

**North Warwickshire Local Plan
Main Modifications
January 2021**

Main Modifications

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 2018 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, Z Mancetter and Fillongley 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 amount that should be delivered alongside appropriate infrastructure potentially could be delivered if the appropriate infrastructure can be delivered with local authorities..

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MM7	1	7	1.8	Replace final two sentences with 'In addition the Borough Council continues to commit to working collaboratively with relevant authorities and bodies to refine the scale and distribution of housing and employment needs within the housing market areas and functional economic market areas in which the Borough falls, the levels that it is appropriate for the Borough to seek to accommodate, and to working collaboratively with infrastructure providers to ensure that any impacts of growth are suitably mitigated. In the event that evidence, monitoring or events identify that a substantial change in provision is needed compared to that set out in the Local Plan (or the evidence upon which it is based). If that occurs an early partial/ full review, depending on the issue, will be brought forward to address this. In any event the Council is required by statute to complete a review of the plan every five years, starting from the date of adoption' .
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 housing market areas. In that context the Council commits to the approach in the former Core Strategy to delivering 500 homes for Tamworth Borough Council plus an additional 413 homes over the plan period and 8.5 hectares of employment space.... The Borough therefore has pressure for growth....'
MM102			2.19	With a number of mineral reserves within the Borough there are a number of quarries. Early consideration of beneficial after uses of mineral sites needs to be undertaken. Where development is proposed on land with mineral reserves consideration must be given to the extraction of the mineral before development takes place in accordance with national guidance. In terms of the coal reserves from the Northern Warwickshire Coalfield In accordance with the emerging Warwickshire Minerals Plan, submitted for examination on 29 November 2019, the Council will not support surface mining operations especially where it will have a direct effect on local residents and an adverse environmental impact.
MM9	3	12	3.3	3.3 is omitted – suggested additional text "Flood risk is an issue in a number of locations within the Borough as identified in the Strategic Flood Risk Assessment, most notably along the the River Tame, River Anker River Blythe, River Cole and associated tributaries. The presence of formal flood defences across North Warwickshire Borough is concentrated in the Coleshill Area where the River Tame, Cole, Blythe and Bourne converge. A

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				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 for the lifetime of the development (considering the impact of climate change, guidance on which is available from the Environment Agency based on latest UKCP projections).
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 all forms of infrastructure to ensure developments work for both existing and future residents and businesses. The growth now being envisaged has brought this issue to the fore. This Plan seeks to ensure that the implications of growth within and outside the Borough is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensure that infrastructure is secured and delivered in an appropriate and timely manner alongside housing and employment growth. '
MM11	5	15	5.1	Final sentence (deletion) ' In addition, policies in other Development Plan Documents, including Neighbourhood Plans, will also use these objectives. ' Replace with following text Neighbourhood plans must be in general conformity with the strategic priorities in the local plan, see NWBC24B Annex J
MM12			5.2	Minor change to paragraph 5.2 in response to MM15. This will include giving priority to encouraging re-use ing of previously developed land and buildings within Market Towns and Local Service Centres, where possible , 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.
MM103			5.3	Second bullet 'concentrating the majority of development within or adjacent to existing settlements'
MM104			5.7	Fifth bullet 'protecting existing employment uses of buildings and land as appropriate '

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MM13	5	16	5.13	Flood Risk - Add to point 3 of SO6– “...adapts to climate change and increased flood risk and climate change”.
MM106			6.2	Delete paragraph as reflects NPPF2012 phrasing and addressed anyway in policy LP1
MM14	6		New para 6.16a, 6.16b	<p>Insertion of new paragraphs</p> <p>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:</p> <ul style="list-style-type: none"> • Transport Networks - Pedestrian facilities, roads, public transport, cycle ways; • Health Facilities - Hospitals, care provision, GP and dentist surgeries • Education - Schools, higher education, research infrastructure; • Town and Local Centre improvements - Enhancements to the public realm through providing new facilities and highway improvements; • Green Infrastructure - Enhancing and creating networks of open spaces; • Leisure Facilities - Open space and built recreation facilities; • Protection of Environmental Assets - Mitigating impact from development on internationally and nationally protected habitats and species; • Utilities Facilities - Energy/waste/waste water/drainage plants, networks and treatment facilities; • Flood Prevention - Strategic defences to protect the town and enable growth; • Renewable Energy - District heating and renewable energy networks; • Communications Infrastructure - Broadband and mobile phone access; • Community Facilities - Includes libraries, community halls etc. • Emergency services <p>6.16b More details are provided in the Infrastructure Delivery Plan, Supplementary Planning Documents, and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan. This</p>

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				information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.
MM107			6.13	Replace final paragraph 6.13 with 'Therefore the Council wants to ensure that public rights of way, where relevant to the development proposed, are protected and enhanced (including via relocation or alternative provision where justified).'
MM15	6	20	6.17	Replace paragraph 6.17 with 'Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with national policy and associated Planning Practice Guidance, and statute'
MM16	6	21	LP1	<p>Planning applications that accord with the policies in this Plan (and, where relevant, with other development plan policies including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development.</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>Quality of Development/ Place</p> <p>All development proposals must;</p> <ul style="list-style-type: none"> • be supported by provide the required infrastructure,

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				<p>be consistent with the approach to place making set out through development management policies, including, where relevant</p> <ul style="list-style-type: none"> • integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate • demonstrate a high quality of sustainable design that positively improve the individual settlements character, appearance and environmental quality of an area • deter crime • sustain, conserve and enhance the historic environment • provide, conserve and enhance, biodiversity; and • create linkages between green spaces, wildlife sites and wildlife corridors • ensure that it is not at risk of flooding or would not increase flood risks elsewhere <p>Development should protect the existing rights of way network and where possible contribute to its expansion and management</p> <p>Implementation and Infrastructure</p> <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.
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				<p>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, Infrastructure requirements are outlined in the Infrastructure Delivery Plan (For clarity, infrastructure projects drawn from the IDP are itemised and indicated to be either critical to the Plan's strategy as a whole, or necessary in association with particular allocations or projects, along with indicative timings are itemised in NWBC26, Appendix A) and the supporting documents contained in Appendix C of the Local Plan.</p> <p>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. It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision. Where development is proposed in excess of plan requirements and would assist in the provision of or enabling infrastructure, particularly that related to facilitating development in the long term, or of affordable housing relative to needs, that will carry weight in favour of granting permission.</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>Development within the Borough will be proportionately-distributed-and be of a scale that is in accordance with the Borough's settlement hierarchy. 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.</p> <p>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, which 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).</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 Strategic Gap b) development is clearly part of a wider sustainable would integrate clearly with wider 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 within the development boundaries of the Local Service Centres subject to the proposal being considered to be appropriate in scale 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 locality plan. It will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability. Development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in this plan and will cater</p>
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				<p>for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, services and infrastructure deliverability. A Neighbourhood Plan may allocate more.</p> <p>Category 5: Outside of the above settlements In all other locations</p> <p>All Types of Development, development will not generally be acceptable, albeit as set out above that there may be some instances where development may be appropriately located and would enhance or maintain the vitality of rural communities under this category as set out above. .</p> <p>Outside of development boundaries only development 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 or for rural exception sites, for agricultural and forestry purposes or for other uses requiring a rural location will be permitted, subject to the need being justified. ; all such development will be considered on its merits and with regard to other policies in this plan.</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>
MM108			7.18	<p>Replace paragraph with 'One exception to the principle that construction of new buildings are inappropriate development in the Green Belt is where a building is replaced, providing the new building is in the same use and not materially larger than the one it replaces. Another is limited infilling or complete redevelopment of previously developed sites where that would not have a greater impact on the openness of the Green Belt. A further exception is an extension or alteration which is not disproportionate relative to the size of the original building'.</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>

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				<p>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 ...</p> <p>Amendment to first two sentences in paragraph 7.22 to read:</p> <p>7.22 The figure of 30% _also is included in this Policy_ will also be used as a guide 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>LP3 Green Belt</p> <p>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, 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, whether named in LP2 or not, with development management policy/ policies for the Green Belt set out subsequently.</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. limited infilling may also be acceptable where a site is clearly part of the built form of a settlement, i.e. where there is substantial built development around three or more sides of a site <p>4.5 Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build in accordance with relevant statutory requirements. Housing sites would have to be locally affordable in</p>

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				<p>perpetuity. A community or other use would be required to should how it would remain in community use in perpetuity.</p> <p>5 When considering proposals within the Green Belt in addition to the NPPF, regard should also be had to the following considerations:</p> <p>5a) Facilities appropriate to outdoor sport and recreation will be assessed on whether the scale and provisions proposed are considered to be necessary for the efficient function of the parent use concerned and that they are the minimum size necessary</p> <p>5a) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, regard will be had to whether such proposals are of a scale necessary for the efficient function of the parent use concerned and that they are the minimum size necessary</p> <p>5b) Extensions will be considered to be disproportionate if they individually or cumulatively exceed 30% in volume of the original building based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment. For the purposes of this policy, the original building is defined as that which was present on 1 July 1948 or that which came into being after this date as a result of the original planning permission, i.e. 'as built', and volume is defined as gross external volume including basements and cellars. For the avoidance of doubt, the volume of extensions that could be permitted under the General Permitted Development Order will be considered to be included within the 30% figure(-To be inserted into reasoned justification)</p> <p>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 purposes of this policy, volume is defined as gross external volume including basements and cellars.</p> <p>d) Consideration will be given to the removal of permitted development rights where the new development is considered to be at the maximum scale acceptable to ensure the openness of the Green Belt, or where other material issues such as visual impact and impact on neighbouring residential amenity, are material</p>
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				e) Relevant planning consideration, such as the sustainability of the location, landscape and visual appearance or impact, the loss of employment land and impacts on general amenity will all be considered in the final planning balance in respect of proposals to redevelop previously developed land within the Green Belt
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	LP4 – Safeguarded Land for Potential Future Development Land to the west of Tamworth Road, Kingsbury, as identified on the Proposals Map, will be removed from the Green Belt and safeguarded for potential future development needs The identified area will be protected from development other than that which is necessary in relation to the operation of existing uses, change of use to alternative open land uses or temporary uses. All proposals must not prejudice the possibility of long term development on the safeguarded land The status of the safeguarded site will only change through a review of the local plan
MM25	7	31	LP5	LP5 Meaningful Strategic Gap 1) — The Meaningful Gap between Tamworth and Polesworth and Dordon is defined on the Proposals Map. 2) — Any development to the west of Polesworth & Dordon must respect the separate identities of Polesworth and Dordon and Tamworth and maintain a meaningful gap between them. 3) — All new development within this gap should be small in scale and not intrude visually into the gap or physically reduce the size of the gap In order to maintain the separate identity of Tamworth and Polesworth with Dordon, a Strategic Gap is identified on the Policies Map in order to prevent their coalescence. Development proposals will not be permitted where they significantly adversely affect the distinctive, separate characters of Tamworth and Polesworth with Dordon. In assessing whether or not that would occur, consideration will be given to any effects in terms of the physical and visual separation between those settlements
NEW			7.32	In order to retain the separate identity of these settlements, new development should not visually or physically reduce the size of this gap. Its purpose is clear in that it is to retain and respect the separate identities and characters of the settlements of Tamworth and Polesworth with Dordon to avoid their coalescence. The Strategic Gap seeks to retain and maintain the sense of space, place and separation between these settlements so that when travelling through the strategic gap (by all modes of transport), a traveller should have a clear sense of having left the first

