

**North Warwickshire Core Strategy  
Main Modifications  
June 2014**

**North Warwickshire Borough Council: Core Strategy**

**Main Modifications**

Main modifications are changes that must be made to the Local Plan to make it sound.

The table includes a brief explanation of the reason for the main modifications. More detail will be included in the Inspector's report.

Page and paragraph numbers relate to the Core Strategy Submitted Version February 2013: Core Document reference CD1/1

Modification No	Page No.	Policy / Paragraph	MODIFICATION New text; <u>underlined</u> Deleted text <del>Struckthrough</del>	REASON FOR MODIFICATION
<b>MM1</b>	Throughout document	Date of Plan period	To start from <u>2011 and end at 2029</u>	To ensure a 15 year plan period and to reflect updated evidence
<b>MM2</b>	4, 5 & 6	Paragraphs 1.3, 1.4, 1.6 & 1.11	Delete paragraphs 1.3, 1.4, 1.6 and 1.11	To reflect the status of the plan on adoption.
<b>MM3</b>	5	Paragraph 1.8	Reword last sentence to read " <u>Before the Borough Council supports a scheme, it should be satisfied that</u> <del>Development proposals within the North Warwickshire coalfield will therefore only be accommodated where there is evidence to prove that the potential impact has been addressed and there are no viable, accessible reserves that may be sterilised or trigger the need to surface mine.</del>	Clarity and effectiveness

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<b>MM4</b>	4	Paragraph 1.13	<p>Delete last two sentences and add: The National Planning Policy Framework (NPPF) was published on 27 March 2012. Local planning authorities must prepare a Local Plan which sets planning policies in a local authority area. These are very important when deciding planning applications. Independent planning inspectors must look at all local plan documents that local authorities in England prepare for an examination. The examination is the last stage of the process for producing a local plan. Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework. The framework gives guidance to local councils in drawing up local plans and on making decisions on planning applications. The corner stone of the NPPF is that there is a presumption in favour of sustainable development. This Core Strategy follows these principles. <b><u>This Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters. It commits to working collaboratively with other authorities, and in particular Birmingham and Tamworth, to objectively establish the scale and distribution of any emerging housing and employment shortfalls. In the event that work identifies a change in provision is needed in the Borough of North Warwickshire an early review of the North Warwickshire Local Plan will be brought forward to address this</u></b>".</p>	Clarity and effectiveness and updated evidence
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MM5	8	Paragraph 2.9	<p>Reword to read "In January 2012 the Secretary of State announced the route for the first phase of HS2 (High Speed Rail) between London and the West Midlands. This travels through the Borough northwards from the NEC along the Tame Valley up to Middleton and then on to Bassett's Pole. A route also comes out of and goes in to Birmingham to the south of Water Orton. <del>When an official announcement is made on the area to be formally</del> <u>The safeguarded this route</u> will be shown on the Proposals Map. <del>Also</del> <u>The next phase of the route to Leeds via the East Midlands and to Manchester is expected to be</u> was published in January 2013<del>late 2012. The second phase and possible "Y" option may follow the M42 but the exact route will not be known until the Secretary of State makes the formal announcement.</del> <u>The Leeds leg follows the route of the M42 from a junction near Lea Marston, past Polesworth and then heads towards Ashby.</u> The full impact of the proposals will not be known for some time, but increased traffic, especially through the rural countryside close to the new railway station and monorail depot to the east of the M42 near to the NEC, is likely. Improved public transport connections will be extremely important to mitigate this impact as well as substantial landscaping and absorptive noise barriers along its route. Other mitigation measures, including community benefits will be needed and will be progressed through discussions with HS2 Ltd and the Department of Transport. Pressure for development around the new HS2 railway station at the NEC will be resisted.</p>	Clarity and effectiveness and reflects updated evidence

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<b>MM6</b>	8	New Paragraph	<u>The Borough Council recognises that when HS2 takes place, it will impact on a number of properties. The Council will work with owners to mitigate the loss of properties wherever possible.</u>	Clarity and effectiveness
<b>MM7</b>	10	New Paragraph	Insert new paragraph after 2.13 to read:  <u>“The borough has a special and important natural environment shaped by its landscape and mining legacy. It has four major river corridors – the Tame, Blythe, Cole and Anker - and holds the largest and most important area of inter-connected wetlands in the sub-region along the Tame Valley. Cumulatively this area forms a migratory bird route of regional significance. The borough also has notable concentrations of heathland, ancient woodlands and acid grasslands associated with post-industrial habitats, which are otherwise scarce within the county. The natural environment provides many vital ecosystem services to the borough, such as natural flood defence, carbon sequestration and the maintenance of biodiversity and air quality. These services help to underpin the local economy and make a valuable contribution to the quality of life of its residents.”</u>	Clarity and effectiveness
<b>MM8</b>	11 to 23	2.17 to 2.74	Delete paragraphs: 2.17 – 2.20, 2.22 to 2.25. 2.27, 2.30 to 2.41, 2.45 to 2.55, 2.56 to 2.60, 2.63 to 2.70 Move paragraphs 2.21 to after 6.88. Delete last sentence of 2.26 and then move to between 6.88 and 6.89. Move 2.28 after 6.37. Delete first and last sentence of 2.29 and then move remainder to 6.78. Move 2.42 up to the final sentence of 2.43 to after para 6.36. Move final sentence in 2.43 to after 6.80. Move 2.44 to after	Effectiveness

