

**North Warwickshire Local Plan
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Main Modification	Chapter	Page (as shown in Reg 19 Local Plan)	Policy / Supporting Text	Proposed Modification
MM1	1	6	1.2	First sentence, 'The Local Plan supersedes the Core Strategy adopted in 2014 and incorporates...
MM2	1	6	1.4	Third sentence 'As the Local Plan was submitted for examination on 29 27 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 NPPF 2012 as necessary.'
MM3	1	6	1.4	Penultimate sentence ' All subsequent Local Plan documents as well as any Neighbourhood Plans or Neighbourhood Development Orders must be in conformity with the Development Plan and follow its approach. A number of Neighbourhood Plans are currently being prepared by Parish and Town Councils with X, Y Arley, Austrey, Coleshill, Hartshill and Z Mancetter currently part of the development plan'.
MM4	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'.
MM5	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. This builds on work previously undertaken for the 2006 Local Plan and 2014 Core Strategy. '
MM6	1	7	1.8	'... The Borough Council has reached an agreement on the amount of development that can be accommodated and an

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				amount that should be delivered alongside appropriate infrastructure potentially could be delivered if the appropriate infrastructure can be delivered with local authorities..
MM7	1	7	1.8	Replace final two sentences with ' <u>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 work identifies that a meaningful change in provision is needed compared to that set out in the Local Plan, an early review will be brought forward to address this'</u> .
MM8	2	8	2.4	'Growth will be supported is expected to take place in the Borough in the plan period to assist with the need to provide housing for the Coventry & Warwickshire and the Greater Birmingham <u>housing market</u> areas. <u>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....</u> The Borough therefore has pressure for growth....'
MM9	3	12	3.3	3.3 is omitted – suggested additional text " <u>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 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</u>

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				<u>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).</u>
MM10	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 <u>all forms of</u> 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 <u>implications of growth within and outside the Borough</u> is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensure that infrastructure is <u>secured and delivered in an appropriate and timely manner alongside housing and employment growth.</u> '
MM11	5	15	5.1	Final sentence (deletion) ' In addition, policies in other Development Plan Documents, including Neighbourhood Plans, will also use these objectives. '
MM12			5.2	Minor change to paragraph 5.2 in response to MM15. This will include giving priority to <u>encouraging</u> re- use ing of previously developed land and buildings within Market Towns and Local Service Centres, <u>where possible</u> , recognising regeneration opportunities; as well as reducing the overall need to travel, limiting exposure to flood risk and protecting the Borough's environmental assets and rural character.
MM13	5	16	5.13	Flood Risk - Add to point 3 of SO6- " <u>...adapts to climate change and increased flood risk</u> ". It's already in SO1 and SO7 but do we add "climate change" too
MM14	6		New para 6.16a	Insertion of new paragraphs <u>6.16a In the context of planning for the growth of an area, infrastructure can be defined as physical development needed to support communities and which directly relates to economic development and regeneration. This includes:</u>

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				<ul style="list-style-type: none"> • <u>Transport Networks - Pedestrian facilities, roads, public transport, cycle ways;</u> • <u>Market/Affordable housing - New development, maintaining the existing stock;</u> • <u>Health Facilities - Hospitals, care provision, GP and dentist surgeries</u> • <u>Education - Schools, higher education, research infrastructure;</u> • <u>Town and Local Centre improvements - Enhancements to the public realm through providing new facilities and highway improvements;</u> • <u>Green Infrastructure - Enhancing and creating networks of open spaces;</u> • <u>Leisure Facilities - Open space and built recreation facilities;</u> • <u>Protection of Environmental Assets - Mitigating impact from development on internationally and nationally protected habitats and species;</u> • <u>Utilities Facilities - Energy/waste/waste water/drainage plants, networks and treatment facilities;</u> • <u>Flood Prevention - Strategic defences to protect the town and enable growth;</u> • <u>Renewable Energy - District heating and renewable energy networks;</u> • <u>Communications Infrastructure - Broadband and mobile phone access;</u> • <u>Community Facilities - Includes libraries, community halls etc.</u> <p><u>6.16b More details are provided in the Infrastructure Delivery Plan and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan. This information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.</u></p>
MM15	6	20	6.17	<p>Replace paragraph 6.17 with '<u>Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with national policy associated Planning Practice Guidance, and Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended</u>'</p>

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MM16	6	21	LP1	<p>Planning applications that accord with the policies in this Plan (and, where relevant, with <u>other development plan policies</u> including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. <u>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 the NPPF.</u></p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether</p> <p>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</p> <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"> - <u>be supported by provide the required infrastructure,</u> - <u>be consistent with the approach to place making set out through development management policies, integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate</u> <p>Add a bullet point under Quality of Development: <u>“ensure that it is not at risk of flooding or would not increase flood risks elsewhere”</u></p> <p><i>Implementation and Infrastructure</i></p>
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			<p>The Local Plan's policies and proposals will be implemented by working in constructive partnership with funding agencies and service providers; by the grant or refusal of planning permission, and by the use of planning conditions and obligations, in order to secure the required infrastructure to ensure all developments are sustainable. There are some key priorities:</p> <ul style="list-style-type: none">• Provision of affordable housing;• Protection and enhancement of the environment and mitigation of the environmental impact of past and proposed development of land;• Provision of necessary services, facilities and infrastructure to meet the demands of new development and communities to include health facilities, education facilities, emergency services facilities Green Infrastructure, open space, sports and recreation and transport; and,• Provision of training and upskilling opportunities. <p><u>Infrastructure will be sought where it is necessary, directly related to the development and is fairly and reasonably related in scale and kind to the development. It may be related to social, economic and/or environmental issues. Supplementary Planning Guidance and documents will be used to guide provision,</u></p> <p><u>Infrastructure requirements are outlined in the Infrastructure Delivery Plan and the supporting documents contained in Appendix C of the Local Plan.</u></p> <p><u>The list is not exhaustive as each will be taken on a site by site basis and will depend on the viability of the scheme. Other site specific measures will be considered at the time of the planning permission. These will be secured through conditions, S106's or other agreements considered appropriate to ensure its delivery.</u></p>
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				<p><u>It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision.</u></p> <p><u>Where development is proposed in excess of plan requirements and would provide or enable infrastructure provision, including that related to facilitating development in the long term, that may weigh in favour of granting permission.</u></p>
MM17	7	23	7.3	'This strategy moves forward the settlement hierarchy principles, which were introduced in the Local Plan 2006 and the adopted Core Strategy 2014'.
MM18	7	24	7.6	Delete first three sentences and commence 'Atherstone....
MM19	7	25	LP2	<p>Please refer to Appendix A at the end of this paper – no longer being</p> <p>Development within the Borough will be <u>proportionately</u> distributed and be of a scale that is in accordance with the Borough's settlement hierarchy. <u>Development will be commensurate with the level, type and quality of day to day service provision currently available and the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers.</u></p> <p><u>In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, and which is appropriately located and would enhance or maintain the vitality of rural communities, provided such development is proportionate in scale to the relevant settlement and otherwise compliant with the policies in the plan and national planning policy considered as a whole (including in respect of Green Belt protections).</u></p>

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				<p>All development will take place inside development boundaries as shown on the Proposals Policies Map unless permitted by policies elsewhere in this Plan or a Neighbourhood Plan.</p> <p>Category 1: Market Towns of Atherstone with Mancetter and Polesworth with Dordon and the Green Belt Market Town of Coleshill</p> <p>Development for employment, housing (including affordable housing), services and other facilities will be permitted within to, the development boundaries of the Market Towns.</p> <p>Category 2: Settlements adjoining the outer boundary of the Borough</p> <p>Development for employment, housing (including affordable housing), services and other facilities will be permitted directly adjacent to built up areas of adjoining settlements if:</p> <ul style="list-style-type: none"> a) the site lies outside of the Green Belt or an identified Gap b) development is clearly part of a wider sustainable development c) has a clear separation to an existing North Warwickshire settlement to ensure the character of North Warwickshire settlements are preserved; and, d) linkages are made to existing North Warwickshire settlements to ensure connectivity between places especially via walking and cycling <p>Category 3: Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton</p> <p>Development will be permitted <u>with</u>in the development boundaries of the Local Service Centres subject to the proposal being considered to be <u>appropriate in scale</u> to its place in the settlement hierarchy.</p> <p>Category 4: Other Settlements with a development boundary - Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Ridge Lane, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End</p> <p>Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other</p>
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				<p>locality plan. permitted inside development boundaries. It will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, <u>services and infrastructure capacity</u>. A Neighbourhood Plan may allocate more.</p> <p>Category 5: <u>Outside of the above settlements In all other locations</u></p> <p>All <u>Types of</u> Development</p> <p>Outside of development boundaries only d <u>Otherwise special circumstances should exist to justify new isolated homes in the countryside such as rural workers' needs, the optimal viable use of a heritage asset, the re-use of redundant buildings enhancing its immediate setting, the subdivision of an existing residential dwelling, or development of exceptional quality or innovative design</u> for agricultural and forestry purposes or for other uses requiring a rural location will be permitted, subject to the need being justified.; <u>all such development will be considered on its merits and with regard to other policies in this plan.</u></p>
MM20	7	26	7.13	<p>'The pressure on the Borough from surrounding urban areas needs to be considered in the context of protections accorded to the Green Belt, and how areas of the Green Belt perform relative to the functions for Green Belt the longevity of the Green Belt need to be considered making sure that future needs can be catered for within the Borough.</p> <p>Two studies...'</p>
MM21	7	28	7.21.and 7.22	<p>Change to paras 7.21 and 7.22 to make it clear that 30% is used as a guide and qualitative measures are already included.</p> <p>Amendment to first sentence of 7.21 to read:</p> <p><u>7.21 The present saved 2006 Local Plan policy ENV13 includes Extensions within the Green Belt will be considered against a figure of 30% as a guide in order to assist in the assessment as to whether extensions are disproportionate or not.</u></p> <p>Amendment to first two sentences in paragraph 7.22 to read:</p>