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				<p style="color: red;">settlement, having travelled through an undeveloped area and then entering the second settlement. Small scale development that is in keeping with the rural nature of the gap will not be prevented, provided that it is appropriately sited and designed to minimise its impact on the gap and subject to other policies in this plan</p>
MM26	7	32	7.34	<p style="color: red;">The Coventry & Warwickshire Strategic Housing Market Assessment (CWSHMA) is based primarily on that housing market area indicates that in the first instance for North Warwickshire the Coventry & Warwickshire geography can be considered to be an appropriate housing market area for the purposes of local plan policy making. This document has been updated on a regular basis with the latest being in 2015. That latest update established a household projection-based housing needs figure for the Borough of 159 homes a year. It then looked at market turnover, demographic trends and economic factors, recommending an annual uplift of +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. 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 style="color: red;">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>

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				<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> <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>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 413 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. This will be delivered through a stepped trajectory.</p> <p>7.36 In assessing and forecasting the delivery of housing the Plan has utilised a stepped trajectory. This can be seen below</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="width: 100px; height: 20px;"></td> <td style="width: 50px; text-align: center;">dpa</td> </tr> </table>		dpa
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2016-24	265															
2024-25	390															
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2026-27	725															
2027-33	775															
MM28		32	7.38	Replace table 1 and 2 with version in annex to this schedule												
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 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.</p>												
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	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.												

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			<p>7.51 Appropriate regard has been given to Gypsy and Travellers need through a Gypsy and Traveller Accommodation assessment. There are a number of private residential pitches in the Borough including 17 pitches at the Warwickshire County Council rented site at Alvecote. A The Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth, was 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> <p>7.52 For North Warwickshire this assessment, which took in to account the This indicated there is was 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. Further private pitches have been approved as well as a site as an emergency stopping site. The end target date is 2028 and not 2033 as in the case of the housing and employment targets. A review of the GTAA has been completed which will extending the assessment of need beyond the Plan period and update the current assessment of need. The findings of the review has identified a need for a minimum of 19 residential permanent pitches from 2019 to 2033. This takes into account sites that have secured planning permission, including a 12 pitch transit site since the 2013 Study. The 2020 Study will inform further work including the need for the production of a Gypsy & Traveller Development Plan Document, site Allocations Plan. There continues to be 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 and this issue will be monitored, future assessments and views</p>
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MM34	7	35	LP6	<p>Between 2011 and 2033 there will be the Council will make provision for a minimum of:</p> <ul style="list-style-type: none"> • A minimum of (5280 + 528) 5808 dwellings (net) will be built by 2033 • There is an aspiration to deliver a further 3790 dwellings, and • Around 100 hectares of employment land • 9598 new dwellings, • 100 hectares of employment land (subject to policy LP6a), • 19 permanent residential gypsy and traveller pitches <p>Between 2011 and 2028 9 residential and 5 transit Gypsy and Traveller pitches will be provided</p> <p>The actual amount of development delivered over the plan period will be governed by the provision of infrastructure to ensure developments are sustainable</p>
MM35	7	N/A	New Policy LP6 a	<p>LP 6a – Additional Employment Land</p> <p>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 of September 2015 (or successor study) which cannot be met via forecast supply or allocations. The site will require to demonstrate:</p> <p>(i) access to the strategic highway network is achievable and appropriate;</p> <p>(ii) the site is reasonably accessible by a choice of modes of transport;</p> <p>(iii) the scheme is otherwise acceptable, taking account of the living conditions of those nearby; and</p> <p>(iv) when assessed against this plan taken as a whole.</p>
MM36	8	37	LP7	<p>LP7 Housing Development</p> <p>Housing developments will be required to:</p> <p><i>Housing Mix</i></p> <p>Provide for a variety of types and tenures that reflect the needs of the Borough and of the settlement. Sites will be expected to provide for a range of needs and opportunities including</p>

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				<ul style="list-style-type: none"> • Homes for those with mobility issues • Homes for older people • Homes for young people, and • Plots for custom / self-builders <p><i>Older People</i> Independent living units for the over 55's will be a key way to provide for some of these needs.</p> <p><i>Self-build and Custom Build</i> Development proposals should of 100 or more homes will make 5 per cent of the be encouraged to make serviced plots available for self-build and actively marketed to address relevant demand identified in the Council's Self and Custom Build register at the time of the planning application, unless that would be unfeasible on account of the nature of the development proposed, its scale, or viability. On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. Where Pplots that are not taken up by self-builders or custom builders within three years of becoming available they can, having provided evidence to the Borough Council, be built out as general housing by the site developer.</p> <p><i>Special Needs</i></p> <ul style="list-style-type: none"> • Provide for an element of special needs housing. This will be sought in all <u>major</u> developments and relative to evidence of need (including the sites allocations included in this Local Plan) that provide for 100 or more dwellings or involve sites of over 3 hectares irrespective of the number of dwellings • The amount of special needs housing sought will be expected to amount to 10% of the total housing provision on the site concerned, but the precise quantity will be determined having regard to site size, suitability, the economics of provision and the need to achieve a successful development. All or part of the provision may be absorbed within the 40% affordable housing requirements of this Plan. <p><i>Density</i> Housing is expected to be built at a net density of no less than 30 dwelling per hectare. In and around town centres, net densities of 50 dwellings per hectare or more will may be sought. In all cases making more efficient use of land must not compromise the quality of the environment.</p> <p><i>Infrastructure</i> Provide for the necessary infrastructure. Development will only occur if the appropriate infrastructure is available or can be made available.</p>
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MM37	8	36	8.2a and 8.2b	<p>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 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.</p> <p>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.</p> <p>8.2c The 2011 Census data for North Warwickshire records proportionally more people “limited a lot” by health or disability at 9.3% than the County average of 7.7%, with fewer residents at 79.9% rating their health as good or very good when compared to the County average of 82%. Similarly North Warwickshire performs less well than the national and county averages against a range of health indicators, and with the trend towards more aged (65+) and one person households this along with the lower performing health indicators carries implications for the demand for appropriate housing and delivery of a range of services (See tables 3, 4 & 5).</p> <p>8.2d Increases in the proportions of unpaid care to 12.1% of the population and in hours of care provided per week over (with the highest increases being those providing more than 19 hours per week a third of whom provide more than 50 unpaid hours of care), reflect the increases in health and/or disability in the North Warwickshire population noted above. As the population ages the role of carers will grow with implications for their support and needs as well as those under care. These key messages highlighted through the Census health indicators and County Council’s profiles for North Warwickshire identify and support the need for development to provide an element of special needs housing and that the size, and suitability of that housing should be adaptable to also reflect the potential longer term health care implications and any potential carer accommodation needs that may arise.</p>
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MM38	8	38	8.5, 8.6 and 8.7	<p>8.5 A windfall site is one that has not been specifically identified in the creation of the development plan 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 that are not included as allocations in adopted Development Plans or sites considered in the current SHLAA. This Plan seeks to allocate, where possible all sites larger than 0.2 hectares or more than 5 dwellings. 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. 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> <p style="text-align: center;">Table 6: DELETED</p> <p>8.7 When combined the number of ‘windfall’ 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. Windfall provision has been expressed as a policy to reflect the Council’s intention to maintain levels of such provision to provide flexibility and, in part, to support the vibrancy of smaller settlements. 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</p>

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				higher windfalls than would be expected when more sites are allocated. It is not proposed to allocate these sizes of sites within this Plan.
MM39	8	38	8.8	“...incorporate a windfall allowance for the period 2011-20168...”
MM40	8	38	LP8	A windfall allowance of 660 dwellings over the Plan period is provided for which is equivalent to 60 dwellings per annum will be used from between monitoring years 201822 – 2033.
MM41	8	39	8.10	‘Affordable housing needs still remain high with a need of 442 92 267 units per annum consistent with the minimum requirement of 9,598 set out in policy LP6
MM42	8	39	8.13	Delete Paragraph In addition the Government is seeking that Starter homes will be required on all reasonably sized housing sites, proposing that a single national minimum requirement of 20% of all homes to be delivered on residential developments must be starter homes. The Government requirement would apply to sites which meet at least one of the following criteria: 10 units or more or 0.5 or more hectares. All homes delivered on the above basis would be classed as contributing towards the Council’s targets for affordable housing.
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	Delete second sentence and replace with The Borough Council will seek provision of affordable housing primarily through onsite provision as set out in policies LP9 and LP7. 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.
MM45	8	40	LP9	On schemes of more than 10 dwellings All major developments will provide at least 30% affordable housing except in the case of greenfield (previously agricultural use) sites where 40% on-site provision will be sought This will be achieved through on-site provision or Where on-site affordable housing provision is not possible a through financial contribution in lieu of providing affordable housing on-site may be considered only if <ul style="list-style-type: none"> • There is clear evidence to support it being provided elsewhere; • It is capable of being delivered elsewhere; and,

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				<ul style="list-style-type: none"> This will be it is calculated using the methodology outlined in the Affordable Housing Viability Report or subsequent updated document and is broadly equivalent to on-site provision <p>On sites of over 100 dwellings consideration will be given to land being gifted to the Borough Council in lieu of the total affordable housing provision. The amount of land will equate sufficient land to provide for the number of units and any associated works</p> <p>The Council and other partners will continue to maximise numbers of affordable housing on other sites</p> <p>Proposals to provide less than the targets set out above should be supported by a viability appraisal to verify that the targets cannot be met and the maximum level that can be provided without threatening the delivery of the scheme</p> <p>Where it is apparent that the site is a fragmented part of a larger whole, the thresholds and ratios in the foregoing clauses of this policy will be applied as if the proposal is for the larger whole</p> <p><i>Affordable Housing Mix</i></p> <p>A target Affordable housing Mix should include A target of affordable housing a tenure mix of to be approximately 85% affordable rent and 15% suitable intermediate tenure, will be provided where ver practicable and unless evidence justifies departure from this (as indicated in paragraph 6.85/ figure 56 of the Strategic Housing Market update of September 2015).</p>
MM46	8	41	8.19	Delete first sentence
MM47	8	41	New Para 8.19a & 8.20	<p>8.19a A Gypsy and Traveller Accommodation assessment was completed early 2020. A Gypsy and Traveller Development Plan Document will be undertaken as soon as practicable to address this need, including the allocation of sites as identified in the Council’s Local Development Scheme.</p> <p>8.20 Sites for Travelling Show people will not be allocated specifically as no need has currently been identified, albeit that if the above review or monitoring indicators indicates needs arising in the future, the Council will similarly undertake further work as soon as practicable to address that.</p>
MM48	8	42	LP10	Sites will be allocated and/or permissible inside, adjoining or within a reasonable safe walking distance of a settlement development boundary outside of the Green Belt. Site suitability will be assessed against relevant policies in this Core Strategy Local Plan and other relevant guidance and policy. Sites will also be assessed using the following criteria:

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				<ul style="list-style-type: none"> • The size of the site and number of pitches is appropriate in scale and size to the nearest settlement in the settlement hierarchy and its range of services and infrastructure, limited to a maximum number of 5 pitches per site • The site is suitably located within a safe, reasonable walking distance of a settlement boundary or of a public transport service, with and access to a range of services including school and health services’. • Avoiding areas with a high risk of flooding sites vulnerable to flooding or affected by any other environmental hazards that may affect the residents’ health and welfare • The site has access to essential utilities including water supply, sewerage, drainage and waste disposal • The site can be assimilated into the surroundings’ and landscape without any significant adverse effect <p><i>Safeguarding Established Gypsy, Traveller and Travelling Show people Sites</i> Existing Authorised sites listed in Appendix E will be safeguarded for Gypsy and Traveller Use for the number of pitches permitted and any new Gypsy and Traveller sites granted planning permission will also be safeguarded for Gypsy and Traveller use for the number of pitches permitted.</p> <p>Planning permission for changes of use or redevelopment to uses other than for residential use by gypsy and travellers or as a travelling show people yard of the sites listed/identified in Appendix E will be refused unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs</p>
NEW		43	9.8	<p>Delivery of appropriate employment uses and redevelopment within existing employment sites should reflect the need to broaden the employment base and improve employment choice and opportunity. This will assist both in the employment choice and opportunities across the Borough. It is important therefore to protect employment land from alternative uses. However the Borough Council recognises that this cannot always be the case. Proposals for a change of use from employment uses (Class B) to non-employment uses should be supported by evidence to show that the existing buildings and land are not suitable or cannot be viably reused for another employment use. Evidence should include details of the marketing of the site for employment use for at least 12 months.</p>
MM49	9	44	LP11	<p>The delivery of employment generating uses, including the redevelopment of existing employment sites and farm diversification, should reflect the need to broaden the employment base, improve employment choice and opportunities for local people.</p> <p>All employment land will be protected unless it can be demonstrated that there is no realistic prospect of the site being used for employment purposes. Evidence would need to demonstrate that:</p> <ul style="list-style-type: none"> • The site is no longer commercially viable; and, • It has been marketed for an appropriate period of time, usually no less than 12 months; and, • There are no alternative employment uses that could use the site.

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				<p>Support and encouragement will be given to small scale established / lawful rural businesses to expand where this has no significant and demonstrable harm, and in particular on the character of the area. _does not impact detrimentally on the countryside character in environmental or sustainable terms.</p> <p>Proposals for new development and limited infilling and the partial or complete redevelopment of existing employment land outside of development boundaries will be considered against Policy LP1 and LP2 and should seek in order to retain the rural character, appearance and openness of the countryside throughout the Borough (including in respect of policy LP3, Green Belt).</p>
MMX (MM109 Insp)			LP12	<p>The following existing industrial estates together with the sites allocated in this Plan support the functioning of the Borough and in particular the Market Towns and Local Service Centres:</p> <ul style="list-style-type: none"> ➤ Holly Lane, Atherstone ➤ Carlyon Road, Ratcliffe Road and the Netherwood Estate, Atherstone ➤ Manor Road, Mancetter ➤ Coleshill Industrial Estate ➤ Kingsbury Link ➤ Collier's Way, Arley ➤ Kingsbury Road, Curdworth ➤ Hams Hall, Coleshill ➤ Birch Coppice, Dordon including Core 42 <p>Within all of these estates, changes of use between the B1 light industrial, Class E, B2 general industrial and B8 warehouse and distribution Use Classes will be permitted provided there are no negative effects arising disproportionate concentration of B8 uses on any one estate that cannot be suitably mitigated. However at Collier's Way, New Arley and at Manor Road, Mancetter B8 uses will not be permitted.</p> <p>The rail freight terminals at Birch Coppice and Hams Hall are of strategic significance. Development proposals on these two estates will be encouraged to use these terminals. Existing rail sidings on other sites will be safeguarded. (For clarity: These existing industrial estates will be identified/shown on the Policies Map)</p>
MM50	9	45	LP13	<p><i>Farm Diversification</i></p> <p>Proposals for farm diversification through the introduction of new uses onto established farm holdings will be supported where it can be demonstrated that:</p> <ol style="list-style-type: none"> a) the development in terms of its scale, nature, location and layout would contribute towards sustaining the long term operation and viability of the farm holding; b) it would not cause any unacceptable additional 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, c) there would be no adverse impacts arising from increased noise or other form of pollution,

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				<p>d) there are adequate foul drainage facilities, and e) there would be no adverse impact on the character of the surrounding natural or historic environment.</p> <p><i>Re-Use of Existing Rural Buildings</i> Proposals for the re-use and adaptation of existing rural buildings will be supported provided that the following three pre-conditions are all satisfied:</p> <p>a) The buildings have direct access to the trunk or rural distributor road network and are readily accessible to the Main Towns and Local Service Centres via a range of modes of transport; b) they are of sound and permanent construction, and c) are capable of adaptation or re-use without recourse to major or complete re-building, alteration or extension.</p> <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 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.</p> <p>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>
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MMX			10.6	<p>It is intended that mineral working sites, both in use or exhausted, as well as existing employment sites be put back into appropriate Green Belt/ rural uses as current operations and permissions cease and there is no realistic prospect of their re-use for that purpose (including in line with the approach in the Warwickshire Minerals Plan such that resources of local and national importance are not needlessly sterilised by non-mineral development)</p>
MM51	9	48	LP14	<p>LP14 Landscape Landscape Character Areas</p> <p>In particular wWithin identified landscape character areas defined in the Landscape Character Assessment (2010), Arden Landscape Guidelines (1993) and the Historic Landscape Characterisation Project (June 2010) (or successor document), development will should look to conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced as appropriate.</p> <p><i>A Landscaping Proposals</i></p> <p>New development should, as far as possible, retain existing trees, hedgerows and nature conservation features such as water bodies with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping. The Council will seek replacement or enhancement to such natural features where their loss results from proposed development.</p> <p>Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows and water bodies are allowed to grow to maturity without causing undue problems, or are not unacceptably compromised by development, for example by impairing visibility, shading or damage.</p>

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				<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 (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).</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 as re-contouring, terracing, new bunds or banks and new water features such as reservoirs, lakes, pools and ponds will be assessed against the descriptions in the 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>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 or enhanced. In particular:</p> <ul style="list-style-type: none"> • Within identified historic landscape character areas development will conserve or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site • The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's

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			<p>Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.</p> <ul style="list-style-type: none"> • Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk. <p>All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the Proposals Policies Map.</p> <p><i>Understanding the Historic Environment</i></p> <p>All development proposals that affect any heritage asset will be required to provide sufficient information and an assessment of the impacts of those proposals on the significance of the assets and their setting. This is to demonstrate how the proposal would contribute to the conservation and enhancement of that asset. That information could include desk-based appraisals, field evaluation and historic building reports. Assessments could refer to the Warwickshire Historic Environment Record, Conservation Area Appraisals, The Warwickshire Historic Towns Appraisals, The Heritage at Risk Register and Neighbourhood Plans or other appropriate report.</p> <p><i>Conserving the Historic Environment</i></p> <p>Great weight will be given to the conservation of the Borough's designated heritage assets.</p> <p>Any harm to the significance of a designated or non-designated heritage asset must be justified and will be weighed against the public benefits of the proposal.</p> <p>Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification with regard to the public benefits of the proposal. A balanced judgement will be taken regarding the scale of any harm or loss to the significance of a non-designated heritage asset, and the relative significance of that heritage asset must be justified and will be weighed against the public benefits of the proposal.</p> <p>Where a proposal affects the significance of a heritage asset, including a non-designated heritage asset, or its setting, the applicant must be able to demonstrate that:</p> <ol style="list-style-type: none"> all reasonable efforts have been made to sustain the existing use; find new uses or mitigate the extent of the harm to the significance of the asset; and, the works proposed are the minimum required to secure the long term use of the features of the asset that contribute to its heritage significance and interest are retained. <p>Additional evidence, such as marketing details and/or an analysis of alternative proposals will be required where developments involve changes of use, demolitions, sub-divisions or extensions.</p> <p>Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure the publication of that record to an appropriate standard.</p> <p><i>Traffic and the Historic Environment</i></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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				<p>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.</p>
MM53	10	51	LP16	<p>The Borough Council recognises the importance of the natural environment to the Borough's local character, identity and distinctiveness. The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced as appropriate relative to the nature of development proposed. This policy seeks to minimise impacts on, and provide net gains for biodiversity, where possible, relative to the ecological significance of international, nationally and locally designated sites of importance for biodiversity</p> <p>Understanding the Natural Environment All development applications that affect the natural environment will be required to provide sufficient information and an assessment of those proposals on the natural asset(s) including via Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, or successor legislation, where likely significant effects individually or in combination with other schemes cannot be ruled out.The Council expects that surveys are undertaken by suitably qualified personnel and are consistent with nationally accepted standards i.e. British Standard 42020: Biodiversity— Code of practice for planning and development. Consideration will need to be given to the impact on the River Mease SAC and Cannock Chase SAC.</p> <p>Conserving the Natural Environment Sites of Special Scientific Interest (SSSI's) will be subject to a high degree of protection, in view of their national importance. Development adversely affecting a SSSI will only be permitted where the benefits of the development at these sites clearly outweigh the likely impacts on the site and any broader impacts on the national network of SSSI's. Development that affects Sites of Regional and Local Importance for Nature Conservation will only be permitted where the benefits of the development outweigh the nature conservation value of the site and the contribution it makes to the Borough's ecological network. 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. 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. Planning permission will be refused if development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Given the natural heritage of the Borough, the Council expects such circumstances to be wholly exceptional and for there to be a suitable compensation strategy in place where any loss or deterioration would occur.</p>

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				<p>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.</p> <p>Where Ddevelopment takes place it should help ensure that there is are a measureable 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 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>A minimum buffer zone of 15m will be required in line with Government Guidance 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 and the sensitivity of the natural asset(s) that may be affected based on proportionate evidence.</p> <p>Where possible, a buffer zone should:</p> <ul style="list-style-type: none"> •contribute to wider ecological networks •be part of the green infrastructure of the area <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 Warwickshire, Coventry & Solihull Sub-Regional Strategy for Green Infrastructure Strategy and Offsetting sub-regional Strategy for and the local Green Infrastructure and the local green infrastructure resource development should:</p> <ul style="list-style-type: none"> • Identify, maintain and enhance existing Green Infrastructure assets where possible;