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			6.82. Move 2.56 to after 6.86. Move 2.61 and 2.62 to NW16 justification before 6.80. Delete last sentence in 2.71	
<b>MM9</b>	26	Spatial Vision	In 3 <sup>rd</sup> bullet delete "In the next 15 years to 20 years" Change 4 <sup>th</sup> to read: New homes, and new employment <u>proposals</u> , together with local services and community facilities will be integrated carefully <del>respecting local distinctiveness</del> into the Borough's existing areas respecting local distinctiveness. <del>and this</del> <u>The majority of the development</u> will <del>be</del> <u>be</u> <del>focused</del> the majority of the development <del>to</del> on the Market Towns and Local Service Centres.	Clarity and effectiveness
<b>MM10</b>	28	Objective 7	Amend Strategic Objective 7 to read;  To protect and enhance the quality of the natural environment <u>and conserve and enhance</u> the historic environment across the borough	Clarity and effectiveness

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<p style="text-align: center;"><b>MM11</b></p>	<p>To be added after the strategic objectives as the first policy</p>	<p style="text-align: center;">New Policy</p>	<p>Additional New Policy: <b><u>Sustainable Development Planning applications that accord with the policies in this Core Strategy (and where relevant, with other policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. 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:</u></b></p> <ul style="list-style-type: none"> <li><b><u>· 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</u></b></li> <li><b><u>· Specific policies in the Framework or other material consideration indicate that development should be restricted.</u></b></li> </ul>	<p style="text-align: center;">Clarity and effectiveness</p>
<p style="text-align: center;"><b>MM12</b></p>	<p>To be added after the strategic objectives as the first policy</p>	<p style="text-align: center;">New Paragraph</p>	<p>Add new Paragraph as explanation to new policy: <b><u>When considering development proposals that accord with policies in the Core Strategy, the National Planning Policy Framework is also a material consideration. The Council will take a positive approach to the consideration of development proposals, following the presumption in favour of sustainable development. We will always work proactively with applicants and other stakeholders jointly to seek to find solutions which mean that proposals can be approved wherever possible, and to secure development which sustainably that improves the economic, social and environmental conditions in North Warwickshire.</u></b></p>	<p style="text-align: center;">Clarity and effectiveness</p>
<p style="text-align: center;"><b>MM13</b></p>	<p style="text-align: center;">31</p>	<p style="text-align: center;">NW1</p>	<p>First paragraph to be reworded to read "Development within the Borough will relate to the settlement hierarchy at a scale proportionate to its position in the <b><u>will be distributed in accordance</u></b> with the Borough's settlement hierarchy as given in Appendix C. Where necessary, changes to development boundaries will be made in the appropriate Development Plan Document, or once development has taken</p>	<p style="text-align: center;">Clarity and effectiveness</p>

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			place, whichever is the earlier”	
<b>MM14</b>	32	NW1 (Category 5)	First paragraph be amended to read “ <u>Development in settlements without a development boundary</u> <del>Outside development boundaries</del> and except where other policies of the Plan expressly provide, development will be limited to that requisite <u>necessary</u> for agriculture, forestry or other uses that can be shown to require a rural location.	Clarity and effectiveness
<b>MM15</b>	33	NW2 (2)	Delete 2nd bullet point of policy - " <del>No changes to the Green belt boundary will be made.</del> "	Clarity and effectiveness
<b>MM16</b>	33	NW2 (4)	Bullet point 4 changed to read: " <del>Green Belt villages washed over by the designation will be required to have an infill boundary to define areas</del> <u>Infill boundaries in the Green Belt will be brought forward to indicate</u> where limited infill and redevelopment would be permitted."	Clarity and effectiveness
<b>MM17</b>	35	New paragraph between 6.8 and 6.9	<u>The Borough Council is seeking to provide a variety of types and tenures of housing throughout the Borough, but will specifically seek the type and tenure to reflect the local settlement. Information for this can be found in a variety of sources including the SHMA and Local Housing Needs Studies</u>	Clarity and effectiveness