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				<p>7.22 The figure of 30% also is included in this Policy <u>will also be used as a guide</u> where it relates to replacement houses in the Green Belt. In order to remain consistent, the policy below retains this figure across all replacement buildings. However because of the different definitions in the NPPF – “disproportionate” and “materially larger” there could be cases for different quantitative figures.</p>
MM22	7	29	LP3	<p><u>LP3 Green Belt</u></p> <p><u>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.</u></p> <ol style="list-style-type: none"> 1. The outer extent of the West Midlands Green Belt as well as the detailed development boundaries for the settlements identified in policy LP2 in North Warwickshire are shown on the Policies Proposals Map. 2. Areas within development boundaries are excluded from the Green Belt. 3. Limited infilling in settlements washed over by the Green Belt will be allowed within the infill boundaries as defined on the Policies Proposals Map, or where the site is clearly part of the built form of the village where there is built development on at least three sides. 4. Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build <u>in accordance with relevant statutory requirements</u>. Housing sites would have to be locally affordable in perpetuity. A community or other use would be required to should how it would remain in community use in perpetuity. <p>Amend 5b) Extensions will be considered to be disproportionate if they individually or cumulatively exceed 30% in</p>

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				<p>volume of the original building <u>based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment.</u> For the purposes....</p> <p>Amend 5c) A replacement building will be considered to be materially larger if it is 30% larger in volume than the building it replaces based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment. Replacements should be located on the same footprint as the existing building unless there are material benefits to the openness of the Green Belt or, when environmental and amenity improvements indicate otherwise. For the....</p>
MM23		30	7.26	'... A Local Planning Authority can therefore safeguard land for future development. This essentially takes the land out of the Green Belt...
MM24		30	LP4	Deletion of LP4
MM25	7	31	LP5	<p>Delete third criterion:</p> <p>3 — All new development within the gap should be small in scale and not intrude visually into the gap or physically reduce the size of the gap.</p> <p>New criterion 3:</p> <p><u>3 Development should not significantly reduce the visual separation between Polesworth and Dordon, and Tamworth.</u></p>
MM26	7	32	7.34	The Coventry & Warwickshire Strategic Housing Market Assessment (CWSHMA) is based primarily on that housing market area indicates that in the first instance for North Warwickshire the Coventry & Warwickshire geography can be considered to be an appropriate housing market area for the purposes of local plan policy making. This document has been updated on a regular basis with the latest being in 2015. <u>That latest update established a household</u>

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				<p><u>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.</u></p> <p>This update established an initial objectively assessed need (OAN) of 3800 for the Borough. It then looked at a variety of factors including the need to make a lift in the numbers due to specific circumstances and it determined that an economic uplift of 940 units was required over the plan period. This uplift can be attributed approximately 35% to the Coventry & Warwickshire HMA and 65% to the Greater Birmingham HMA. As the updated SHMA is based on up-to-date demographic evidence it takes account of need arising from shortfalls in delivery against previous targets.</p>
MM27	7	32	7.35, 7.36 and 7.37	<p>Delete 7.35</p> <p>7.35— The Borough has been working with partners within the Coventry & Warwickshire HMA to produce and agree the overall housing number for the area. The Memorandum of Understanding includes a redistribution of housing due to capacity constraints within the City of Coventry. The work has resulted in an updated housing figure as shown in Table 1 below. The Table indicates the minimum housing requirement for the new Plan should be 5280 dwellings between 2011 – 2031. An additional 528 has been added to extend the Plan period up to 2033.</p> <p>7.36— Nuneaton and Bedworth BC is working on updating their SHLAA which will indicate whether they can accommodate the amount of development currently envisaged through the Coventry & Warwickshire MoU. The MoU may need to be amended to reflect this information. It potentially could impact on the housing numbers for the Borough.</p>

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			<p>7.37 The Borough Council agreed through the Core Strategy to deliver 500 dwellings for Tamworth. That commitment will continue. 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.</p> <p>Replace with:</p> <p><u>7.35 The Borough has been working with neighbouring local authorities including those from both Coventry & Warwickshire HMA and the Greater Birmingham HMA to produce and agree the overall housing number for the area. A Memorandum of Understanding for Coventry and Warwickshire includes a redistribution of housing due to capacity constraints within the City of Coventry. In addition, the Birmingham City Local Plan also identifies a shortfall in housing provision. The Borough Council agreed through the Core Strategy to deliver 500 dwellings for Tamworth Borough Council, which is within the Greater Birmingham Housing Market Area. The Local Plan additionally commits to providing a further 419 homes for Tamworth Borough Council (i.e. 919 in total. The work has resulted in an updated Borough housing figure as shown in Table 1 below. The Table indicates the housing requirement for the Local Plan should be 9598 dwellings between 2011 and 2033.</u></p> <p><u>7.36 In assessing the delivery of housing the Plan has utilised a stepped trajectory. For the period 2011-2018 this has used 203 per annum. From 2019-2024 this will increase to 380 per annum and then for 2025-33 it will increase to 675. This will reflect the completion of the A5 Phases 1 and 2 which will allow for additional housing to be brought forward. It is considered that due to the delivery of past housing within the Borough a 5% buffer for choice and competition is added to supply.</u></p>	
MM28		32	7.38	Replace table 1 and 2 with version in annex to this schedule

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MM29	7	33	7.39, 7.40 7.42	<p>Delete paragraphs 7.39 and 7.40.</p> <p>7.42 Due to the low past delivery rates and the rural nature of the Borough the delivery of all of the housing will however be dependent on the provision of infrastructure. The Local Plan therefore seeks to deliver a minimum of (5280 + 528) homes over the plan period from 2011-33. This equates to an annual housing requirement of 264 new homes per annum. The provision of the additional housing within the Plan period up to 9600 will be challenging and be a major change for the Borough <u>infrastructure alongside housing to ensure that services and facilities are provided and to ensure new developments are sustainable and add to the viability of settlements.</u></p>
MM30	7	34	7.46	If the full 9600 9598 dwellings is delivered around 100 hectares of land will be required between 2011 and 2033.
MM31	7	34	7.49	Paragraph 7.49 lines 7 and 8 delete the following 'It is not therefore considered an issue that North Warwickshire needs to consider further.'
MM32	7	35	7.50	<p>7.50 The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home. The Planning Policy for Travellers Sites, which relates to Gypsies, Travellers and Travelling Show people was published in March 2015 2012. This document should be read in conjunction with the NPPF which 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.</p> <p>7.51 <u>Appropriate regard has been given to Gypsy and Travellers need through a Gypsy and Traveller Accommodation assessment.</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</p>

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				<p>7.52 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 9 residential pitches (2 up to 2017, 3 up to 2022, and 4 up to 2028) and up to 5 transit caravan pitches up to 2028. The end target date is 2028 and not 2033 as in the case of the housing and employment targets. <u>A review of the GTAA, involving North Warwickshire Borough, Lichfield District and Tamworth Borough Councils is underway, which will extend the assessment of need beyond the Plan period and update the current assessment of need. The findings of the review will inform further work including the need for a Gypsy & Traveller site Allocations Plan.</u> There was no evidence of any requirement to provide pitches for travelling show people.</p> <p>7.53 The GTAA assessed the future travelling intentions of the Gypsy and Travellers community and was not considered to impact on the future pitch requirements. Although the current communities within North Warwickshire are reasonably settled on current authorised sites they wish to maintain the intention and ability to travel. The current identified need/requirements will therefore be maintained <u>unless otherwise indicated in the forthcoming Review findings</u> and this issue will be monitored through future assessments and reviews</p>
MM33	7		After 7.54	Add a “Development Constraints Diagram” at the end of Chapter 7 with any necessary reasoned justification to the Plan
MM34	7	35	LP6	<p>Between 2011 and 2033 there will be <u>the Council will make provision for:</u></p> <ul style="list-style-type: none"> • <u>9598 new dwellings; and,</u> • around <u>100</u> hectares of employment land <u>(subject to policy LP6a).</u> <p>Between 2011 and 2028 9 residential and 5 transit 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>