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				<ul style="list-style-type: none"> In all cases should oOptimise 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 Wwhere an existing asset is lost or adversely affected, and where mitigation or compensatory Green Infrastructure cannot be provided on site, contributions will be sought towards wider Green Infrastructure projects and improvements within the district or, where appropriate, in the sub-region.</p>
MMX			11.2	Delete reference to site allocations plan
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. Further work is being carried out on the Green Spaces Strategy and to develop an Action Plan. 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 LP21 Services and Facilities</p> <p>A Town Centre Boundary, with a is defined Core Shopping Frontages and Neighbourhood Centres zone is are defined on the ProposalsPolicies Map for the Market Towns of Atherstone with Mancetter, Coleshill and Polesworth with Dordon. Town centres boundaries and neighbourhood centres are to be treated the same in policy terms as below; those terms refer to the different scales of settlements. In principle main town centre uses will be supported in these locations, and in line with LP2, to support vitality.</p>

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			<p>The following areas are designated as Neighbourhood Centres are defined on the Policies Map 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 in-principle.</p> <p>Proposals that would have a detrimental impact on the viability and vitality of centres will not be permitted. Applications should be supported by relevant and proportionate evidence to demonstrate that would not be the case.</p> <p>Within Town Centres, Core Shopping frontages and Neighbourhood Centres 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
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				<ul style="list-style-type: none"> there will be no unacceptable adverse impact on the retail choice and availability in the frontage or centre. <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.</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> <ol style="list-style-type: none"> a) an equivalent facility or service is wholly or partially provided elsewhere, in an equally similarly 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 or the proposal would represent a net gain or improvement in provision, 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 residential uses, will be appropriate.</p>
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				<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. As set out in LP1 and paragraph 6.6a all development will be expected to contribute proportionately and in accordance with national policy, statute and relevant supplementary planning documents and guidance to infrastructure provision.</p>
MM59	11	59	LP24	<p>Open Spaces and Recreational Provision</p> <p>Wherever possible, Open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement).</p> <p>Development proposals will be expected to provide a range of new on-site open space and 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>
MMX			LP25	<p>Transport Assessments appropriate to the scale of development proposed, will be required to accompany development proposals (including that that is below the indicative threshold in Appendix G) which will generate significant amounts of movement as outlined in Appendix G to this Plan. Assessments will also be required where there is a cumulative effect created by additional floor space or traffic movement on the site or in the vicinity, or where there are demonstrable shortcomings in the adequacy of the local transport network to accommodate development of the scale proposed.</p>

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				<p>These Assessments should address impacts on both the local and strategic highway networks and should be scoped so as to be bespoke to the nature of the development proposals. They should also ensure that proposals provide appropriate infrastructure measures to mitigate the adverse impacts of development traffic and other environmental and safety impacts either individually or cumulatively. Appropriate provision for, or contributions towards the cost of any necessary highway improvements should also be addressed. Widening opportunities to access new developments for all sections of the community will need also to be addressed through the provision and enhancement of public transport services and facilities together with walking and cycling facilities.</p> <p>The Assessments should assess the impact on level crossings in the vicinity of the development.</p> <p>Travel Plans will be required to be submitted alongside these Assessments.</p> <p>Travel Plans</p> <p>Development will be expected to link with existing road, cycle and footpath networks. Developments that are likely to generate significant amounts of traffic and particularly larger developments will be expected to focus on the longer term management of new trips; encourage the use of public and shared transport as well as appropriate cycle and pedestrian links. Increasing the opportunity to access these developments for all sections of the community should be addressed. This will be secured through a Travel Plan and/or financial contributions which will be secured either through planning conditions or the provisions of Section 106</p>
MM60	12	63	LP26	<p>Further improvements will be encouraged and sought at existing stations. 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.</p> <ul style="list-style-type: none"> • New Railway Stations <p>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 relocation of the station. The area of search will be along the WCML southwards from the current station.</p> <p>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</p>

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				<p>relevant, responsible parties early in the plan period. Other additional car parking opportunities will be investigated, including at other stations.</p> <ul style="list-style-type: none"> • Improved services and pedestrian access arrangements between platforms for able bodied and disabled users to meet DDA standards at Atherstone station; • Additional car parking provision at Coleshill Parkway station; • 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 a new Parkway station will be pursued. The area of search will be along the WCML southwards from the current station; • The sites shown on the policies map for new stations at Kingsbury and Arley will be safeguarded and pursued in the context of the WMRE Strategy; and, • The continuance of services and facilities at Water Orton Station will be supported. <p>Financial contributions towards the provision of the measures identified in this policy will be sought in accordance with policy LP1 particularly in respect of closely related or enabling development Policies map will show safeguarded land for car park</p>
MMX			12.18	<p>Add to end of final sentence '...in so far as that may impede HS2 implementation or result in an incompatible use in time.'</p>
MM61	12	64	LP27	<p>High Speed Rail The line of the proposed High Speed 2 railway Phases 1 and 2b through North Warwickshire will be safeguarded and are shown on the Proposals Map.</p> <p>Connectivity between the line and the settlements of North Warwickshire will be improved through work with developers, the nominated undertaker, government organisations (including Highways England and the Department of Transport) and funding agencies.</p> <p>The traffic implications and impact of growth in adjoining area and from development related to High Speed rail will need to be addressed and mitigated through encouraging sustainable transport solutions and measures, including traffic calming and access constraints on the rural road network.</p>

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				<p>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 to operate as such would be compromised. Particular regard will be had to the aim of relocation as close to an existing lawful building, structure or use, as practicable, and as otherwise compliant with the policies, in this plan to minimise disruption and assist in ensuring the continued vitality of the Borough.'</p> <p>Safeguarding of Rail Routes The former Baddesley Mineral Railway line between Baddesley Colliery and Birch Coppice (Safeguarded Route RR1) and the route of the former Whitacre Line between Hampton in Arden to Whitacre will be safeguarded (Safeguarded Route RR2) to allow for the potential re-instatement of the route or if this is not possible then as a recreational cycle route. No development will be permitted which would sever or prevent the potential future use of the routes as a railway or other form of transport unless a suitable diversion or alternative is provided.</p>
MMX			13.2	Final sentence 'The policies in this section retain essentially reflect the approach taken...'
MMX			13.3	Amend references to By Design with the Planning Practice Guidance (both documents cited have been withdrawn)
MM62	13	70	13.11	<p>The Council seeks to reduce this risk flooding risks 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 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. In line with national planning policy and 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 to undertake up to date Flood Risk Assessments. Ponds and other wetland features also form an important natural storage function upon where possible. Recommendations from this study will be used as guidance and included in future Development Plan Documents. In addition, ponds and ditches form an important natural drainage function that should, where possible, be protected and enhanced, especially as they can also result in environmental enhancement and provide benefits to wildlife. Land drainage too provides this function and should be adequately maintained.</p>

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MM63	13	69	LP31	<p>Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:</p> <ol style="list-style-type: none"> 1. Be targeted at using Make effective use of brownfield land in appropriate locations reflecting the settlement hierarchy; and, 2. be adaptable for future uses and take into account the needs of all users; and, 3. maintain and improve the provision of accessible local and community services in line with policy LP21 (services), paragraph 6.6a and policy LP21 (regarding contributions) , unless it can be demonstrated that they are no longer needed by the community they serve; not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new, existing and future community; and, 4. promote healthier lifestyles for the community to be active outside their homes and places of work; and, 5. encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and, 6. Provide safe and suitable access to the site for all users; and 7. before proposals are supported expand or enhance the provision of open space, sport and recreation facilities, using, in particular, the Green Space Strategy and Playing Pitch Strategies; and, 8 not lead to the loss unless a site of equivalent quality and accessibility can be provided, or shown that it is surplus to needs; and, 9. avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution; 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 and, 10. protect and enhance the historic and natural environment; and, 11. manage the impacts of climate change through the design and location of development, including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity; and, 12 protect the quality and hydrology of ground or surface water sources so as to reduce the risk of pollution and flooding, on site or elsewhere; and 13. not sterilise viable known mineral reserves; degrade soil quality or pose risk to human health and ecology from contamination or mining legacy and ensure that land is appropriately remediated, and, 14. seek to maximise opportunities to encourage re-use and recycling of waste materials, both in construction and operation, and, 15 Adequate space for bins should be provided within all new developments to enable the storage of waste and for materials to be re-cycled. Guidance is provided at Appendix J, in the Document “Design Guide for Bin Storage” 16 provide for information and communication technologies; and, 17 seek to reduce crime and in particular the threat of terrorism.
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MM (New)		LP32	<p><i>General Principles</i> All development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. Local design detail and characteristics should be reflected within the development. All proposals should therefore:</p> <ul style="list-style-type: none"> a) ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings; b) make use of and enhance views into and out of the site both in and outside of the site; c) make appropriate use of landmarks and local features; d) reflect the characteristic architectural styles, patterns and features taking into account their scale and proportion, e) reflect the predominant materials, colours, landscape and boundary treatments in the area; f) ensure that the buildings and spaces connect with and maintain access to the surrounding area and with the wider built, water and natural environment; g) are designed to take into account the needs and practicalities of services and the long term management of public and shared private spaces and facilities; h) create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design standards; i) reduce sky glow, glare and light trespass from external illumination; and j) ensure that existing water courses are fully integrated into site layout at an early stage and to ensure that space is made for water through de-culverting, re-naturalisation and potential channel diversion. <p>Where Design Briefs are adopted for allocated sites and Neighbourhood Plans address design matters, then all development proposals will be expected to accord with the principles set out therein.</p> <p><i>Specific Development Types</i> Infill development should reflect the prevailing character and quality of the surrounding street scene. The more unified the character and appearance of the surrounding buildings and built form, the greater the need will be to reproduce the existing pattern. Back-land development should be subservient in height, scale and mass to the surrounding frontage buildings. Access arrangements should not cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.</p> <p><i>Alterations, Extensions and Replacements</i> Extensions, alterations to and replacement of existing buildings will be expected to:</p> <ul style="list-style-type: none"> a) respect the siting, scale, form, proportions, materials, details and overall design and character of the host building, its curtilage and setting; b) retain and/or reinstate traditional or distinctive architectural features and fabric, c) safeguard the amenity of the host premises and neighbouring occupiers
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				<p>d) leave sufficient external usable private space for occupiers, and e) satisfy the design criteria set out in Appendix H the Document “Design Guide for Extensions”</p> <p>Proposed replacements of rural buildings which have been converted to an alternative use will not be permitted in order to retain the historic, architectural and visual character, design and appearance of the original building. Extensions should be physically and visually subservient to the host building including its roof form so as not to dominate it, by virtue of their scale and siting.</p>
MM64	13	72	LP33	<p>LP33 Shop Fronts, Signage and External Installations Frontages, Signage and External Installations Development proposals involving change to existing, or the introduction of new shop fronts service frontages, advertisements, external illumination and external installations will be expected to have regard to the host building and the wider street scene in terms of their scale, proportion and overall design. In particular:</p> <ul style="list-style-type: none"> • the proportions of the changed new elevations should harmonise with the main building • materials should reflect the existing range on the original building • the ground floor should not be treated in isolation from the other levels • it should add interest to the street scene • where sites are located within the Conservation Area or within the setting of a Listed Building they should reflect or respect the appearance and character of the Conservation Area/Listed Building <p>The design criteria set out in Appendix I to this Plan or that set out in a Neighbourhood Plan will need to be satisfied. In addition, in relation to external illumination proposals 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. The design criteria 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. The design criteria will be set out in Appendix I a SPD or that set out in a Neighbourhood Plan and its requirements will need to be satisfied</p>
NEW			13.20	<p>The principle purpose of a commercial frontage shop-front is the advertisement and display of goods and services provided inside the building. Good design will reinforce the shop's business's identity and its location in the street, but by reflecting the style of the whole building above street level, and that of its neighbours. A good design will treat the shop-front frontage as an integral part of the whole building and street frontage without focussing exclusively on the retail outlet business alone.</p>
NEW		72	13.21	<p>The Council has to balance the important economic and social function with the commercial interests of properties. This is particularly important in the historic town centres so as to retain a viable retail base whilst preserving the historic and traditional appearance of our town centres. The Council's adopted “Guide for Shop Front Design” provides advice,</p>