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<b>MM18</b>	36	Table 1	<p><b><u>Delete current table 1 and replace with the following to reflect new plan period and numbers</u></b>  <i>Local Requirement</i></p> <table border="1"> <thead> <tr> <th></th> <th>Dwellings Net</th> <th>Average Dwellings per annum</th> </tr> </thead> <tbody> <tr> <td>a) Housing requirement 2011-2029 (3150 ÷ 18yrs=)</td> <td>3150</td> <td>175</td> </tr> <tr> <td>b) Net additions to stock 1/4/11 – 31/10/13 (2 years 7 months) - Completions that have already taken place.</td> <td>151</td> <td></td> </tr> <tr> <td>Total Residual requirement</td> <td>2999</td> <td></td> </tr> </tbody> </table> <p><i>Amount of Housing Land left to find for remaining Plan period</i></p> <table border="1"> <tbody> <tr> <td>Housing in the Pipeline (sites already with planning permission or allocated 919 plus 131 from LIP =)</td> <td>1050</td> </tr> <tr> <td>Land to be found in remaining Plan period (2999 – 1050)</td> <td>1949</td> </tr> <tr> <td>Number of Units to be Delivered for Tamworth</td> <td>500 units</td> </tr> </tbody> </table> <p><i>Total land to be found in remaining plan period including land for Tamworth</i></p> <table border="1"> <tbody> <tr> <td>TOTAL Requirement Left to Find (1949 + 500 =)</td> <td></td> </tr> </tbody> </table>			Dwellings Net	Average Dwellings per annum	a) Housing requirement 2011-2029 (3150 ÷ 18yrs=)	3150	175	b) Net additions to stock 1/4/11 – 31/10/13 (2 years 7 months) - Completions that have already taken place.	151		Total Residual requirement	2999		Housing in the Pipeline (sites already with planning permission or allocated 919 plus 131 from LIP =)	1050	Land to be found in remaining Plan period (2999 – 1050)	1949	Number of Units to be Delivered for Tamworth	500 units	TOTAL Requirement Left to Find (1949 + 500 =)		Clarity and effectiveness
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<b>MM19</b>	37	NW3(2)	Delete second bullet point	To reflect the evidence																					

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MM20	37	NW3(3)	Delete text in bullet point 3 "All housing sites will be allocated in accordance with this Core Strategy and <del>in particular, respect the rural character of North Warwickshire</del> "	Clarity and effectiveness
MM21	37	NW3(5)	Delete text in bullet point 5 "Development will take place in locations having regard to the needs of each location" <del>and their capacity to support additional development.</del>	Clarity and effectiveness
MM22	37	NW3(6)	Reword bullet point 6 to read "Development will only occur if the appropriate infrastructure is available <b><u>or can be made available</u></b> and sites will be released in order to ensure a consistent delivery of housing for the Borough."	Clarity and effectiveness
MM23	38	NW4 (Category 4)	Reword Paragraph to read "The following settlements will cater for the following amount of development <b><u>usually</u></b> on sites of no more than 10 units and at any one time <b><u>depending on viability.</u></b> A Neighbourhood Plan <b><u>may</u></b> allocates more"	Clarity and effectiveness
MM24	38	NW4 (Category 5)	Amend as follows: Only affordable housing where there is a proven local need and it is small in scale and does not compromise important environmental assets <b><u>and development necessary for agriculture, forestry or other uses that can be shown to require a rural location</u></b>	To be consistent with NW1

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<b>MM25</b>	39	Paragraph 6.17	<p>Paragraph needs to be updated to reflect new SHMA (2013): "The Council undertook a Housing Market Assessment in <del>2008</del> <b><u>2013</u></b> to provide up to date evidence and information for the Core Strategy. Affordable housing needs still remain high with a need of <del>286</del> <b><u>112</u></b> units per annum. The need for affordable housing as identified by this assessment exceeds, on an annualised basis, housing requirement for the Borough, of <del>450</del> <b><u>175</u></b> units per annum. This causes a particular difficulty in North Warwickshire because the analysis further shows that the ratio of income to house prices/market rental in the Borough is such that the greatest amount of need is for socially rented accommodation. Since the adoption of the 2006 Local Plan therefore "local affordable housing" for North Warwickshire has related to the provision of socially rented housing provided by a Registered Social Landlord, or housing of a similar standard that is available at an equivalent or lower cost (in terms of weekly or monthly repayments or rent). Socially rented accommodation is not the only provision of local affordable housing but it is a means of comparison to ensure that the housing that is provided is affordable for those in housing need in North Warwickshire."</p>	To reflect updated evidence