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MM35	7	N/A	New Policy LP6 a	<p><u>LP 6a – Additional Employment Land</u></p> <p><u>Significant weight will be given in decision taking to supporting economic growth and productivity, particularly where evidence demonstrates an immediate need for employment land, or a certain type of employment land, within Area A on Figure 4.10 of the West Midlands Strategic Employment Sites Study (or any subsequent iteration or similar strategic study) which cannot be met via forecast supply or Local Plan allocations. Proposals supporting economic growth and productivity in that context will be looked upon favourably provided:</u></p> <p><u>(i) access to the strategic highway network is achievable and appropriate;</u></p> <p><u>(ii) the site is reasonably accessible by a choice of modes of transport; and,</u></p> <p><u>(iii) the scheme is otherwise acceptable, taking account of the living conditions of those nearby and with regard to the plan as a whole.</u></p> <p style="text-align: center;">•</p>
MM36	8	37	LP7	<p><i>Self-build and Custom Build</i></p> <p>P<u>Development proposals will of 100 or more homes will make 5 per cent of the be encouraged to make serviced plots</u> available for self-build and actively marketed <u>to address the demand identified in the Council’s Self and Custom Build register at the time of the planning application.</u> On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. <u>Where P</u>plots that are not taken up by self builders or custom builders within three years of becoming available <u>they</u> can, having provided evidence to the Borough Council, be built out by the site developer.</p> <p><i>Special Needs</i></p>

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MM37	8	36	8.2a and 8.2b	<p>New paragraph in RJ to LP7 after Table 4 and before para 8.3 to explain need for self-build / custom units and for special needs.</p> <p>New paragraph to read:</p> <p><u>8.2a The Government is seeking to encourage and enable the provision of serviced plots for self-build and custom build to support development opportunities for individuals, association of individuals and</u></p>

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				<p><u>small to medium sized self-build and custom build developers, The Government’s aim is to make this form of housing a mainstream housing option to diversify the housing market and help meet housing needs.</u></p> <p><u>8.2b Development proposals will therefore be encouraged to address the demand for serviced self-build and custom-build plots. Evidence of the demand for plots will be found in the Council’s Self Build and Custom Build Register as well as indications of demand from other secondary data sources, such as, information from the Self Build Portal and enquiries for building plots from individuals and local estate agents.</u></p>
MM38	8	38	8.5, 8.6 and 8.7	<p>8.5 A windfall site is one that has not been <u>specifically identified in the development plan</u> allocated but comes forward for development at a later date. They are unforeseen sites that cannot be allocated at the time of the production of the Local Plan.</p> <p>8.6 Analysis has been carried out as to how many sites than have come forward since 2011 <u>that are not included as allocations in adopted Development Plans or sites considered in the current SHLAA</u>. This Plan seeks to allocate, <u>where possible all</u> sites larger than 0.2 hectares or more than 5 dwellings. <u>There is evidence that also indicates that sites larger than 0.2ha that have not been considered in the SHLAA are still coming forward for development. In addition, Policy LP2 of this Local Plan allows sites to come forward outside of the Green Belt and directly adjacent development boundaries development, if they are proportionate in scale to the settlement it adjoins. This could lead to potentially larger sites than 0.2 hectares coming forward.</u> he analysis has been carried out on how many of these types of sites have come forward since 2011. The actual amount has been assessed as being on average just over 100 dwellings per annum. This is shown in Table 6 below.</p>

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				<p style="text-align: center;">Table 6: DELETED</p> <p>8.7 <u>When combined the number of completions per annum is currently averaging 119.5 units over recent years (2016-2018). Applying a 50% discount to this figure is considered to be robust and justified approach and suggests a windfall figure of 60 units per annum is reasonable.</u> The analysis above (in Table 6) has been careful not to count all sites that could have been counted as windfall since 2011 ie those with a yield of below X homes. As there were few allocations within the relevant plans it would have skewed the analysis and showed much higher windfalls than would be expected when more sites are allocated. It is not proposed to allocate these sizes of sites within this Plan.</p>
MM39	8	38	8.8	"...incorporate a windfall allowance for the period 2011-20168..."
MM40	8	38	LP8	A windfall allowance of <u>900 dwellings over the Plan period is provided for which is equivalent</u> to 60 dwellings per annum will be used from between 2018 – 2033.
MM41	8	39	8.10	'Affordable housing needs still remain high with a need of 442 <u>92</u> units per annum...'
MM42	8	39	8.13	Delete paragraph
MM43	8	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...'
MM44	8	40	8.17	Amend second sentence to read: <u>The Borough Council will seek provision of affordable housing primarily through onsite provision as set out in policies LP9 and LP7. Where major development involving the provision of housing is proposed, at least 10% of the</u>

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				<p><u>homes will be available for affordable home ownership (a component of intermediate housing as defined in the glossary to the NPPF2012). Consequently, in recognition of the current definition of affordable housing in planning policy, the requirement that 15% of affordable homes be intermediate is indicative and may legitimately differ based on appropriate evidence.</u> This provision will be provided through onsite provision, off-site financial contributions and/or land, with a minimum of 20% of the affordable element delivered through “Starter Homes” provision.</p>
MM45	8	40	LP9	<p>Amend first line in first paragraph to read “On schemes of more than 10 dwellings <u>All major developments will provide</u> 30%...”</p> <p>Amend 2nd Paragraph “This will be achieved through on-site provision or <u>Where on-site affordable housing provision is not possible a</u> through financial contribution in lieu of providing affordable housing on-site <u>may be considered only if</u></p> <ul style="list-style-type: none"> • <u>There is clear evidence to support it being provided elsewhere;</u> • <u>It is capable of being delivered elsewhere; and,</u> • This will be <u>it is</u> calculated.... <p>Last paragraph – Affordable Housing Mix A target Affordable housing Mix <u>should include</u> A target of affordable housing a tenure mix to include 85% affordable rent and 15% suitable intermediate tenure, will be provided where practicable <u>(as indicated in paragraph 6.85/ figure 56 of the Strategic Housing Market update of September 2015).</u></p>
MM46	8	41	8.19	Delete first sentence
MM47	8	41	New Para & 8.20	Add wording to RJ: <u>8.19a A joint authority review of Gypsy and Traveller Accommodation assessment, involving North</u>

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				<p><u>Warwickshire Borough, Lichfield District and Tamworth Borough Councils is underway and due to be completed by June 2019. If this review points to additional/greater need within North Warwickshire then further work will be undertaken to address this need, including the allocation of sites via a development plan document if necessary.</u></p> <p>8.20 Sites for Travelling Show people will not be allocated specifically as no need has <u>currently</u> been identified.</p>
MM48	8	42	LP10	<p>Change 3rd bullet point to read: Avoiding areas with a high risk of flooding <u>sites vulnerable to flooding</u> or affected by any other environmental hazards that may affect the residents' health and welfare</p>
MM49	9	44	LP11	<p>Delete third bullet reading 'there are no alternative employment uses that could use the site'.</p> <p>Delete 3rd Bullet Point Amend 3rd Paragraph to read "Support and encouragement will be given to <u>small-scale established / lawful</u> rural businesses to expand <u>where this has no significant and demonstrable harm and in particular on the character of the area.</u></p>
MM50	9	45	LP13	<p>Change bullet b) in 1st section to read: b) it would not cause any <u>unacceptable</u> adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the trunk or rural road network as a result of heavy vehicle usage,</p> <p>Change bullet a) in 2nd section to read: a) The buildings have direct access to <u>an A or B trunk or rural distributor classified</u> road <u>network</u> and are readily accessible to the Main Towns and Local Service Centres via a range of modes of transport</p> <p>Penultimate paragraph to read:</p>

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				<p>If the building is a Listed Building or one that is recognised formally as a locally important building, then irrespective of the foregoing pre-conditions, the re-use or adaptation of that building will be considered if the proposal is the only reasonable means of securing its retention. The proposal will be considered alongside LP15. However, d <u>Development proposals will have to show an understanding of the historic and/or architectural significance of that building; its relationship to its setting and its sensitivity to change. Appropriate materials should be used along with methods of repair which respect the building's significance. As much of the fabric of the building, as possible, that embodies its character and interest should be retained. The criteria set out in section (a) of this policy will however still apply in these cases.</u></p> <p>Final paragraph to read: Provided that the building meets these pre-conditions, the preferred re-use of the building is for a rural business or other employment opportunity or one that would provide a community facility or service or one that supports an established rural business. Only where demonstrable adverse impacts would arise or such a use can be evidenced to be unviable, would an alternative use be considered. Tourism uses and locally affordable housing provision may be appropriate in this situation in accordance with Policies LP2, LP3 and LP9. Open market housing will only be considered if it can be shown that a tourism use or a locally affordable housing use would be demonstrably inappropriate or unviable to sustain.</p>
MM51	9	48	LP14	<p>LP14 Landscape</p> <p><u>Landscape Character Areas</u></p> <p>In particular w<u>Within identified</u> landscape character areas <u>defined in the Landscape Character Assessment (2010), Arden Landscape Guidelines (1993) and the Historic Landscape Characterisation Project (June 2010) (or</u></p>