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				<p>guidance and examples of the preferred approach to development affecting all shop fronts and commercial properties. This will continue to be used for planning purposes for all commercial, business and service uses. Since the adoption of this plan the Use Class Order has been updated which allows a greater range of change of use. The physical change to the frontages is still considered important to the locality. In particular:</p> <ul style="list-style-type: none"> • the proportions of the shop front should harmonise with the main building; • materials should reflect the existing range on the original building; • the shop front should not be treated separately from the upper levels; • it should add interest and attract custom; and, • it should avoid standardisation, reflecting the diversity of a street scene. (Deleted as repeats the Policy)
MMX			LP34	<p>New or extensions to existing agricultural, forestry and equestrian buildings or structures will be supported if it can be demonstrated that they are reasonably necessary both in scale, construction and design for the efficient and viable long-term operation of that holding; that there are no other existing buildings (other than where that would be demonstrably impractical, have adverse visual effects compared with an alternative location, or where a new holding and buildings are being established) or structures that can be used, altered or extended, that they are located within or adjacent to a group of existing buildings, the site selected and materials used would not cause visual intrusion and in the case of livestock buildings their location would not cause loss of residential amenity.</p>
MM65	13	75	13.25	<p>The Borough Council will consider the impact of flooding flood zones 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.-. Any development within Flood Zones Two and Three will need to provide a site-specific Flood Risk Assessment to demonstrate that it will be safe and will not increase flood risk elsewhere. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. It should take into account all</p>

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				<p>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.</p>
MM66	13	75	13.26	<p>Effective flood protection requires proper maintenance of watercourses and their associated infrastructure as well as the control of water discharge through drainage systems. For Pponds and other wetland features ditches form an important natural drainage natural water storage function that should where possible which should be protected and enhanced wherever possible. 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. 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 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</p>

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				<p>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 biodiversity and contribute to improving public health.</p>
MM67	13	76	LP35	<p>Water and Flood Risk Management</p> <p>In line with the objectives of the Water Framework Directive, development proposals must not detrimentally 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 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. 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.</p> <p>The multifunctional benefits of natural flood management, and the re-naturalisation of watercourses and their floodplains and the safeguarding of land for local flood risk management schemes will be promoted when considering any developments in the Borough.</p> <p>New development proposals in Flood Zone 3 or land raising within Flood Zone 3 (including Climate Change) should provide for the following:</p>

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				<p>i) provide floodplain compensation on a level for level basis Floodplain compensation; provide floodplain compensation on a level for level basis' as it is the level for level basis which is key</p> <p>ii) leave an 8 metre strip from the top of the banks to ensure access for maintenance should set back 8m from the top of the banks of Main Rivers and any culverted watercourse, regardless of the flood zone; <u>TO BE MOVED</u></p> <p>iii) have raised finished floor levels 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;</p> <p>iv) have agreements in place that “less vulnerable uses” are prevented for changing to those that are more vulnerable (only applies to ground floor developments in line with SFRA section 12.4), and single storey residential development, basements and buildings on stilts should not be located within Flood Zone 3 (including climate change), and</p> <p>v) not contain single storey residential development. 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</p> <p>In order to improve and protect water quality, infiltration measures are the preferred means of surface water disposal where ground conditions are appropriate and where practicable, the separation of surface water from sewers should be undertaken. New development proposals should be accompanied by a Water Statement that includes evidence to demonstrate that there is adequate sewerage infrastructure in place or that it will be in place prior to occupation</p>
MM68	13	75	LP36	<p>Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the standards at Appendix K in the Document “Parking Standards”. Greater emphasis will be placed on parking provision in areas not served by public transport whilst lower provision within the main towns may be appropriate.</p> <p><i>Town Centres</i></p> <p>Within the defined Town Centres new residential development must provide the minimum parking spaces necessary to enable and service the development, with 1 parking space per flat or 2 per house. No reduced level of car parking provision will be acceptable unless the following circumstances are clearly evidenced:</p> <ul style="list-style-type: none"> • there is spare capacity available in nearby public car parks or adjacent on-street car parking (that is available for long stay use); or • where the exercise of flexibility would assist in the conservation of the built heritage, facilitating a better quality of development and the beneficial re-use of an existing historic building.

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				<p><i>Airport Parking</i></p> <p>'Proposals for remote parking of passengers or visitor vehicles in the Borough will not be permitted generally be permissible given existing constraints on parking provision and infrastructure demands. Any such proposals must demonstrate that they would (i) not compromise delivery of the plan strategy as a whole (ii) that there is a clear justification for provision in the location proposed, and (iii) that the benefits of such provision would outweigh any adverse effects, including by consequence of occupying land that could be put to a viable alternative use.'</p> <p><i>Electric Vehicle Charging points</i></p> <p>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.</p> <p>Lorry Parking</p> <p>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. In recognition of the Borough's strategic location and demand for lorry parking, the Council will give weight to lorry parking provision and facilities, and opportunities for alternative provision and for improved management in decision-taking.</p>
MM69	13	79	LP37	<p>Renewable energy projects will be supported where they respect the capacity and sensitivity of the landscape and communities to accommodate them. In particular, they will be assessed on their individual and cumulative impact on landscape quality, sites or features of natural importance, sites or buildings of historic or cultural importance, residential amenity and the local economy</p> <p>New development will be expected to be energy efficient in terms of its fabric and use, including, where viable, the production of 10% of operational energy from on-site renewables, in support of the Government's Clean Growth Strategy' Major development will be required to provide a minimum of 10% of its operational energy requirements from a renewable energy source subject to viability. Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit.</p> <p>Viability and suitability will be considered when renewable energy provision is being planned for developments in order to provide the most suitable type.</p>

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MM70	13	80	LP38	<p>New development will contribute to and be compatible with local fibre or other highspeed broadband infrastructure. This will be demonstrated through a 'Connectivity Statement' submitted with planning applications where appropriate, based on the scale and nature of the proposed development. Such statements should set out the anticipated connectivity requirements of the development, known data networks nearby and their anticipated speed (fixed copper, 3G, 4G, 5G fibre, satellite, microwave, etc.), and a description of how the development will connect with or contribute to any such networks.</p> <p>The Council will expect new development to be connected to high speed broadband infrastructure capable of providing a minimum download speed of 30Mbps. Where no strategic telecommunications infrastructure is available, as a minimum and subject to viability of the scheme, suitable ducting that can accept fibre should be provided either to:</p> <ul style="list-style-type: none"> • the public highway; or • a community led local access network; or • another location that can be justified through the connectivity statement. <p>Major infrastructure development must provide ducting that is available for strategic fibre deployment or community owned local access networks. Developers are encouraged to have early discussions with strategic providers or local broadband groups.</p>																												
MM71	14	82	Table 7	<p>Replace Table 7 with the following:</p> <p style="text-align: center;">New Table 7</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">a</td> <td style="width: 45%;">Housing Requirement</td> <td style="width: 40%;">As expressed in LP6</td> <td style="width: 10%; text-align: right;">9598</td> </tr> <tr> <td colspan="4">Part A</td> </tr> <tr> <td style="text-align: center;">b</td> <td>Net completions from 2011 to 2019</td> <td>Gross completions minus any losses including demolitions</td> <td style="text-align: right;">1570</td> </tr> <tr> <td style="text-align: center;">c</td> <td>Planning permissions as at 01/04/19</td> <td>1341 minus 3% for lapse rate = 1301</td> <td style="text-align: right;">1301</td> </tr> <tr> <td style="text-align: center;">d</td> <td>Windfall Allowance</td> <td>An allowance of 60 dwellings per annum (2021 to 2033)</td> <td style="text-align: right;">660</td> </tr> <tr> <td style="text-align: center;">e</td> <td>Sub-total of supply</td> <td>b+ c + d</td> <td style="text-align: right;">3531</td> </tr> <tr> <td colspan="4">Part B</td> </tr> </table>	a	Housing Requirement	As expressed in LP6	9598	Part A				b	Net completions from 2011 to 2019	Gross completions minus any losses including demolitions	1570	c	Planning permissions as at 01/04/19	1341 minus 3% for lapse rate = 1301	1301	d	Windfall Allowance	An allowance of 60 dwellings per annum (2021 to 2033)	660	e	Sub-total of supply	b+ c + d	3531	Part B			
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				<p>f Outstanding Requirement Land to be allocated (9598 – 3531) (a-e) 6067</p> <p>g Allocations H1, H2, H6, H7, H13, H14, H15, H16, H17, H19, H20, H21, H22, H24, H25, H26 and H28 6239</p> <p>h Reserve housing sites (RH1, RH2 and RH3) 794_</p> <p>Part C</p> <p>i Total Supply up to 2033 b+ c + d +g = 9770</p> <p>j Supply beyond 2033 294</p>																																																																
MM72	14	83	LP39	<p>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> <p>LP39 Housing Allocations up to 2033</p> <p>The following sites are allocated for housing and shown on the Proposals Map:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"></th> <th style="text-align: right;">Area (ha)</th> <th style="text-align: right;">No.</th> </tr> </thead> <tbody> <tr> <td colspan="4">Category 1 - Market Towns</td> </tr> <tr> <td colspan="4"><i>Atherstone & Mancetter</i></td> </tr> <tr> <td>H1</td> <td>Land at Holly Lane Atherstone</td> <td style="text-align: right;">32.7</td> <td style="text-align: right;">620</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> <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> <tr> <td colspan="4"><i>Coleshill</i></td> </tr> <tr> <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> <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> <tr> <td colspan="4"><i>Polesworth & Dordon</i></td> </tr> <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 1675</td> </tr> <tr> <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> <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> <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> <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> </tbody> </table>			Area (ha)	No.	Category 1 - Market Towns				<i>Atherstone & Mancetter</i>				H1	Land at Holly Lane Atherstone	32.7	620	H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	H3	Land off Sheepy Road, (football ground)	2.2	46	<i>Coleshill</i>				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	<i>Polesworth & Dordon</i>				H7	Land to east of Polesworth and Dordon	160.8	2000 1675	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
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				H12 Former Chapel House site, Dordon	0.3	7
				Category 2 - Adjacent adjoining settlements		
				H13 Land west of Robey's Lane, adjacent Tamworth	66.1	1270
				H14 Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141
				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 56
				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	128
				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		6824 6239
			Note: Above allocations are as at 1 st April 2019.			