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MM26	39	Paragraph 6.18	Delete whole paragraph - " <del>Increasingly however, it is clear that the viability of these schemes is coming in to question as sources of external funding, such as from the Homes and Communities Agency, is increasingly difficult to access. This means that the Borough Council will have to look at other forms of provisions that clearly deliver aspirations for affordable quality homes. Intermediate housing, such as shared ownership or discounted market housing (in perpetuity), whether provided by a Registered Social Landlord (RSL) or by a private developer is acceptable. But it will only be able to satisfy a very small proportion of the local housing need (some 3.8%). This is because such housing will only be affordable in North Warwickshire if it compares in terms of standard (size/ security of tenure/facilities) and monthly outgoings for rent/mortgage to the rent paid in the socially rented sector.</del> "	To reflect updated evidence
MM27	40	6.22	Change the first part of paragraph to read: Each housing site will be expected to provide for housing in order to meet the target of <b><u>20, 30 or 40%</u></b> of housing to be affordable <b><u>depending on the type and size of site</u></b> over the plan period. This provision will be provided through on-site provision, off-site financial contributions and/ or land. <b><u>The methodology in the Affordable Housing Viability Report will be used to calculate the financial contribution.</u></b>	To reflect updated evidence
MM28	40	Paragraph 6.23	Delete " <del>A monitoring target has been set to ensure that during the period 2006–2028 40% of the dwellings completed are affordable.</del> "	Clarity and effectiveness

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MM29	40	Paragraph 6.24	Delete “ <del>Rural Affordable Sites will be included in future Development Plan or Neighbourhood Documents</del> ”	To reflect updated evidence
MM30	40	NW5	<p>Delete policy NW5 and replace with:</p> <p><b><u>Affordable Housing Provision</u></b>  <b><u>Schemes of 15 or more dwellings</u></b>  <b><u>1. 30% of housing provided on-site will be affordable</u></b>  <b><u>2. Except in the case of Greenfield (previously agricultural use) sites where 40% on-site provision will be required.</u></b></p> <p><b><u>Schemes of between 1 and 14 inclusive units</u></b>  <b><u>20% affordable housing provision will be provided. This will be achieved through on site provision or through a financial contribution in lieu of providing affordable housing on-site. This will be calculated using the methodology outlined in the Affordable Housing Viability report or subsequent updated document and is broadly equivalent to on-site provision.</u></b></p> <p><b><u>The Council and other partners will continue to maximise numbers of affordable housing on other sites.</u></b></p> <p><b><u>Proposals to provide less than the targets set out above should be supported by a viability appraisal to verify that the targets cannot be met and the maximum level that can be provided without threatening the delivery of the scheme.</u></b></p>	To reflect updated evidence

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			<p><b><u>Affordable Housing Mix</u></b>  <b><u>A target affordable housing tenure mix of 85% affordable rent and 15% suitable intermediate tenure will be provided wherever practicable.</u></b></p>	
MM31	41-42	6.25	<p>Rewording required reflecting the updated GTAA and the new criteria based policy            “The Government’s key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home. <b><u>The Planning Policy for Travellers Sites, which relates to Gypsies, Travellers and Travelling Show people was published in March 2012. This document should be read in conjunction with the NPPF</u></b> This includes a commitment to ensuring that the housing needs of members of the gypsy and traveller community and the travelling show people’s community are met. <del>The Southern Staffordshire and Northern Warwickshire Gypsy and Traveller Accommodation Assessment (GTAA) published in February 2008 examined the necessity for further sites in the region.</del> <b><u>The Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth, published in June 2013 examined the necessity for further pitches in the study area. The study was conducted by a team of researchers from the Salford Housing and Urban Studies Unit (SHUSU) at the University of Salford. The study was greatly aided by research support and expertise provided by members of the Gypsy and Traveller communities”</u></b></p>	Clarity and effectiveness
MM32	41-42	6.26	Delete Paragraph	Clarity and effectiveness