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			<p><u>successor document</u>) development will <u>should look to</u> conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change.</p> <p>Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced.</p> <p><i>A Landscaping Proposals</i></p> <p>New development should retain existing trees, hedgerows and nature conservation features <u>such as water bodies</u> with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping.</p> <p>Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows <u>and water bodies</u> are allowed to grow to maturity without causing undue problems, for example by impairing visibility, shading or damage.</p> <p>Development will not be permitted which would directly or indirectly damage existing mature or ancient woodland; veteran trees; or ancient or species-rich hedgerows <u>(other than where appropriate avoidance, mitigation, or compensation has been taken and any minimised harm is justified having considered the policies in this plan as a whole)</u>.</p> <p><i>B New Landscape Features</i></p> <p>The landscape and hydrological impacts of development proposals which themselves directly alter the landscape, or which involve associated physical change to the landscape such a re-contouring, terracing, new bunds or banks and</p>
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				<p>new water features such as reservoirs, lakes, pools and ponds will be assessed against the descriptions in the</p> <p>Particular attention will be paid in this assessment as to whether the changes are essential to the development proposed; the scale and nature of the movement of all associated materials and deposits, the cumulative impact of existing and permitted schemes, the impact on the hydrology of the area and its catchment, any consequential ecological impacts and the significance of the outcome in terms of its economic and social benefits.</p> <p>New landscape schemes will look to use native species and incorporate benefits for biodiversity. Species that are invasive or problematic to the natural environment will be avoided.</p>
MM52	10	49	LP15	<p>Alter first paragraph to read:</p> <p>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. The quality, character, diversity and local distinctiveness of the historic environment will be conserved and<u>or</u> enhanced. In particular:</p> <p>Delete traffic paragraph in policy</p> <p>Traffic and the Historic Environment</p> <p>New transport infrastructure including surface treatments, street furniture, signage, road markings and lighting will be expected to be designed so as to conserve and where appropriate enhance the significance of affected heritage assets and their settings.</p>

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				Where Transport Assessments accompany development proposals, they must include an assessment of how townscape and the historic environment has been assessed and addressed within their respective proposals.
MM53	10	51	LP16	<p>Amend the policy from the 5th paragraph:</p> <p>Development that damages habitats and features of importance for nature conservation will only be permitted where there are no reasonable alternatives to the development taking place in that location. Where appropriate, developments will be required to help enhance these features and/or secure their beneficial management.</p> <p>Development leading to the loss of irreplaceable habitats and features, such as ancient woodland or veteran trees will only be permitted where it can be demonstrated there are overriding reasons and benefits that outweigh the loss.</p> <p><u>Planning permission will be refused if development results in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless:</u></p> <ul style="list-style-type: none"> <u>• there are wholly exceptional reasons</u> <u>• there's a suitable compensation strategy in place</u> <p><u>Developments should avoid significant harm to biodiversity by locating to an alternative site with less harmful impacts. If this is not possible adequately mitigate the impacts or, as a last resort compensate the loss.</u></p> <p>Where Development takes place it should help ensure that there is are a measurable net gains of biodiversity and geological interest by avoiding adverse impacts first then providing appropriate mitigation measures and finally seeking positive enhancements wherever possible. Where this cannot be achieved, and where the development is justified in terms of the above criteria, compensation is required the Local authority will seek compensation to ensure that net gains to biodiversity are achieved from the development. The Warwickshire, Coventry and Solihull Biodiversity Impact</p>

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				<p>Assessment calculator will be used to assess the changes to biodiversity resulting from the development and Biodiversity Offsetting will be used where net gain cannot be achieved within the site boundary. Offsets will be sought towards enhancements of the wider ecological network in the Borough or sub-region in line with local, regional and national priorities for nature conservation</p> <p><u>A minimum buffer zone of 15m will be required for ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development.</u></p> <p><u>Where possible, a buffer zone should:</u></p> <ul style="list-style-type: none"> <u>•contribute to wider ecological networks</u> <u>•be part of the green infrastructure of the area</u> <p>Encouragement will be given to the planting of street trees, wherever possible.</p>
MM54	10	53	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 <u>Warwickshire, Coventry & Solihull S</u>ub-Regional <u>Strategy for</u> Green Infrastructure Strategy and Offsetting sub-regional Strategy for and the local Green Infrastructure <u>and the local green infrastructure</u> resource development should:</p> <ul style="list-style-type: none"> • Identify, maintain and enhance existing Green Infrastructure assets <u>where possible</u>; • <u>In all cases should o</u>Optimise opportunities to create links between existing Green Infrastructure within the district and to surrounding sub-regional networks; • Help deliver new Green Infrastructure assets where specific need has been identified. <p>Where new Green Infrastructure cannot be provided on site, or <u>W</u>where an existing asset is lost or adversely affected, <u>and where mitigation or compensatory Green Infrastructure cannot be provided on site</u>, contributions will be sought towards wider Green Infrastructure projects and improvements within the district or, where appropriate, in the</p>

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				sub-region.
MM55	10	57	LP19	<p>The following sites are designated as Local Nature Reserves, and are as shown on the Proposals Map, <u>will be protected and enhanced:</u></p> <ul style="list-style-type: none"> • Dafferns Wood, New Arley • Riverside, Atherstone (proposed to be designated) • Kingsbury Meadow, Kingsbury • Abbey Green Park, Polesworth • Cole End Park, Coleshill <p>The sites will be protected and enhanced.</p>
MM56	10	57	10.34	<p>Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. The Council's Green Space Strategy (2008) identified that there were sufficient number of green spaces throughout the Borough but it was the quality of these that needed to be improved. <u>Further work is being carried out on the Green Spaces Strategy and to develop an Action Plan.</u> However this study was carried out when the growth within the Borough was relatively low compared to the growth potentially taking place up to 2033. The Strategy is currently under review and will be available by the end of 2017. The results of the study and strategy will feed into consideration of sites in the future.</p>
MM57	11	59, 60	LP21,22, 23	<p>Combined New Policy</p> <p><u>"LP21 Services and Facilities</u></p> <p>A Town Centre Boundary and with a is defined Core Shopping Frontages zone is <u>are</u> defined on the Proposals Map for the Market Towns of Atherstone with Mancetter, Coleshill and Polesworth with Dordon. <u>Town centres boundaries and neighbourhood centres are to be treated the same in policy terms as below; those terms refer to the different</u></p>

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			<p><u>scales of settlements</u></p> <p>The following areas are designated as Neighbourhood Centres <u>are defined on the Proposals Map</u> in the following locations:</p> <ol style="list-style-type: none">1. Browns Lane & New Street Shopping parade, Dordon;2. Jubilee Court, Tamworth Road, Kingsbury;3. Station Buildings, Birmingham Road, Water Orton; and,4. 82 to 102 Coleshill Road, Chapel End, Hartshill <p>The loss of retail uses within town centre boundaries and particularly within defined neighbourhood centres and primary shopping frontages will only be supported if:</p> <ul style="list-style-type: none">• it can be shown that there is no reasonable prospect of retention of the use;• occupation is by an alternative retail or mixed community/retail use; and,• there would be no adverse impact on the retail choice and availability. <p>Mixed use proposals, including those with residential uses, will be appropriate.</p> <p>Proposals that would have a detrimental impact on the viability and vitality of centres will not be permitted.</p> <p>Within the Core Shopping frontages and Neighbourhood Centre shopping parades further loss to non-retail uses such as hot food takeaway, estate agents or other A2 (Non Deposit taker) and A3 uses will be restricted unless:</p> <ul style="list-style-type: none">• clear evidence is available justifying the loss and change of use, and• there will be no adverse impact on the retail choice and availability in the frontage or centre.
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			<p>Change of use to hot food takeaway, estate agents or other A2 (Non Deposit taker) and A3 uses will be restricted if there is a disproportionate over concentration of these uses. The following factors will be taken into account: the existing mix of uses; the impact on customer behaviour; the proximity of education establishments; the deprivation levels in the area and the cumulative highway and environmental impacts. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.</p> <p><i>Disproportionate Concentration</i></p> <p>The disproportionate concentration of uses will not be supported. The following factors will be taken into account: the existing mix of uses, the impact on customer behaviour, the proximity of education establishments, the deprivation levels in the area and the cumulative highway and environmental impacts. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.</p> <p>LP22 New Services and Facilities</p> <p>Development proposals for new shopping, office, entertainment, hotel and leisure uses services and facilities together including with new community, social, health and education facilities or mixed residential/commercial uses should be directed towards the town centres of the Market Towns or within the development boundaries of the Local Service Centres. Each such development should be commensurate in scale and nature with the role and function of the settlement concerned and the size of the catchment area such that it does not result in adverse highway, environmental or viability and vitality impacts. This section be moved to LP2</p> <p>Dual or multiple uses of sites or “hubs” providing services and facilities for individual or groups of settlements will be encouraged</p>
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			<p>In all developments over 15 units developments must consider the impact on the provision of services and facilities must be considered and where there is an impact this must be addressed. Within housing sites larger than 100 units All major developments should provide land and / or financial contributions will be sought to enable the provision of additional services and facilities to take place. (section moved to end of policy)</p> <p>LP23 Loss of Services and Facilities</p> <p>Proposals resulting in the loss of an existing service or facility, such as health care premises and also including retail uses, which contribute to the functioning of a settlement or the public health and well-being of its community, will only be supported if:</p> <ul style="list-style-type: none">a) an equivalent facility or service is wholly or partially provided elsewhere, in an equally or more accessible location within that settlement;b) the land and buildings are shown to be no longer suitable for continued use in terms of their location, design and/or construction,c) it can be demonstrated by evidence that there is no realistic prospect of an alternative service or facility using the site, such as through an appropriate marketing campaign or the internal procedures of the parent organisation; and,d) its loss will not harm the vitality of the settlement. <p>In particular the loss of retail uses within town centre boundaries and particularly within defined neighbourhood centres and primary shopping frontages as defined elsewhere in this Plan, will only be supported if it can be shown that there is no reasonable prospect of retention of the use; occupation by an alternative retail or mixed community/retail use, or that there would be no adverse impact on the retail choice and availability. Mixed use proposals, including those with</p>
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				<p>residential uses, will be appropriate.</p> <p>In all developments over 15 units</p> <p>All major developments must consider the impact on the provision of services and facilities must be considered and where there is an impact this must be addressed. Within housing sites larger than 100 units All major developments should provide land and / or financial contributions will be sought to enable the provision of additional services and facilities to take place.</p>
MM58	11	59	11.6	<p>11.6 As part of any development it is important that provision is made for open spaces and recreational areas whether this is indoor or outdoor, publicly or privately owned. The health and wellbeing benefits of such provision can improve the quality of life for residents. Spaces can include the following typologies:</p> <ol style="list-style-type: none"> 1. <u>parks and gardens – including urban parks, country parks, forest parks and formal gardens;</u> 2. <u>outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;</u> 3. <u>amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;</u> 4. <u>provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;</u> 5. <u>green corridors – including river and canal banks, amenity footpaths and cycleways;</u> 6. <u>natural and semi-natural urban green spaces – including woodlands, urban forestry, grasslands (eg. meadows), wetlands, open and running water, and rock areas (eg. cliffs);</u> 7. <u>allotments and community gardens;</u> 8. <u>cemeteries and churchyards; and</u> 9. <u>civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.</u>
MM59	11	59	LP24	<p>Amend policy LP24 to read:</p> <p>LP24 Open Spaces and Recreational Provision</p>