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				<ul style="list-style-type: none"> H7 allocation of 2000 (1675 to be delivered up to 2033, 31 already have permission and 294 to be delivered up to 2035) 																
MM73	14	84	LP39(a)	<p>The following sites are allocated as reserve housing sites. They are sites which have been assessed in the same manner as allocations, and where there is a reasonable prospect that they could become available and could be viably developed towards the medium- latter years of the Plan. They will be considered to be inside the development boundary of the respective settlement once the whole development has been completed. The sites will be released when two criteria are met (both apply). The first criteria is if there is a need to enable supply against the five year housing land supply, i.e. if annual monitoring data indicates that forecast land supply falls lower than 5.5 years relative to the stepped trajectory. Secondly, reserve sites will only be considered at that juncture if access, infrastructure, or flooding issues have been addressed as relevant, and they otherwise represent deliverable sites. It is expected that sites will be developed in accordance with the density requirements of this Plan. Figures given below are indicative amounts subject to refining once infrastructure requirements including the safeguarded routes and flood work, in particular, are known.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">RH1</td> <td style="width: 60%;">Dairy House Farm Phase 3 and safeguarding route for dualling of A5</td> <td style="width: 10%; text-align: right;">4946.8</td> <td style="width: 10%; text-align: right;">360</td> </tr> <tr> <td>RH2</td> <td>Land north of Ansley Common</td> <td style="text-align: right;">21.6</td> <td style="text-align: right;">388</td> </tr> <tr> <td>RH3</td> <td>Atherstone Football Ground</td> <td style="text-align: right;">2.2</td> <td style="text-align: right;">46</td> </tr> <tr> <td>Totals</td> <td></td> <td style="text-align: right;">68.470.6</td> <td style="text-align: right;">748794</td> </tr> </table> <p>Both sites RH1 and RH2 will require a Concept Plan and phasing plan to be agreed by the Council prior to development being brought forward.</p> <p>Site RH1 will provide for the dualling of the A5 to the north of the site to join from the current A5 to the west of Grendon and re-join the current A5 to the east of Grendon (A5 'phases 3 and 4' in the Infrastructure Delivery Plan). Prior to development coming forward, a concept Master Plan will be agreed with the Borough Council to include the following</p> <ul style="list-style-type: none"> An agreed alignment of the A5 dualling within the site Safeguarded land for the dualling of the A5 together with proportionate highway contributions 	RH1	Dairy House Farm Phase 3 and safeguarding route for dualling of A5	4946.8	360	RH2	Land north of Ansley Common	21.6	388	RH3	Atherstone Football Ground	2.2	46	Totals		68.470.6	748794
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				<ul style="list-style-type: none"> • housing will be located to the south of the new road; • a minimum of 1550m (or as agreed) buffer zone will be provided around the ancient woodland; • a landscaped buffer will be provided along the new A5; <ul style="list-style-type: none"> • the current Watling Street, A5, will be downgraded and pedestrian crossings will be provided to allow for greater cohesion with the main part of the settlement to the south; and • improved cycling will be provided along the Watling Street. • Provide supporting social and community infrastructure <p>Site RH2 (land north of Ansley Common) will likely be deliverable after 2025 particularly in the eventuality that phases 1 to 4 of the A5 improvement works are delayed or not clear at that stage subject to access and highway improvements in the locality being addressed.</p> <p>The site will provide for:</p> <ul style="list-style-type: none"> • improved walking and cycling through the site to link to the various footpaths; • provide an access road through the site which is useable by public transport; and, • will assess and then implement a package of measures to protect and enhance the biodiversity assets in the locality including Moorwood Wood. • Provide supporting social and community infrastructure <p>Site RH3 as shown on the Policies Map will require a detailed site-specific flood risk assessment 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 extent of the developable area will be defined and based upon the EA Flood Zones until such modelling outputs become available. It may be possible to redistribute ground levels within the site to ensure safe access and egress to all parts of the site, however this will need to be explored in greater detail as part of a FRA to ensure it does not increase the risk of flooding to third parties</p>
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MM75	14	82	Table 8	<p>Amend supporting paragraph 14.12 to reflect examination document AD52B: ‘Table 8 provides information on employment supply for the Borough. This includes all employment land including the Regional Logistic Sites of Hams Hall and Birch Coppice, and also 36.33ha related to JLR storage facility at the former Baddesley Colliery. These sites have provided for around 140ha since 2011, a further 78ha with planning permission at the time of submission, with allocations in LP40 collectively proposing a further 57.2ha.’</p> <p>Replace Table 8 with the following:</p> <table border="1"> <thead> <tr> <th></th> <th>1/42011 to 31/3/2019</th> <th>Hectares (Gross)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total completions</td> <td>142 167.08</td> </tr> <tr> <td>B</td> <td>Planning permissions</td> <td>56.0 69.12 67.24</td> </tr> <tr> <td>C</td> <td>Allocations E1 – 6.6 E2 – 5.1 E3 – 3.5 E4 – 42</td> <td>57.2</td> </tr> <tr> <td>D</td> <td>Total completions, permissions and forecast Supply</td> <td>280.28 293.22 291.34</td> </tr> </tbody> </table>		1/42011 to 31/3/2019	Hectares (Gross)	A	Total completions	142 167.08	B	Planning permissions	56.0 69.12 67.24	C	Allocations E1 – 6.6 E2 – 5.1 E3 – 3.5 E4 – 42	57.2	D	Total completions, permissions and forecast Supply	280.28 293.22 291.34
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MM75	14	82	Table 8	<p>Note below Table 8 to read as follows</p> <p>* Row B Planning permissions in the above Table does not count the gross site Area for Coleshill Hall although it has extant permission. HS2 has taken 1.88 hectares leaving a site area of 14.5 hectares.</p>															
MMX			LP40	<p>LP40 Employment Allocations</p> <p style="text-align: right;">Area (ha)</p>															

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				<p>Category 1 – Market Towns <i>Atherstone</i></p> <p>E1 Land south of Rowlands Way east of Aldi (for Aldi expansion) 6.6</p> <p><i>Polesworth / Dordon</i></p> <p>E2 Land to the west of Birch Coppice, Dordon 5.1</p> <p>E3 Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm 3.5</p> <p>Category 2 – Adjacent adjoining settlements</p> <p>E4 Land to the south of Horiba MIRA Technology Park & Enterprise Zone 42</p> <p>TOTAL 57.2</p>
MM76	14	87	H1	<p>32.7 hectares of land off Holly Lane, Atherstone is allocated for around 530 dwellings.</p> <ul style="list-style-type: none"> • The site should provide for a mix of types and tenures including the opportunity to provide serviced plots for potential self-build dwellings; and • Open space provision either on-site or part via financial contributions towards improvements at Royal Meadow should be provided, including provision of a landscaped walk/cycle link along the Innage Brook, linking with the route and Sustainable Urban Drainage systems on adjoining sites to the south, off Rowland Way; and • The site will require significant landscaping along its north and north western boundaries to address the open aspect and landscape sensitivity identified in the Council’s Landscape Character Assessment for this area of land at the edge of Atherstone town. <p>Development of the site should enable and not prevent access opportunities and routes to further potential land to the west, including both vehicular and pedestrian.</p> <p>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 site specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of Area A and Area B are indicative and based upon the EA Flood Zones until such modelling outputs become available.</p>
MMX			14.20	Land beyond the above allocation is now put forward as an area of future growth for Atherstone.

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				And amend 'There are a number of heritage assets within and close to the site. In addition to the evidence prepared in support of the plan including at examination, they will require detailed assessment in respect of their significance, setting and implications of any effects.
MMX			14.23	Replace reference to ATLAS with Homes England
MM77	14	85	H2	<p>Some 71.2 hectares to the north-west of Atherstone is allocated for development (H2). for future growth, including 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:</p> <p>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 Level 3 Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (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.</p> <p>1 the significance, including the contribution of setting, of the heritage assets within and close to the site, including 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 the setting of any assets beyond the site that contribute to their historic significance. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are retained or enhanced in line with policy LP15 that any effects to heritage assets or their settings should be minimised. The Master Plan should address the preservation and enhancement of designated and non-designated heritage assets, through the siting and design of new development including:</p>

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				<ul style="list-style-type: none"> • Merevale Hall (Grade II* Listed) and its historic Park and Garden (Grade II* registered) and wider setting; • listed buildings, including the farmstead at Whittington Farmhouse (also known as Whittington Cottage) and attached farm buildings (Grade II Listed) and Whitley Farm (non-designated heritage asset) and the canal locks (Grade II Listed); • the listed buildings at Whittington to be incorporated into a service centre allowing for their conservation and preservation; and to retain the canal, its historic function and associated built features, both designated and non-designated, and the relationships between these assets, ensuring a clear division between the canal route and the development via means of landscaping and/ or development siting to help preserve the unity of and legibility of these assets as a historical and functional group; • the listed buildings and historic farmsteads; and • 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. appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale Estate <p>2 health Services and facilities in terms of financial contribution. The farmsteads of Whittington and Whitley Farms to be incorporated into a service centre allowing for their conservation and preservation. The retention of the historic structures relating to the two assets, along with their setting, should be addressed and inform the service centre layout</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>4-5 access to and from the A5 which will be accessible by public transport;</p> <p>5 6 access over the West Coast Mainline;</p> <p>6 7 pedestrian and cycling links and facilities will be required to access the services and facilities in Atherstone, Grendon and Baddesley; and,</p>
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				<p>78 green infrastructure links will be provided to access and open routes along the River Anker corridor and the Coventry Canal</p> <p>Before the development of the site, an agreed, appropriately staged programme of archaeological recording and mitigation, informed by field evaluation will be required</p>
MM78	14	89	H3,	Delete policy (moved to be a reserved housing site under LP39a site RH3)
MM79	14	89	E1	<p>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.</p> <p>In the event that the allocation becomes surplus to the requirements of Aldi, who currently have an interest in it, the site will continue to be safeguarded as a long term employment site for smaller scale, mixed E(g)(ii) 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>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 Level 3 Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (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. Innage Brook will be protected and enhanced by a 10m semi-natural buffer between any development and the bank of the brook.</p>
MMX				Delete paragraph 14.29
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 characters 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>