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MM33	41-42	6.27	For North Warwickshire this assessment, which took in to account the 17 pitches at the Warwickshire County Council rented site at Alvecote, indicated there is a need for an additional <del>27</del> <u>9</u> residential pitches ( <del>12</del> <u>2</u> up to 201 <del>27</del> , <del>5</del> <u>3</u> up to 201 <del>7</del> <u>22</u> , <del>5</del> up to 2022 and <del>5</del> <u>4</u> up to 202 <del>7</del> <u>8</u> ) and up to 5 transit caravan pitches up to 2027. As the GTTA becomes less reliable the longer the timeframe, due to the nomadic nature of Gypsy and Travellers. <del>This figure will be updated on a regular basis. The end target date is thus 2028</del> <u>9</u> and not 2028 <u>9</u> as in the case of the housing and employment targets. There was no evidence of any requirement to provide pitches for travelling show people.	Clarity and effectiveness
MM34	41-42	6.28	Delete Paragraph	Clarity and effectiveness
MM35	41-42	6.29	Delete Paragraph	Clarity and effectiveness
MM36	42	NW6	Reword to “ <del>27</del> <u>9</u> residential and 5 transit Gypsy and Traveller pitches will be provided between <del>2006</del> <u>2011</u> and <del>2027</del> <u>2028</u> ”	To reflect updated evidence
MM37	42	New criteria based policy justification	<b><u>In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, a Gypsy &amp; Traveller Plan will be brought forward and will include pitch allocations and follow the principles of the settlement hierarchy. The allocations will be informed by the Gypsy and Travellers Accommodation Assessment (GTAA) and any subsequent update and review.</u></b>	Clarity and effectiveness

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MM38	42	Additional paragraphs (to be numbered at document change)	<u>Sites for Travelling Show people will not be allocated specifically as no need has been identified. However appropriate sites would be groups of farms buildings close to main roads throughout the Borough. In addition, there would be a need to meet the criteria reflected in government guidance. If sites arise then they will be treated in accordance with the Policy NW6A below.</u>	Clarity and effectiveness
MM39	42	Additional paragraphs (to be numbered at document change)	<u>A criteria based policy will assist the provision of sites. Where sites fall outside the development boundary preference will be given for them to be located on previously developed land.</u>	Clarity and effectiveness
MM40	42/43	New Paragraph - New criteria based policy justification)	<u>Any permission granted under this Policy will be subject to a condition limiting occupancy to Gypsy and Travellers as defined in Annex 1 to Planning policy for traveller sites March 2012.</u>	To reflect updated evidence
MM41	43	New Policy – NW6A	<u>GYPSY and TRAVELLERS POLICY: Sites will be allocated and/or permissible inside, adjoining or within a reasonable safe walking distance of a settlement development boundary outside of the Green Belt. Site suitability will be assessed against relevant policies in this Core Strategy and other relevant guidance and policy. Sites will also be assessed using</u>	Clarity and effectiveness

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			<p><b><u>the following criteria:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>The size of the site and number of pitches is appropriate in scale and size to the nearest settlement in the settlement hierarchy and its range of services and infrastructure, limited to a maximum number of 5 pitches per site.;</u></b></li> <li>• <b><u>The site is suitably located within a safe, reasonable walking distance of a public transport service, with access to a range of services including school and health services;</u></b></li> <li>• <b><u>The site is suitably located within a safe, reasonable walking distance of a public transport service, with access to a range of services including school and health services;</u></b></li> <li>• <b><u>Avoiding areas with a high risk of flooding or affected by any other environmental hazards that may affect the residents' health and welfare;</u></b></li> <li>• <b><u>has access to essential utilities including water supply, sewerage, drainage and waste disposal;</u></b></li> <li>• <b><u>The site can be assimilated into the surroundings' and landscape without any significant adverse effect.</u></b></li> </ul>	
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MM42	43	6.36	Add wording - " <b><u>Work is being carried out at both the sub-regional and regional level to consider employment needs on a wider than local level. As and when these reports become available considerations will be given as to the implications on the Borough and, if necessary trigger a review of the relevant Core Strategy policies"</u></b> "	Clarity and effectiveness

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<b>MM43</b>	43	6.37	<p>Remove the wording in the last sentence ““Another legacy from the Regional Spatial Strategy is a further 20 hectares specifically for logistics use. However a number of circumstances have changed. Birch Coppice Phase 2 is under construction. Hams Hall has not come forward – a former power station site in the Green Belt. In addition, MIRA Technology Park, an Enterprise Zone, south along the A5 will be coming on stream within the next year or so. With the development of this site this changes the local market and provides opportunities to diversify the local economy for different types of employment growth. The Borough Council is keen to exploit these opportunities and <del>so will allocate the 20 hectares of land originally earmarked purely for logistics use to high density uses on land outside of the Green Belt falling with Use Classes B1 (b &amp; c), B2 and B8;</del>”</p>	Clarity and effectiveness
<b>MM44</b>	44	6.39	<p>Add to the end of the paragraph: <b><u>It is important therefore to protect employment land from alternative uses. However the Borough Council recognises that this cannot always be the case. Proposals for a change of use from employment uses (Class B) to non employment uses should be supported by evidence to show that the existing buildings and land are not suitable or cannot be viably re used for another employment use. Evidence should include details of the marketing of the site for employment use for 12 months.</u></b></p>	Clarity and effectiveness