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				<p><u>Open spaces and recreational areas will be retained, protected and, wherever possible, enhanced.</u></p> <p>Development proposals will be expected to provide a range of new on-site <u>open space and</u> recreational provision such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland wherever appropriate to the area and to the development.</p> <p>The design and location of these spaces and facilities should be accessible to all users; have regard to the relationship with surrounding uses, enhance the natural environment, protect and improve green infrastructure and link to surrounding areas where appropriate.</p> <p>The Council will require the proper maintenance of these areas and facilities to be agreed. Where on-site provision is not feasible, off-site contributions may be required where the developments use leads to a need for new or enhanced provision.</p>
MM60	12	63	LP26	<p>Further improvements will be encouraged and sought at existing stations. <u>Specifically: In particular: improved car parking facilities will be explored for Atherstone Railway Station improved services, provision of new footbridge and parking facilities at Polesworth Station improved connectivity to and between all railway stations to ensure integrated facilities for buses, walking and cycling.</u></p> <ul style="list-style-type: none"> • <u>New Railway Stations</u> <p><u>Land west of Railway Bridge at Spring Hill, Arley and land adjoining Trinity Road Railway Bridge, Trinity Road, Kingsbury are safeguarded new stations and are shown on the Proposals Map. Feasibility work will be carried out to assess the possibility of re-opening Polesworth Station. If this is not possible then the study will investigate the</u></p>

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				<p>relocation of the station. The area of search will be along the WCML southwards from the current station as follows:-</p> <ul style="list-style-type: none"> • <u>Specifically, land that adjoining the existing car park alongside platform 1, shown on the proposals map, will be safeguarded for use as a car park extension at Atherstone station and positively pursued with the relevant, responsible parties early in the plan period. Other additional car parking opportunities will be investigated;</u> • <u>Improved services and pedestrian access arrangements between platforms for able bodied and disabled users to meet DDA standards at Atherstone station;</u> • <u>Additional car parking provision at Coleshill Parkway station;</u> • <u>Investigation into improved services, provision of a new footbridge and parking facilities at the existing Polesworth station will be pursued. If this is not feasible including research into a new Parkway station will be pursued.</u> The area of search will be along the WCML southwards from the current station; • <u>The sites shown on the proposals map for new stations at Kingsbury and Arley will be safeguarded and pursued in the context of the WMRE Strategy; and,</u> • <u>The continuance of services and facilities at Water Orton Station will be supported.</u> <p><u>Financial contributions towards the provision of the measures identified in this policy will be sought in accordance with policy xx (Refer to policy referring to provision of infrastructure currently LP1).</u></p>
MM61	12	64	LP27	<p>Add as a 4th paragraph in the policy under High Speed Rail:</p> <p><u>The Borough Council supports, in principle, proposals for the replacement of lawful buildings, structures and uses, including those with permission, if their demolition or removal is required by HS2 Ltd., or their ability to continue</u></p>

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				<u>to operate as such would be compromised.</u>
MM62	13	70	13.11	<p>The Council seeks to reduce this risk <u>flooding risks</u> by minimising surface water run-off to these rivers through the appropriate location of new development and requiring Sustainable Drainage Systems (SuDS) and other appropriate attenuation measures <u>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.</u> In line with guidance, where there is considered to be a risk of flooding, developers will be required to conduct a Level 2 flood risk assessment as a Level 1 Strategic Flood Risk Assessment was carried in 2009 <u>to undertake up to date Flood Risk Assessments. Ponds and other wetland features also form an important natural storage function that should where possible.</u> 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. <u>Land drainage too provides this function and should be adequately maintained.</u></p>
MM63	13	69	LP31	<p>Policy LP31 Development Considerations</p> <p>1. Be targeted at using Use brownfield land in appropriate locations reflecting the settlement hierarchy</p> <p>Add to bullet point 3</p> <p><u>“and in this respect identification of contaminated and potentially contaminated land will be necessary prior to determination of proposals depending on the history of the site and sensitivity of the end use”</u></p> <p>Additional text omitted Criteria 6 as follows</p> <p>6. <u>“Provide safe and suitable access to the site for all users; and”</u></p>

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				Additional update to reasoned justification to clarify text will be in consultation with WCC
MM64	13	72	LP33	<p>Development proposals involving change to existing, or the introduction of new shop fronts, <u>advertisements, external illumination and external installations</u> will be expected to have regard to the host building and the wider street scene in terms of their scale, proportion and overall design. <u>In particular:</u></p> <ul style="list-style-type: none"> • <u>the proportions of the shop-front should harmonise with the main building;</u> • <u>materials should reflect the existing range on the original building;</u> • <u>the shop-front should not be treated separately from the upper levels;</u> • <u>it should add interest and attract custom; and,</u> • <u>it should avoid standardisation, reflecting the diversity of a street scene.</u> <p><u>In addition, in relation to</u> external illumination it will be expected to adopt a scale, detail, siting and type of illumination appropriate to the character of the host building, the wider street scene and longer distant views; and in relation to set out in Appendix I or that set out in a Neighbourhood Plan will need to be satisfied external installations and security measures should be integrated into the overall design of the host building with the aim of avoiding harm to the appearance of the building and the street scene.</p> <p>The design criteria <u>will be set out in a SPD</u> or that set out in a Neighbourhood Plan <u>and its requirements</u> will need to be satisfied.</p>
MM65	13	75	13.25	<p>The Borough Council will consider the impact of <u>flooding flood zones</u> in its consideration of development within or adjoining floodplains. 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.- <u>Any development within Flood Zones Two and Three will need to provide a Flood Risk Assessment to demonstrate</u></p>

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				<u>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.</u>
MM66	13	75	13.26	<p>Effective flood protection requires proper maintenance of watercourses and <u>their associated infrastructure as well as</u> the control of water discharge through drainage systems. For Pponds and other wetland features ditches form an important natural drainage <u>natural water storage</u> function that should where possible <u>which should</u> be protected and enhanced <u>wherever possible</u>. In many new developments man-made drainage must be provided. 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. <u>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 national standards and long term operation and maintenance arrangements should be put in place for the lifetime of the development. Flood</u></p>

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				<p><u>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.</u></p>
MM67	13	76	LP35	<p>Agree to title change; Title to be changed to <u>“Water and Flood Risk Management”</u></p> <p>In line with the objectives of the Water Framework Directive, development proposals must not <u>detrimentially</u> 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 backup flows and under capacity where this does not exacerbate flooding elsewhere <u>in order to reduce flood risk through stopping flows backing up by undersized culverts. This should only be undertaken when it is demonstrated to not increase flood risk elsewhere.</u> 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: 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 fates 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 and the re-</p>