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MMX			14.38	Delete and amend to The issue of coal reserves, and that development should not needlessly sterilise minerals resources and implications for land stability and viability needs detailed consideration in addition to the evidence supporting the Local Plan as individual proposals come forward’.
MM83	14	92	14.39a	New paragraph to explain the work with Homes England to bring forward sites. 14.39a The Borough Council will work with Homes England, the local community and landowners to agree a Concept Plan and Master Plan for the area.
MM84	14	92	H7	Land to the east of Polesworth and Dordon between the A5 and B500 will be allocated for development of a minimum of 2000 homes with a minimum of 1675 being provided within the plan period 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. Development will take place in accordance with the Framework and Design guide to ensure The Framework will ensure that development for the whole site is delivered in a comprehensive and co-ordinated manner 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 will ensure a high quality of place is created respecting the separate identities of Polesworth and Dordon. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15, that any effects to heritage assets or their settings should be minimised The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will consider and provide for in particular but not exclusively, and in line with policy LP1 include the following: <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

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				<p>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.</p> <p>5. A strong and clear network of footpaths and cycle ways that allow for and encourage sustainable movement through the site. This network should connect to the existing settlements of Polesworth and Dordon and to the wider countryside and make use of existing rights of way.</p> <p>6. A comprehensive transport assessment for the development and setting out the details of:</p> <ul style="list-style-type: none"> • new vehicular access arrangements onto the A5; • north/south highway links from the A5 to the B5000, to distributor road standard; • a legible road and movement hierarchy for the whole development; and • off-site improvements to the local and strategic road network, with particular regard to Long Street/New Street and the canal bridges on the B5000 <p>7. Assessment of the significance of heritage assets both designated and non-designated within the site and the contribution of setting to that significance, with particular reference to;</p> <ul style="list-style-type: none"> • Dordon Hall and the archaeological remains of its gardens, • the listed Obelisk, and • Hoo Hill and its visibility and legibility within the wider landscape. <p>This should be used to inform masterplanning and appropriate design of development on site that appropriately addresses/conserves the fabric and setting of the assets and in the case of Dordon Hall and associated assets a full heritage statement should be prepared. Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.</p> <p>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
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				<p>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 minimum of 15m 50 metre landscaped/open buffer should be retained around the ancient woodland in line with the Forestry Commission/ Natural England's Guidance. That will be subject to an agreed Master Plan, wherein consideration should be given to access, transition, and landscape character in having suitable regard to the Ancient Woodland.</p> <ul style="list-style-type: none"> • 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 routes with any sustainable urban drainage facilities and local play areas and play facilities, to create a multifunctional network; and, • a strategy for long term maintenance and management to ensure high standards of provision • retain and enhance Hoo Hill as a public open space • subject to uses being compatible, ecological routes and buffers can operate for multi-functional purposes such as recreational routes and open space <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 particularly the conservation and enhancement of the visual and historical relationships of heritage assets, identified in the bullet points above. and ensuring the delivery of high quality design throughout</p> <p>11. Community and key stakeholder consultation, engagement</p>
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				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
MM85	14	98	E2	<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 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 policies map, prior to the start of construction. will be required to be provided to land north of the A5, identified as site OS1 on the proposals map</p> <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. It will be made available for use, prior to any redevelopment proposal the start of construction of the employment site.</p>

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MM87	14	97	14.51	Delete paragraph, consequential amendment to MM38
MM88	14		14.53	Add " Alvecote Pools SSSI " to 2nd sentence of paragraph 14.53
MMX		97	14.57	Due to the nature of the Technology Park and because of the strong desire of the Borough Council to broaden its employment base the site will focus on B4 E(g)(ii) (research and development) and B2 uses. Logistic uses will not be permitted. B8 (warehouse and distribution) will not be permitted unless it is ancillary to the main use. The Borough Council sees this as a unique opportunity to build on the success of Horiba MIRA and does not wish to see this diluted in any way. Development will be carried out in accordance with a master plan
MM89	14		H13	<p>An area of approximately 66.1 hectares, east of the former Tamworth Golf Course and west of Robey's Lane is allocated primarily for residential development of approximately 1270 dwellings. Prior to development taking place a Master Plan must be agreed by the Borough Council. Development will then take place in accordance with the agreed Master Plan. The Master Plan will include:</p> <ul style="list-style-type: none"> • impacts on the scheduled monument to be considered and taken into account in the design and form of the future development; • primary access to be provided via the adjoining Golf Course redevelopment site (only service/emergency and pedestrian access to be accommodated onto Robey's Lane); • a mixture of house types which will include housing for the elderly and for young people as well as an area for self-build; • health and education facilities in terms of land and financial contributions; • the delivery of accessible public open space within the site linking with adjoining developments, including pedestrian and cycle route access to the Coventry Canal and open space proposed to the north of the Golf Course site; • 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. <p>Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15</p>
MMX			14.54	Replace final two sentences with: The proximity to Langley Sustainable Urban Extension (SUE) and the physical presence of the motorway to the east would enclose the site; it is important that the site is developed with appropriate regard to its relationship with Langley SUE'.
MM91	14	101	H14	Approximately 6.7 hectares north of Lindridge Road, Wishaw is to be excluded from the Green Belt and allocated for residential development subject to;

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				<ul style="list-style-type: none"> • Delivery, access and development of the site to be directly linked to the development and delivery of the Langley Sustainable Urban Extension immediately to the south within Birmingham City Council administrative area and allocated in the Birmingham Local Plan. • The location of residential development and open space to take account of the proximity of the Langley Mill Sewage Treatment Works off Lindridge Road to the north-west of the site and M6 (Toll) to the east and north. <p>The site is shown on the Policies Map A site-specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (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.</p> <p>Correction to Policies Map – to be shown outside of greenbelt</p>
MM92	14	102	E4	<p>Approximately 42 hectares will be specifically allocated for B4 E(g)(ii) (research and development) and B2 use classes, with B8 (warehousing & distribution) uses permissible only where ancillary or clearly secondary to the primary use to the south of the A5 at Horiba MIRA Technology Park & Enterprise Zone.</p> <p>Purpose built premises will be required to be provided on approximately 2 hectares to cater for small incubator units</p> <p>Small incubator units will be sought as part of the application.</p> <p>Development will be carried out in accordance with a Master Plan to be agreed by the Borough Council.</p> <p>The Master Plan will include:</p> <ol style="list-style-type: none"> 1. An Assessment will be required of the significance of heritage and non-heritage assets within and close to the site including their contribution of setting to that significance, with particular reference to Caldecote and Watling Street, to inform the appropriate design of development on site. Development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15 2 the provision of sustainable transport measures including a cycle and footpath link along the A5 to Atherstone and Mancetter; and. access to the cycle/pedestrian route to the south east of the site; 3 a significant landscape buffer to the southern and south eastern boundaries of the site; 4. means to maximise on site solar energy generation;

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				<p>5 means of controlling lighting and in particular to minimise impact on Caldecote; and,</p> <p>6. the location and type of any small incubator units</p> <p>5. the final form and design of development will take into account the impact on heritage assets.</p>
MM93	14	103	H15	<p>Land at Church Farm New Street, Baddesley Ensor, comprising 2.2 hectares is allocated for a Heritage led residential development including conversion and regeneration of Church Farmhouse and ancillary/associated barn and outbuildings. A high level of design and care is required to address the setting of the nearby Church of St Nicolas and Grade 2 listed war memorial, the sensitive landscape edge and setting of the site as highlighted in the Council's Landscape Character Assessment for the settlement. Development of the site will need to provide for in particular: 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</p> <p>1. An assessment of the significance of designated and non-designated heritage assets within and adjoining the site and the contribution of setting to that significance will be provided via a heritage assessment, with particular reference to;</p> <ul style="list-style-type: none"> • Church of St Nicholas • the Grade 2 Listed war memorial, • Church House, New street, • the historic farmstead and farmhouse, Church Farm, • The site of Baddesley Old Hall and any remaining associated structures, and the cottages site off Watery Lane. <p>The approach to development should be to maintain and emphasise the outlook and views through the site between these assets, reflecting the relationship and sensitivity with the historic setting of the wider landscape. Any harm, including taking account of any mitigation, should require clear and convincing</p>

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				<p>justification. Views from the existing settlement through the site to the Church and war memorial shall be retained.</p> <p>2. Development should enable retention and re-use of the former Church Farm dwelling and related historic farm buildings, which is recognised as a fine historic agricultural complex, as part of any development proposal to reflect the historic character of the site and aid in integrating the site with the existing village. If evidence proves the complex cannot be retained in full or in part, new development should seek to reflect the farm complex. The new developments details, scale and massing should reflect the existing buildings and their rural (partial wooded) setting, retaining the outlook and open nature of views between the site, heritage assets listed above.</p> <p>3. The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers. A programme of landscaping, tree planting and sensitive boundary treatment and planting will be required to address the sites sensitive setting in landscape and built heritage terms. Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of archaeological investigation, evaluation and recording before the development of the site.</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, 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
MMX			14.74	Delete paragraph
MM95 MM96	14		14.69 14.70	<p>Change final sentence to read:</p> <p>14.69 These large areas give the opportunity for a number of service and facilities to be improved, <u>including the allotments and sports ground,</u> as well as improve the local roads.</p> <p>Add 3rd Sentence to read:</p> <p>14.70 <u>It is expected that the site allocation H20 will be delivered in advance of the reserve site, RH2, Land north of Ansley Common, identified in New Policy LP39(a), unless circumstances change.</u> ”</p>

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				Consequential change to Policies Map to distinguish the green areas of allotments, sports ground and buffer around Ancient Woodland.
	14	101	H20	<p>Some 17.2 hectares (south) of land at Ansley Common are allocated for housing development. It is expected that at least 450 dwellings will be developed in this Plan period. Development will take place comprehensively including site RH2 and be in accordance with an agreed Concept and Master Plan.</p> <p>Development of the site will include:</p> <ol style="list-style-type: none"> 1 a through road from Plough Hill Road to Coleshill Road; 2 a range of house types to include both affordable and market housing for the elderly and young people; 3 the provision of cycle and footpath links through the site; 4 the provision of new and / or improvements to existing health and education facilities; 5 improvements to the adjoining existing sports ground and allotments will be retained and enhanced; 6 the setting of Brett's Hall and the estate will be considered, and any impacts minimised; 7 a drainage strategy be prepared and implemented; and 8 the provision of a minimum 15 50m (or as agreed) buffer will be retained and maintained to the ancient woodland of Brett's Wood.
MM97	14	105	H24	<p>1 hectare of land is allocated for housing development at Manor Farm, Newton Regis. Any development will need to consider the significance of the designated and undesignated heritage assets within and close to the site and be taken into account in the design and form of any future development.</p> <p>1. Development of the site will need to provide for and address in particular the following:</p> <ul style="list-style-type: none"> • retention as far as practicable and achievable of the historic farmsteads, Manor Farm and Bladon Farm asset, • retention of all traditional agricultural buildings associated with the historic farmstead and heritage asset, • address the setting of the farmsteads and their spatial relationship with the wider rural landscape, retaining an element of views through the site to reflect the visual and functional relationships between the assets and their rural setting, ensuring that the elements of the setting that make the strongest contribution to significance are conserved and, where appropriate, enhanced. Development should be set back to the rear of the historic buildings and be subservient to the farmhouses. • ensure development is appropriate in terms of design, materials and scale/mass that reflect the traditional, vernacular of the designated and non-designated assets within and adjoining the site and wider Conservation Area.

