; Recreation Audit and Greenspace Strategy and the North Warwickshire Playing Pitch Strategy and a review of Leisure Services built facilities. This was completed in 2018 and will feed into future plans of the Borough Council and will also influence advice and guidance given on development proposals.”</b> | Correction due to publication of documents    |
|  | 11 | 61 | 11.8     | Delete last 3 words of paragraph “A review is”   | Correction                                    |
|  | 14 | 96 | Figure 1 | Map needs to be redrawn to exclude Polesworth Group Homes  | 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 supported according to its place in the following settlement hierarchy (other than where supported by other development plan policies). As such proposals for employment, housing (including affordable housing), services and other facilities, will be supported within the development boundaries as shown on the Proposals Map.

|                    |  |   |
|--------------------|--|---|
| <b>Category 1</b>  | <b>Market Towns - non-Green Belt</b>                           | <b>Atherstone with Mancetter and Polesworth with Dordon</b> |
| <b>Category 2</b>  | <b>Settlements adjoining the outer boundary of the Borough</b> | <b>Langley Sue<br/>Tamworth<br/>Nuneaton</b>                |
| <b>Category 3</b>  | <b>Market Town - Green Belt</b>                                | <b>Coleshill</b>  |
| <b>Category 4a</b> | <b>Local Service Centres - Non Green Belt</b>                  | <b>Baddesley with Grendon, Hartshill with Ansley Common</b> |
| <b>Category 4b</b> | <b>Local Service Centres - Green Belt</b>                      | <b>New &amp; Old Arley, Kingsbury, Water Orton</b>          |



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|--------------------|---|---|
| <b>Category 5a</b> | <b>Other Settlements with a development boundary - Non-Green Belt</b> | <b>Ansley (part), Austrey, Newton Regis, Ridge Lane, Shuttington, Warton, Wood End (part)</b>         |
| <b>Category 5b</b> | <b>Other settlements with a development boundary - Green Belt</b>     | <b>Ansley (part), Curdworth, Fillongley, Hurley, Piccadilly, , Shustoke, Whitacre Heath, Wood End</b> |

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 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

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.

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

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Annex

Table 1, *Housing figures 2011-2033*

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

\* 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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