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MM45	44	Table 3	<p>Employment Land 2011 - 29  A Total Employment Land Requirement, 2011-29 58 ha  B Replacement Provision for Unsuitable Land 2 ha  Total Employment Land Required to Meet Local Needs 60 ha</p> <p>C Completions in ha from 2011 to 2012 (non RLS) - 0.56 ha  D Extant Permissions/ Allocations - 30.8 ha  E Total Supply 31 ha (31.36 ha)</p> <p>F Remaining Employment Land Requirement 29 ha</p>	To reflect up to date evidence
MM46	45	NW7	<p>Reword to reflect plan period “ Between 2006 <u>2011</u> and 2028 <u>2029</u> a minimum of <del>68.5</del> <u>60</u> hectares of local employment land will be provided of which <del>20 hectares will be specifically for high density employment creating uses falling with Use Class B1 (b &amp; c), B2 and B8;</del>”</p>	To ensure a 15 year plan period
MM47	45	NW7(3)	<p>Delete bullet point In Category 4 settlements sites will be no greater than 0.2 hectares; and, replace with “<u>Development will be appropriate to the scale and size of the settlement</u>”</p>	Clarity and effectiveness
MM48	45	NW7	<p>Additional bullet point to be added to safeguard employment land. “<u>All employment land will be protected unless it can be demonstrated that there is no realistic prospect of the site being used for employment purposes. Evidence would need to demonstrate that:</u></p>	Clarity and effectiveness

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			<ul style="list-style-type: none"> <li>• <u>the site is no longer commercially viable; and,</u></li> <li>• <u>it has been marketed for an appropriate period of time, usually no less than 12 months; and,</u></li> <li>• <u>there are no alternative employment uses that could use the site.</u></li> </ul>	
MM49	45	NW7	Additional bullet point to be added to reflect paragraph 6.40 " <u>Support and encouragement will be given to small scale rural businesses to expand where this does not impact detrimentally on the countryside character in environmental or sustainable terms</u> "	Clarity and effectiveness
MM50	45	6.42	2 <sup>nd</sup> sentence in paragraph 6.42 to be amended to read: In this respect, all development should demonstrate that it is sustainable. <del>with built development,</del> <u>This will be achieved by being well</u> designed, laid out and constructed in a manner to ensure the long term retention, adaptation and re-use <del>of premises; that</del> <u>where</u> services and facilities <del>that</del> link and support development <u>they</u> must be protected and improved where necessary; and that promotion of sustainable transport is prioritised, <del>since</del> <u>as</u> <del>within rural areas</del> there is a reliance on private vehicular transport.	Clarity and effectiveness
MM51	47	NW8	Reword bullet point 1 to read "Be targeted at using brownfield land in appropriate locations <u>reflecting the settlement hierarchy</u> and <del>subject to maintaining a five year housing supply;</del> " Add <u>and</u> to the end of each criterion. Delete criterion 5 and 6. Insert new criteria: <u>5 encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and 6 provide for proper vehicular access,</u>	Clarity and effectiveness

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			<u>sufficient parking and manoeuvring for vehicles in accordance with adopted standards; and,. Change criterion 7 into two parts a and b. Add to 7a add Playing Pitch Strategies before will be supported.</u>	
MM52	48	Paragraph 6.52	Reword second sentence to read "Wind turbines are a means of providing renewable energy. A key factor of their development will be <u>where there is an</u> the impact on the landscape and the local community. Other alternatives will be investigated and the appropriate measure pursued.	Clarity and effectiveness
MM53	48	NW9	Reword "Renewable energy projects will be supported where <del>they provide a local energy benefit and</del> they respect the capacity and sensitivity of the landscape and communities to accommodate them. In particular, they will `be assessed-on their individual and cumulative impact on landscape quality, sites or features of natural importance, sites or buildings of historic or cultural importance, residential amenity and the local economy.	Clarity and effectiveness
MM54	48	NW9	New development will be expected to be energy efficient in terms of its fabric and use. Major development will be required to provide a minimum of 10% of its operational energy requirements from a renewable energy source <u>subject to viability</u> . Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit.	Clarity and effectiveness
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MM55		New Paragraph	<p>Insert new paragraph before 6.54 in the Quality of Development section to read:</p> <p><b><u>“The quality of development is important and can be helped through early consideration of the development. This is particularly the case in considering the natural and historic environment and how this will be dealt with. Considering biodiversity at an early stage of the planning process will assist in building in beneficial features to aid biodiversity.”</u></b></p>	Clarity and effectiveness
MM56	50	NW10	<p>Amend NW10 to add the following bullet point after “deter crime” and before “provide, conserve and enhance biodiversity”:</p> <p><b><u>• sustain, conserve and enhance the historic environment</u></b></p>	Clarity and effectiveness
MM57	52	NW11	<p>Split NW11 so that one part deals with the Historic Environment and the other part deals with the Natural Environment. Therefore amend NW11 to read:</p> <p><b><u>NW11A– Historic Environment</u></b></p> <p><b><u>The Council recognises the importance of the historic environment to the Borough’s local character, identity and distinctiveness, its cultural, social, environmental and economic benefits”</u></b></p> <p>Retain “The quality, character, diversity and local distinctiveness of the historic environment will be conserved and enhanced. In particular:</p>	Clarity and Effectiveness