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			<p>naturalisation of watercourses and their floodplains <u>and the safeguarding of land for local flood risk management schemes</u> will be promoted when considering any developments in the Borough.</p> <p>New development proposals in Flood Zone 3 <u>or land raising within Flood Zone 3 (including Climate Change)</u> should provide for the following:</p> <ul style="list-style-type: none"> i) provide floodplain compensation on a level for level basis <u>Floodplain compensation;</u> ii) leave an 8 metre strip from the top of the banks to ensure access for maintenance <u>should set back 8m from the top of the banks of Main Rivers and any culverted watercourse, regardless of the flood zone;</u> iii) have raised finished floor levels <u>Finished floor levels (FFL) within Flood Zone 3 (including climate Change) and on land adjacent should be set a minimum of 600mm above Flood Zone 3, (including climate change) flood level;</u> iv) not contain single storey residential development <u>single storey residential development, basements and buildings on stilts should not be located within Flood Zone 3 (including climate change), and</u> v) not contain single storey residential development. <u>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</u> <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>
MM68	13	75	<p>Add section in policy on lorry parking:</p> <p><u>Lorry Parking</u></p> <p><u>Proposals which reduce lorry parking (either informal or formal parking areas) should be accompanied by evidence to support its loss and explore opportunities for alternative provision. The Borough Council will look favourably on lorry provision and opportunities for alternative provision and for improved management.</u></p>

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				Amend Electric Vehicle Charging points section to read: Electric charging points will be provided as part of all relevant developments to an agreed specification and location dependent on the scheme proposed and applicable technical guidance . Rapid charging points will be provided on sites when located in the public realm. On housing sites homes with on-site parking will provide an electric charging point in an accessible location close to the parking space(s). On commercial sites there will be employee and visitor rapid charging points.																		
MM69	13	79	LP37	Delete second paragraph starting with " New development... "																		
MM70	13	80	LP38	Include reference to 5G																		
MM71	14	82	Table 7	Replace Table 7 with the following:																		
				<table border="1"> <thead> <tr> <th><u>Housing Supply Sources / Allowances</u></th> <th><u>Explanation</u></th> <th><u>Amount to be Added / Subtracted to reach the 74 requirement for new housing allocations</u></th> </tr> </thead> <tbody> <tr> <td><u>Housing requirement up to 2033</u></td> <td><u>The amount of housing required over the plan period includes Strategic Housing Market Assessment and redistribution from GB HMA (including Tamworth BC) and CW HMA</u></td> <td><u>9070 +264 +264 = (528) = 9598</u></td> </tr> <tr> <td><u>Net housing completions (2011/17)</u></td> <td><u>New homes built in the first part of the plan period</u></td> <td><u>- 1272</u></td> </tr> <tr> <td><u>Sites with planning permission at 01/04/2017</u></td> <td><u>Remaining capacity on existing planning permissions for new homes</u></td> <td><u>- 1306</u></td> </tr> <tr> <td><u>Windfall allowance</u></td> <td><u>An allowance of 60 per annum (2018 to 2033)</u></td> <td><u>- 900</u></td> </tr> <tr> <td><u>Total of land to be</u></td> <td><u>Total derived from above five rows</u></td> <td><u>= 6120</u></td> </tr> </tbody> </table>	<u>Housing Supply Sources / Allowances</u>	<u>Explanation</u>	<u>Amount to be Added / Subtracted to reach the 74 requirement for new housing allocations</u>	<u>Housing requirement up to 2033</u>	<u>The amount of housing required over the plan period includes Strategic Housing Market Assessment and redistribution from GB HMA (including Tamworth BC) and CW HMA</u>	<u>9070 +264 +264 = (528) = 9598</u>	<u>Net housing completions (2011/17)</u>	<u>New homes built in the first part of the plan period</u>	<u>- 1272</u>	<u>Sites with planning permission at 01/04/2017</u>	<u>Remaining capacity on existing planning permissions for new homes</u>	<u>- 1306</u>	<u>Windfall allowance</u>	<u>An allowance of 60 per annum (2018 to 2033)</u>	<u>- 900</u>	<u>Total of land to be</u>	<u>Total derived from above five rows</u>	<u>= 6120</u>
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				<u>allocated in the Local Plan</u>																																																										
					Update of sites to be allocated : Deletion of sites and policies relating to sites H4, H5, H8, H9, H10, H11, H12, H17, H18, H26 and H27 and consequential deletion of paragraphs relating to these sites 14.31, 14.44, 14.45, 14.46, 14.47, 14.64, 14.87, 14.88 and 14.89																																																									
					<p>LP39 Housing Allocations</p> <p>The following sites are allocated for housing and shown on the Proposals Map:</p> <p style="text-align: right;">Area (ha) No.</p> <p>Category 1 - Market Towns</p> <p><i>Atherstone & Mancetter</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">H1</td> <td style="width: 75%;">Land at Holly Lane Atherstone</td> <td style="width: 10%; text-align: right;">32.7</td> <td style="width: 10%; text-align: right;">531</td> </tr> <tr> <td>H2</td> <td>Land to north-west of Atherstone off Whittington Lane</td> <td style="text-align: right;">71.2</td> <td style="text-align: right;">1282</td> </tr> <tr style="color: red;"> <td>H3</td> <td>Land off Sheepy Road, (football ground)</td> <td style="text-align: right;">2.2</td> <td style="text-align: right;">46</td> </tr> </table> <p><i>Coleshill</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr style="color: red;"> <td>H4</td> <td>Former Leisure Centre site</td> <td style="text-align: right;">0.9</td> <td style="text-align: right;">25</td> </tr> <tr style="color: red;"> <td>H5</td> <td>Land at Blythways</td> <td style="text-align: right;">1.3</td> <td style="text-align: right;">40</td> </tr> <tr> <td>H6</td> <td>Allotments adjacent to Memorial Park, Coleshill</td> <td style="text-align: right;">1.4</td> <td style="text-align: right;">30</td> </tr> </table> <p><i>Polesworth & Dordon</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>H7</td> <td>Land to east of Polesworth and Dordon</td> <td style="text-align: right;">160.8</td> <td style="text-align: right;">2000</td> </tr> <tr style="color: red;"> <td>H8</td> <td>Land west of Woodpack Farm, Polesworth</td> <td style="text-align: right;">1.5</td> <td style="text-align: right;">32</td> </tr> <tr style="color: red;"> <td>H9</td> <td>Land off Fairfields Hill, Polesworth</td> <td style="text-align: right;">0.4</td> <td style="text-align: right;">9</td> </tr> <tr style="color: red;"> <td>H10</td> <td>Former Polesworth Learning Centre, High St, Polesworth</td> <td style="text-align: right;">0.7</td> <td style="text-align: right;">14</td> </tr> <tr style="color: red;"> <td>H11</td> <td>Land at Windy Ridge Dunns Lane, Dordon</td> <td style="text-align: right;">0.6</td> <td style="text-align: right;">9</td> </tr> <tr style="color: red;"> <td>H12</td> <td>Former Chapel House site, Dordon</td> <td style="text-align: right;">0.3</td> <td style="text-align: right;">7</td> </tr> </table> <p>Category 2 - Adjacent adjoining settlements</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>H13</td> <td>Land west of Robey's Lane, adjacent Tamworth</td> <td style="text-align: right;">66.1</td> <td style="text-align: right;">1270</td> </tr> <tr> <td>H14</td> <td>Site at Lindridge Road adj. Langley SUE, Wishaw</td> <td style="text-align: right;">6.7</td> <td style="text-align: right;">141</td> </tr> </table>	H1	Land at Holly Lane Atherstone	32.7	531	H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	H3	Land off Sheepy Road, (football ground)	2.2	46	H4	Former Leisure Centre site	0.9	25	H5	Land at Blythways	1.3	40	H6	Allotments adjacent to Memorial Park, Coleshill	1.4	30	H7	Land to east of Polesworth and Dordon	160.8	2000	H8	Land west of Woodpack Farm, Polesworth	1.5	32	H9	Land off Fairfields Hill, Polesworth	0.4	9	H10	Former Polesworth Learning Centre, High St, Polesworth	0.7	14	H11	Land at Windy Ridge Dunns Lane, Dordon	0.6	9	H12	Former Chapel House site, Dordon	0.3	7	H13	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	H14	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	
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MM72	14	83	LP39																																																											

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Category 3 - Local Service Centres				
<i>Baddesley Ensor/Grendon</i>				
	H15	Land at Church Farm, Baddesley	2.2	47
	H16	Land north of Grendon Community Hall (former Youth Centre)	0.3	7
<i>Boot Hill Grendon</i>				
	H17	Land off Spon Lane Grendon (former Sparrowdale School site and former recycling centre site)	2.1	60
	H18	Dairy House Farm (Phase 2), Spon Lane, Grendon	9	120
<i>Hartshill/Ansley Common</i>				
	H19	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400
	H20	Land south of Coleshill Road, Ansley Common	17.2	450
<i>Water Orton</i>				
	H21	Former School redevelopment site (excluding original historic school building)	2.8	48
Category 4 - Other Settlements with a Development Boundary				
<i>Ansley</i>				
	H22	Land at Village Farm, Birmingham Road	0.6	12
<i>Newton Regis</i>				
	H24	Manor Farm	1.0	21
<i>Shuttington</i>				
	H25	Land south of Shuttington Village Hall	1.2	24
<i>Warton</i>				
	H26	Land north of Orton Rd	4.2	88
	H27	Land off Barn End Road	4.5	80
<i>Wood End</i>				
	H28	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28
Total Allocations			6821	<u>6260</u>
<i>Note: Site H23 (Austrey) has planning permission granted before April 2017 so to avoid double counting is not included in the above table.</i>				