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			<ul style="list-style-type: none"> <li>• Within identified historic landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced; and,”</li> </ul> <p>Delete 2<sup>nd</sup> paragraph and replace with the following:</p> <ul style="list-style-type: none"> <li>• <b><u>The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire’s Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, and;</u></b></li> <li>• <b><u>Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.</u></b></li> </ul> <p><b><u>NW11B - Natural Environment</u></b></p> <p>The quality, character, diversity and local distinctiveness of the natural environment and <del>historic environment</del> will be protected and enhanced. In particular within identified landscape character areas development will conserve, enhance and where appropriate, restore landscape character as</p>	
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			well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced. <del>The quality of the historic environment including archaeological features, will be protected and enhanced, and wherever possible, a sustainable reuse of the historic building will be sought.</del>	
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MM58	52	6.69 and 6.70	<p>Amended paragraphs 6.69 and 6.70 to read as follows:</p> <p>6.69 The Historic Environment is a finite and non-renewable resource. 14 designated assets were identified by English Heritage as being 'at risk', mainly from disuse or neglect, in 2011. Kingsbury Hall and Astley Castle are undergoing major work. The Borough Council will continue to work with owners to seek ways of securing their future. <b><u>The Borough Council has an ongoing programme for updating Conservation Area Appraisals and will undertake management plans where appropriate. It will seek opportunities for enhancement through development and links with other projects and partnerships.</u></b></p> <p>6.70 The Borough recognises the role of the Historic Environment in shaping the distinctiveness of the Borough and in contributing to quality of life and quality of place. It is committed to protecting and where possible enhancing its historic assets including identification of areas where development might need to be limited in order to conserve heritage assets or would be inappropriate due to its impact upon the historic environment.</p>	Clarity and Effectiveness

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			Proposals for new development should reflect this commitment, with design that reflects local distinctiveness and adds value to it. <b><u>The re-use and restoration/conservation of historic buildings can be a catalyst for regeneration. The Council have successfully implemented a Conservation Area Partnership Scheme in Atherstone and will seek ways of building on this success including the use of Neighbourhood Plans in the promotion of positive improvements to the Borough's historic environment.</u></b> Proposals which may have an impact upon the Historic Environment will be assessed in accordance with local and national policy and guidance.”	
<b>MM59</b>	52	New paragraph	Insert new paragraph after 6.71 - <b><u>All of these make a substantial contribution to the Borough's natural environment. The network however is not restricted to these sites but other features of biodiversity that add, buffer and link to the wider countryside, providing connectivity and facilitating species movement in response to climate change.</u></b>	Clarity and Effectiveness
<b>MM60</b>	53	New paragraph	A new section before policy NW12 on Nature Conservation to read:  New para - <b><u>The Borough Council recognises the need to establish a coherent and resilient ecological network in order to contribute towards the Government's target of halting the loss of biodiversity by 2020. The Core Strategy aims to achieve this by providing robust protection for these biodiversity assets that have a significant role and function in the Borough's existing ecological network and by seeking enhancements and gains where deficiencies are identified.</u></b>	Clarity and Effectiveness

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MM61	52	NW11	<p>Split bullet 2 “<del>The quality of the historic environment, including archaeological features, will be protected and enhanced, and wherever possible, a sustainable reuse of the historic building will be sought</del>”. and reword to read: <b><u>The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas will be protected and enhanced; Any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire’s Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced commensurate to the significance of the asset.</u></b></p>	Clarity and effectiveness
MM62	53	NW12	<p>NW12 amend first clause of policy to delete ancient woodlands and add to the end of the third paragraph the following: <b><u>“Development will be resisted where it leads to the loss of irreplaceable habitats and features, such as ancient woodland or veteran trees unless it can be demonstrated there are overriding reasons and benefits that outweigh the loss.”</u></b></p> <p>Insert at the end of the first sentence in the fourth paragraph of policy NW12 the following: <b><u>“And finally seeking positive enhancements wherever possible.”</u></b></p>	Clarity and effectiveness