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MM73	14	84	LP39(a)	<p>First paragraph to read:</p> <p>The following sites are allocated as reserve housing sites <u>and will be considered to be inside the development boundary of the respective settlement once the whole development has been completed. The sites will to be released earlier before the end of the Plan period</u> if there is a need to maintain <u>and enable</u> supply <u>against the annual target of 264 per annum five year housing supply</u> and if the access issues can be addressed:.”</p> <p><u>Add additional reserve housing site (formerly H3 Atherstone Football Ground):</u></p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><u>Site RH3</u></td> <td style="width: 35%;"><u>Atherstone Football Ground</u></td> <td style="width: 15%;"><u>2.2ha</u></td> <td style="width: 25%;"><u>46 dwellings</u></td> </tr> <tr> <td><u>Totals</u></td> <td></td> <td><u>68.4 70.6</u></td> <td><u>748 794</u></td> </tr> </table> <p>Additional paragraph to read:</p> <p><u>It is expected that sites will be developed in accordance with the density requirements of this Plan. Figures given above are indicative amounts subject to refining once infrastructure requirements including the safeguarded routes and flood work, in particular, are known.</u></p> <p><u>Site RH3 is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be a semi natural buffer. A detailed Level 3 FRA must be undertaken to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 climate change extent defined by new (high resolution) detailed modelling. The extents of Area A and Area B will be defined as indicative and based upon the EA Flood Zones until such modelling outputs become available. There is potential for redistribution of ground levels within the site and possibilities for safe access an egress to/from the site will be made in relation to flood risk for when development proposals are put forward for consideration.</u></p>	<u>Site RH3</u>	<u>Atherstone Football Ground</u>	<u>2.2ha</u>	<u>46 dwellings</u>	<u>Totals</u>		<u>68.4 70.6</u>	<u>748 794</u>
<u>Site RH3</u>	<u>Atherstone Football Ground</u>	<u>2.2ha</u>	<u>46 dwellings</u>									
<u>Totals</u>		<u>68.4 70.6</u>	<u>748 794</u>									

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MM74	14	85	LP40	Mira site area to be changed from 42 hectares to 58 hectares Total allocations to be increased to 73.2 hectares to reflect change in site south of Horiba MIRA															
MM75	14	82	Table 8	<p>Replace Table 8 with the following:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th></th> <th></th> <th style="text-align: center;"><i>Hectares (Gross)</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td>Total completions from 2011 to 2018</td> <td style="text-align: center;">142</td> </tr> <tr> <td style="text-align: center;">B</td> <td>Planning permissions</td> <td style="text-align: center;">78</td> </tr> <tr> <td style="text-align: center;">C</td> <td>Allocations E1 – 6.6 E2 – 5.1 E3 – 3.5 E4 - 58</td> <td style="text-align: center;">73</td> </tr> <tr> <td style="text-align: center;">D</td> <td>Total Supply</td> <td style="text-align: center;">293</td> </tr> </tbody> </table>			<i>Hectares (Gross)</i>	A	Total completions from 2011 to 2018	142	B	Planning permissions	78	C	Allocations E1 – 6.6 E2 – 5.1 E3 – 3.5 E4 - 58	73	D	Total Supply	293
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C	Allocations E1 – 6.6 E2 – 5.1 E3 – 3.5 E4 - 58	73																	
D	Total Supply	293																	
MM76	14	87	H1	<u>The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A detailed Level 3 FRA must be undertaken to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 + climate change extent defined by new (high resolution) detailed modelling. The extents of Area A and Area B will be defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.</u>															
MM77	14	85	H2	Some 71.2 hectares to the north-west of Atherstone is allocated (H2). 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:															

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				<p><u>The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A detailed Level 3 FRA must be undertaken to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 + climate change extent defined by new (high resolution) detailed modelling. The extents of Area A and Area B will be defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.</u></p> <p>1 the significance, including the contribution of setting, of the heritage assets within and close to the site, including <u>An appropriate assessment 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 integrity. The Master Plan should address the enhancement of designated and non-designated heritage assets, which contribute to immediate and wider setting, through the siting and design of new development including:</u></p> <ul style="list-style-type: none"> • Merevale Hall and its historic Park and Garden <u>and wider setting;</u> • listed buildings, including the farmstead at Whittington <u>Farm and Whitley Farm</u> and the canal locks; • the listed buildings at Whittington to be incorporated into a service centre allowing for their conservation and preservation; and <u>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;</u> • the listed buildings and historic farmsteads; and
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				<p>• 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. <u>appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale Estate</u></p> <p>2 health Services and facilities in terms of financial contribution. <u>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</u></p> <p>3 health services and facilities in terms of land and financial contribution;</p> <p>34 education facilities in terms of land and financial contribution;</p> <p>45 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><u>Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required</u></p>
MM78	14	89	H3,	Delete policy (moved to be a reserved housing site under LP39a site RH3)
MM79	14	89	E1	6.8 hectares of employment land at Holly Lane will be safeguarded for the future expansion of Aldi to assist in their continued presence and growth within the Borough.

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				<p>If the land is no longer required for this purpose it will continue to be safeguarded as a long term employment site for smaller scale, mixed B1 and B2 uses appropriate to the location reflecting the proximity with existing residential development to the north and accessed off Holly Lane and/or Abeles Way.</p> <p><u>The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be a semi natural buffer along Innage Brook A detailed Level 3 FRA must be undertaken to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 + climate change extent defined by new (high resolution) detailed modelling. The extents of Area A and Area B will be defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.</u></p> <p>Innage Brook will be protected and enhanced by a 10m semi-natural buffer between any development and the bank of the brook.</p>
MM80	14	88	C1	<p>Add text to C1</p> <p>Approximately 2.5 hectares of land north of Maxstoke Lane, south of St Peter and St Paul’s Cemetery Coleshill will be released from the Green Belt and allocated for cemetery and allotment use for the Parish and Coleshill Community.”</p>
MM81	14	91	14.36	<p>3rd sentence change to “The character<u>s</u> 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>
MM82	14	91	14.37	<p>Change final sentence to read: The B5000 also needs to be considered and appropriate proposals be implemented. <u>including consideration of the stretch within Tamworth as identified in the STA.</u></p>
MM83	14	92	14.39a	<p>New paragraph to explain the work with Homes England to bring forward sites.</p> <p><u>14.39a The Borough Council will work with ATLAS (Team for dealing with large planning applications in the Homes & Communities Agency), the local community and landowners to agree a Concept Plan and Master Plan for the area.</u></p>

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MM84	14	92	H7	<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 Borough Council.</p> <p><u>Development will take place in accordance with the Framework and Design guide to ensure</u> The Framework will ensure that development for the whole site is delivered in a comprehensive and co-ordinated manner <u>including addressing the setting, significance and enhancement of the designated and non-designated heritage assets within and close to the site, through the siting and design of new development and the Design Guide</u> will ensure a high quality of place is created <u>respecting the separate identities of Polesworth and Dordon</u>. The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will <u>consider and provide for in particular but not exclusively</u> include the following:</p> <ol style="list-style-type: none"> 1. The minimum provision of 2000 homes of mixed styles, types and tenures (market and affordable) with the potential for custom build and provision for the elderly (to include independent living for the over 55's and bungalows) 2. A new two form entry primary school to meet the needs of the development 3. A financial contribution to existing Secondary School provision, to ensure the satisfactory availability of school places in a locally accessible location 4. A focal point for retail and health facilities to meet the needs of the new development, in a location that is 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. 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. 6. A comprehensive transport assessment for the development and setting out the details of:
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				<ul style="list-style-type: none"> • new vehicular access arrangements onto the A5; • north/south highway links from the A5 to the B5000, to distributor road standard; • a legible road and movement hierarchy for the whole development; and • off-site improvements to the local and strategic road network, with particular regard to Long Street/New Street and the canal bridges on the B5000 <p><u>7. Assessment of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to:</u></p> <ul style="list-style-type: none"> • <u>Dordon Hall and the archaeological remains of its gardens,</u> • <u>the listed Obelisk, and</u> • <u>Hoo Hill and its visibility and legibility within the wider landscape.</u> <p><u>This should be used to inform masterplanning and appropriate design of development on site that appropriately addresses/conserves the fabric and setting of the assets and in the case of Dordon Hall and associated assets a full heritage statement should be prepared. Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.</u></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"> • the existing Local Wildlife Sites of The Hollies (known locally as the Blue Bell Wood), The Orchard, The Former Colliery and The Pond. Opportunities to enhance appropriate public access to these sites should be explored to create a useable asset for local residents. The Hollies in particular, provides a strong natural feature of the containing Ancient Woodland with local ecological value. A 50 metre landscaped/open buffer should be retained around the woodland, unless demonstrated otherwise to the satisfaction of the Council, forming a transitional area, to ensure suitable protection to the Ancient Woodland from nearby development; • retaining and enhancing existing natural features such as hedgerows and field boundaries wherever possible; • the proposed footpath/cycleway network as far as is practical. Options should be explored to combine these
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				<p>routes with any sustainable urban drainage facilities and local play areas and play facilities, to create a multifunctional network; and,</p> <ul style="list-style-type: none"> • a strategy for long term maintenance and management to ensure high standards of provision • <u>retain and enhance Hoo Hill as a public open space</u> <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>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.</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 <u>particularly the conservation and enhancement of the visual and historical relationships of heritage assets, identified in the bullet points above.</u> and ensuring the delivery of high quality design throughout</p> <p>11. Community and key stakeholder consultation, engagement</p> <p>12. Providing a clear delivery strategy for the new development, ensuring the timely implementation of site wide infrastructure and overall phasing, to ensure a comprehensive and coherent place is created. Subject to and having regard to viability assessment</p>
MM85	14	98	E2	<p>Amend Policy</p> <p>Approximately 5.1 hectares are allocated for employment purposes on land to the immediate west of Birch Coppice south of the A5 at Dordon. Landscaping will be required along the A5 and to the residential properties on the A5.</p> <p>Replacement <u>The allotments with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the proposals map, prior to the start of construction.</u> will be required to be provided to land north of the A5, identified as site OS1 on the proposals map</p>

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				<p>Access to the site must be via the current Birch Coppice service road, Arley Drive off Danny Morson Way and not via a separate new access onto the A5 Watling Street</p> <p>Identify a Site opportunity for accommodating open space/recreation uses involving re-location from land south of A5 to land north of A5, to facilitate improved recreational provision and facilitating employment and/or mixed development opportunities.</p>
MM86	14	99	E3	<p>E3 Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm Core 42 and Birch Coppice</p> <p>Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining Hall End Farm Core 42 and Birch Coppice is allocated as an employment site, for low intensity, small scale, primarily B1, research and development uses, appropriate to the location reflecting the proximity with existing leisure and residential development and accessed off the adjoining employment site.</p> <p>The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the proposals policies map. <u>It will be made available for use</u>, prior to any redevelopment proposal <u>the start of construction of the employment site.</u></p>
MM87	14	97	14.51	Delete paragraph, consequential amendment to MM38
MM88	14		14.53	Add " <u>Alvecote Pools SSSI</u> " to 2nd sentence of paragraph 14.53
MM89	14		Proposal H13	<p>Add "<i>Alvecote Pools SSSI</i>" to <i>Proposal H13</i>, in 6th 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-and, Alvecote Priory, and Alvecote Pools, respectively an ancient woodland, and scheduled monument and Site of Special Scientific Interest.</i></p>
MM90	14	96	H13	<p>Amend policy text – 2nd Bullet Point</p> <p>Primary access to be provided via the adjoining Golf Course redevelopment site (only service/emergency and</p>

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				pedestrian access to be accommodated onto Robey's Lane);."
MM91	14	101	H14	<p>Add the following to policy H14:</p> <p><u>The site is shown on the Policies Map. A detailed Level 3 FRA must be undertaken to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 + climate change extent defined by new (high resolution) detailed modelling. The extents of the allocation is defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.</u></p> <p><u>-and</u></p> <p><u>The site is....</u></p>
MM92	14	102	E4	<p>Approximately <u>58 42</u> hectares will be <u>specifically</u> allocated for B1 (<u>research and development</u>) and B2 use <u>classes</u> to the south of the A5 at Horiba MIRA Technology Park & Enterprise Zone.</p> <p><u>Small incubator units will be sought as part of the application. to be provided on approximately 2 hectares to cater for small incubator units.</u></p> <p><u>B8 (warehousing & distribution) uses will not be permitted unless ancillary to the main use.</u></p> <p>Development will be carried out in accordance with a Master Plan <u>approved through an Outline Planning Permission.</u></p> <p>The Master Plan <u>to be agreed by the Borough Council,</u> will include:</p> <ol style="list-style-type: none"> 1. <u>An Aassessment will be required</u> of the significance of heritage <u>and non-heritage</u> assets within <u>and close to</u> the site <u>including their</u> contribution of setting to that significance, with particular reference to Caldecote and Watling Street, to inform the appropriate design of development on site. <u>2</u> <u>the provision of sustainable transport measures including</u> a cycle and footpath link along the A5 to Atherstone and Mancetter; <u>and 2.</u> access to the cycle/pedestrian route to the south east of the site; <u>3</u> a <u>significant</u> landscape buffer <u>to the southern and south eastern boundaries of around</u> the site; <u>3 4.</u> means to maximise on site <u>solar</u> energy generation;

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				<p>4 <u>5</u> means of controlling lighting and in particular to minimise impact on Caldecote; <u>and</u>, 6. <u>the location and type of any small incubator units</u> and, 5. <u>the final form and design of development will take into account the impact on heritage assets.</u></p>
MM93	14	103	H15	<p>Land at Church Farm New Street, Baddesley Ensor, comprising 2.2 hectares is allocated for <u>a Heritage led</u> residential development <u>including conversion and regeneration of Church Farmhouse and ancillary/associated barn and outbuildings</u>. A high level of design and care is required to address the setting of the nearby Church of St Nicolas and Grade 2 listed war memorial, the sensitive landscape edge and setting of the site as highlighted in the Council's Landscape Character Assessment for the settlement. <u>Development of the site will need to provide for in particular: 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</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Church of St Nicolas</u> • <u>the Grade 2 listed war memorial,</u> • <u>Church House, New street,</u>

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				<ul style="list-style-type: none"> • <u>the historic farmstead and farmhouse, Church Farm,</u> • <u>The site of Baddesley Old Hall and any remaining associated structures, and</u> • <u>the cottages site off Watery Lane.</u> <p><u>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, including taking account of any mitigation, should require clear and convincing justification. Views from the existing settlement through the site to the Church and war memorial shall be retained.</u></p> <p><u>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.</u></p> <p><u>3. The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
MM94	14	105	H19	<p>Add Policy Text to 2nd Bullet Point</p> <ul style="list-style-type: none"> • access and parking issues addressed, <u>including enabling access to the rear of the secondary school to facilitate parking, access to the school and the future provision of drop off and public transport stopping facilities</u>
MM95	14	101	14.69	Change final sentence to read:

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				<p><u>set back to the rear of the historic buildings and be subservient to the farmhouses.</u></p> <ul style="list-style-type: none"> • <u>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.</u> <p><u>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.</u></p>
MM98			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
MM99			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
MM100			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
MM101			Appendix J	This technical advice note related to provision of facilities for waste and recycling should exist separately to the Local Plan
			Maps	Amend Coleshill Town Centre Boundary as agreed in Regulation 19 Consultation

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Annex 1

Table 1, *Housing figures 2011-2033*

Source	Annual figure (dpa) (subject to trajectory)	Total figure
<i>2015 SHMA update, household projections (consistent with 2016 projections)</i>	<i>159</i>	
<i>2015 SHMA update, housing market turnover and vacancy</i>	<i>4</i>	
<i>2015 SHMA update, uplift for 25-24 year old demographic</i>	<i>27</i>	
<i>2015 SHMA update, uplift for economic growth</i>	<i>47</i>	
<i>Commitment towards accommodating CWHMA needs (540 in total to 2031)</i>	<i>27</i>	
<i>Commitment towards accommodating Birmingham's needs (3,790 to 2031)</i>	<i>190</i>	
Total Borough's housing needs and wider strategic context to 2031	<i>454</i>	<i>9,080</i>
Total Borough's housing needs and wider strategic context to 2033 <i>(assuming commitments towards CWHMA and Birmingham fulfilled)</i>	<i>479</i>	<i>9,598</i>

** 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.*

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SITE NUMBER	SITE ADDRESS	AMOUNT OF DWELLINGS
Sites with permission as of 31/3/2018 – these sites included in the housing supply as shown in Table 7 (included in line relating to sites with planning permission as of 31/3/2018)		
H5	Land at Blythways	40
H9	Land off Fairfields Hill, Polesworth	9
H11	Land at Windy Ridge, Dunns Lane, Dordon	9
H12	Former Chapel House site Dordon	7
Sites with permission after 1/4/2018		
H4	Former Coleshill Leisure Centre	25
H8	Land west of Woodpack Farm, Polesworth	32
H10	Former Polesworth Learning centre, High Street, Polesworth	14
H17	Land off Spon Lane Grendon (former Sparrowdale School site and former recycling centre site)	60
H18	Dairy House Farm (Phase 2), Spon Lane, Grendon	120
H27	Land off Barn End Road	80
TOTAL		396