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<b>MM63</b>	53	NW12	Amend fourth paragraph of policy NW12 to be " <b>net gain</b> " of biodiversity and delete "net loss".	Clarity and effectiveness
<b>MM64</b>	53	6.73	Amend second sentence in paragraph 6.73 to insert " <b>Coventry and Solihull</b> " after Warwickshire.	Clarity and effectiveness
<b>MM65</b>	54	NW13	<p>Amend Policy NW13 to read:</p> <p><del>Throughout the Borough a comprehensive network of high quality, multi-functional, green spaces, corridors and other historic and natural environmental features will be maintained, enhanced and created for flora, fauna and humans, which link into the sub-regional green infrastructure networks.</del></p> <p>Development proposals must demonstrate how they contribute to maintaining and enhancing a comprehensive and strategically planned green infrastructure network, where appropriate. With reference to the sub-regional Strategy for Green Infrastructure and the local Green Infrastructure resource development should:</p> <ul style="list-style-type: none"> <li>• Identify, maintain and enhance existing green infrastructure assets;</li> <li>• Optimise opportunities to create links between existing green infrastructure within the district and to surrounding sub-regional networks;</li> <li>• Help to deliver new green infrastructure assets where specific need has been identified.</li> </ul> <p>Where new green infrastructure cannot be provided on site, or where an existing asset is lost or adversely affected, contributions will be sought</p>	Clarity and effectiveness

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			towards wider green infrastructure projects and improvements within the district or, where appropriate, in the sub-region.	
<b>MM66</b>	56	NW15	Addition to the final paragraph “Further growth of the Atherstone and Mancetter area, outside of the current boundaries, will be focused in the broad direction of the north-west of the Settlement <u>north of Holly Lane Industrial Estate and South of the Anker Valley floodplain</u> ”	Clarity and effectiveness
<b>MM67</b>	57	NW16	Amends last paragraph; <del>Land to the west of Polesworth &amp; Dordon shall remain essentially undeveloped in order to maintain the separation between Tamworth and the settlements of Polesworth &amp; Dordon. Any</del> <u>development to the west of Polesworth &amp; Dordon</u> proposals will be expected to be limited in size and <del>maintain</del> <u>must respect the separate identities of Polesworth and Dordon and Tamworth and maintain a meaningful gap between them.</u> <del>the separation between the urban area of Tamworth and the settlements of Polesworth and Dordon</del>	Clarity and effectiveness
<b>MM68</b>	57	Add new paragraph after 6.83	<u>“Retail uses will be focussed towards the Market Towns to help maintain their viability and vitality. Existing retail uses will be protected in accordance with the settlement hierarchy and developed further within the site allocations plan”</u>	Clarity and effectiveness

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<b>MM69</b>	57	NW17	Amend policy as follows: <b><u>Proposals that would have a detrimental impact on the viability and vitality of town centres will not be permitted.</u></b> <del>Proposals that would result in the loss of an existing services or facilities</del> which contribute to the functioning of a settlement will only be supported where the facility is replaced elsewhere or <b><u>it is</u></b> proven that <b><u>its loss would</u></b> <del>it will</del> not harm the vitality of the settlement. <b><u>Town Centres will be the focus for new retail development.</u></b> Disproportionate concentration of uses will be avoided. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.	Clarity and effectiveness
<b>MM70</b>		NW18	Change first sentence to read: Opportunities for securing <del>transport routes and other</del> improvements will...	Clarity
<b>MM71</b>	67	Glossary	Put definition of Green infrastructure in to Glossary	Clarity and effectiveness
<b>MM72</b>	64-66	Monitoring Table	NW2,NW8, NW9,NW10 – these triggers to be removed	Clarity and effectiveness
<b>MM73</b>	64-66	Monitoring Table	NW1, NW3, NW4 –be grouped together. Trigger to read “ Where the development requirements identified within the housing trajectory are not delivered over a 2/3 year period (Monitoring with AMR)	Clarity and effectiveness
<b>MM74</b>	64-66	Monitoring Table	NW5 – Trigger to read “ Where the development requirements identified within the housing trajectory are not delivered over a 2/3 year period (Monitoring with AMR)	Clarity and effectiveness

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<b>MM75</b>	64-66	Monitoring Table	NW7 - Trigger to read “ Where the development requirements (pro rata) identified are not delivered over a 2/3 year period (Monitoring with AMR)	Clarity and effectiveness
<b>MM76</b>	64-66	Monitoring Table	NW11, NW12, NW13, NW17 – reword to read “ <b><u>any unjustified loss</u></b> ”	Clarity and effectiveness
<b>MM77</b>	64-66	Monitoring Table	NW14 – is linked to the delivery of the employment development expected in Policy NW7	Clarity and effectiveness
<b>MM78</b>	64-66	Housing Trajectory	NWBC to update to reflect plan period – put in Core Strategy as an Appendix with the Monitoring table	Clarity and effectiveness