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				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.
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
MMX			Monitoring	Include monitoring indicator regarding quantity, and therefore proportions, of B1a/b, B1c/B2, B8 and other employment floorspace delivered relative to the proportions given in figure 2 of ELR further update [CD8/8], respectively 30,700 sqm, 10,600 sqm, 298,300 sqm and 339,500 sqm.
MMX			NWBC suggest insert at 5.1	Annex A shows the policies that the Council considered to be strategic and non-strategic with reference to paragraph 156 of the NPPF2012. Policies LP3 and LP21(?) contain elements which are both 'strategic' and 'non-strategic', the principal distinction being where provisions relate to decision-taking as opposed to the Borough-wide approach or boundaries.'
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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 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
H18	Dairy House Farm (Phase 2), Spon Lane, Grendon	120
H27	Land off Barn End Road	98
TOTAL		354

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<i>Policy</i>	<i>Title</i>	<i>Indicator/ metrics</i>	<i>Target</i>
LP1	Sustainable Development	Achievement of all indicators in the Local Plan which contribute towards LP1	<ul style="list-style-type: none"> i. All monitoring targets met or exceeded, ii. Development supported by required infrastructure with reference to IDP,/ NWBC26 Appendix A
LP2	Settlement Hierarchy	Achievement of all indicators in the Local Plan which contribute towards LP2	<ul style="list-style-type: none"> i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure, ii. All development outside of defined settlements justified and appropriate.
LP3	Green Belt	<p>Change to extent/ character of Green Belt</p> <p>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</p>	<ul style="list-style-type: none"> i. Protection of Green Belt's essential characteristics and purposes, ii. Any inappropriate development justified by very special circumstances.
LP5	Strategic Gap	<p>Change to extent/ character of Strategic Gap</p> <p>Numerical loss of area defined as Strategic Gap (in hectares/ square metres)</p>	<ul style="list-style-type: none"> i. No significant coalescence between built form of Polesworth with Dordon and Tamworth, ii. Any exceptions to protection accorded via LP5 justified.
LP6	Amount of development	<p>Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate</p> <p>Employment land delivered by Use Class and by hectare and square metre.</p>	<ul style="list-style-type: none"> i. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B, ii. Minimum of 100 hectares of employment land delivered to 2033 in line with the employment land trajectory in Local Plan appendix B, iii. 19 permanent residential iv. Needs for travellers and travelling showpeople met with regard to latest evidence/ monitoring for policy LP10 v. Provision of adequate infrastructure to support development requirements, vi. Maintenance of a five year supply of deliverable housing sites.
LP6a	Additional employment land	Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.	<ul style="list-style-type: none"> i. report trend
LP7	Housing development	Provision of housing relative to needs and preferences, including tenures, of the population	<ul style="list-style-type: none"> i. Increased availability of homes to meet the needs of the following groups: <ul style="list-style-type: none"> - older people - younger people/ starter homes

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		and at an appropriate density (Local Plan appendix C sets out relevant studies)	<ul style="list-style-type: none"> - people with disabilities - special needs housing (including sheltered or care accommodation and communal establishments) - custom/ self-build housing - <p>ii. Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site</p>
LP8	Windfall Allowance	Level of development (links with monitoring of LP2 and LP6)	i. 60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)
LP9	Affordable Housing Provision	Amount of affordable housing provision	<p>i. Affordable houses delivered () by type and tenure to meet target provision and mix in policy LP9,</p> <p>ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.</p>
LP10	Gypsy & Travellers Sites	<p>Amount of provision (links with LP6)</p> <p>Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils</p>	<p>i. Pitch provision to meet needs established via policy LP6 in accordance with the locational and other requirements of policy LP10,</p> <p>ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA).</p>
LP11	Economic Regeneration	Employment generation and diversification (links with LP12 and LP13)	<p>i. Increased and broadened/ diversified employment provision relative to the objectives in LP11</p> <p>ii. Existing provision safeguarded unless loss is justified.</p>
LP12	Employment Areas	<p>Existing employment base maintained (links with LP11 and LP13)</p> <p>Employment land change by Use Class and by hectare and square metre</p>	i. Report trend
LP13	Rural Employment	Farm and rural business growth and diversification, including number of proposals for re-use of existing buildings (links with LP11 and LP12)	i. Report trends
LP14	Landscape	Maintenance or enhancement of landscape character, including in respect of protective designations	i. Report trends
LP15	Historic Environment	Conservation and enhancement of the historic environment and heritage assets	i. Reduce number of assets on Heritage at Risk Register

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		<p>Number of applications approved contrary to advice of English Heritage.</p> <p>Number of applications refused owing to impact on historic environment.</p>	
LP16	Natural Environment	<p>Protection and enhancement of the natural environment (links with LP17)</p> <p>Number of applications approved contrary to advice of Natural England.</p> <p>Number of applications refused owing to effects on natural environment.</p>	<p>i. Safeguard and improve/ enhance habitats and biodiversity</p> <p>ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16</p>
LP17	Green Infrastructure	Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)	<p>i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)</p> <p>ii. Increase in biodiversity enhancements</p>
LP18	Tame Valley Wetlands NIA including Kingsbury Water Park	Maintenance and enhancement of Nature Improvement Area	<p>i. Report trends</p>
LP19	Local Nature Reserves	Protection or enhancement of the natural environment	<p>i. Report trends</p>
LP20	Green Spaces	Protection of locally valued green spaces (links with LP24)	<p>i. No loss of Local Green Space</p> <p>ii. Number of any unjustified losses</p>
LP22	Services and facilities	<p>Maintained or improved vitality of town and neighbourhood centres</p> <p>Applications for change of premises from retail and main town centre uses to others</p> <p>Mix of Uses in defined town/ neighbourhood centres and vacancy levels</p>	<p>i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP22)</p> <p>ii. Report number of any unjustified losses</p> <p>iii. Appropriate contributions for services and facilities secured from development via planning obligations</p>

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		Funding received for provision of community/ public services and facilities	
LP24	Recreation Provision	Improved availability and accessibility of recreation provision Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought	<ul style="list-style-type: none"> i. Report trends on number, area and facilities provided. ii. Monitor compliance with adopted SPD
LP25	Transport Assessments	Development is accommodated within design capacity of road network as improved, Effects on road network are appropriate and linkages made with cycle and footpath networks where possible. Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.	<ul style="list-style-type: none"> i. No development approved with unacceptable effects on highway capacity or safety ii. Report trends.
LP26	Stations	Improved accessibility and facilities	<ul style="list-style-type: none"> i. Report trends
LP27	Railway lines	Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines. Support relocation of existing lawful buildings, structures or uses displaced by HS2.	<ul style="list-style-type: none"> i. Allow for the creation and integration of HS2 into the Borough ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor. iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.
LP28	Strategic Road Improvements <i>(to be finalised pending HIF outcome)</i>	Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)	<ul style="list-style-type: none"> i. Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5
LP29	Walking and Cycling	Improving provision and accessibility of walking and cycling routes across the Borough	<ul style="list-style-type: none"> i. Development of a walking and cycling strategy by [date]. ii. All development to make appropriate provision for such provision, including connection with existing routes.
LP30	Level crossings	Improvements made where affected by development or alternative arrangements proposed to ease traffic flow	<ul style="list-style-type: none"> i. Report trends.
LP31	Development considerations	Ensuring high quality of development in all respects Number of applications failing to comply with criteria 1 through 17.	<ul style="list-style-type: none"> i. Report trends.

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LP32	Built Form	Ensuring high quality of development in all respects Number of applications failing to comply with criteria 1 through 17.	i. Report trends.
LP33	Shop Fronts	Ensuring high quality of shop-fronts and advertisement (links with LP22)	i. Report trends.
LP34	New Agricultural, Forestry and Equestrian Buildings	All additions/ new rural buildings to be justified and integrate appropriately with character	i. Report trends
LP35	Water and Flood Risk Management	Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made Number of applications approved contrary to Environment Agency advice	i. Report trends
LP36	Parking	Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	i. Report trends ii. No net loss of lorry parking provision without justification.
LP37	Renewable energy and energy efficiency	Ensure all new development meets national requirements in respect of efficiency	i. Report trends
LP38	Information and Communication Technologies	Greater connectivity	i. Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services
LP39	Housing allocations	Amount of development and timing of delivery (see entry for LP6)	i. Report trends (see entry for LP6)
LP39a	Reserve Housing Sites	Contingency in the event that delivery falls short of trajectory in Local Plan Appendix C, targets set in respect of LP39 falter, if enabling infrastructure is required or if other specific justification for early release.	N/A
LP40	Employment allocations	Amount of development and timing of delivery (see entry for LP6)	i. Report trends (see entry for LP6)

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Appendix C

	Title	Author	Date
CD8/1	National Planning Policy Framework	Department for Communities & Local Government	March 2012
	Planning Practise Guidance	Department for Communities & Local Government	Updated regularly
CD5/4A	Local Development Scheme for North Warwickshire	NWBC	Oct 2020
CD5/2	Statement of Community Involvement	NWBC	April 2007
CD6/2B	Core Strategy	NWBC	Oct 2014
CD6/6	Growth Options Paper	NWBC	May 2016
CD3/1	Draft Site Allocations Plan	NWBC	June 2014
CD4/1	Draft Development Management Plan	NWBC	Aug 2015
CD6/9A	<i>Sustainability Appraisal:</i> Scoping report	LUC	Oct 2006
CD6/3	SA to accompany Core Strategy and addendum	LUC	Oct 2014
CD3/1			
CD4/2	SA to accompany Draft Site Allocations Plan	LUC	June 2014
CD6/7	SA to accompany Draft Development Management Plan	LUC	Aug 2015
CD1/2	SA to accompany Growth Options Paper	LUC	June 2016
	SA to accompany Draft Local Plan		
CD1/2A	Additional SA for NWLP	LUC	Jan 2017 & Sept 2017
AD45		LUC	February 2019
CD6/3	<i>Habitat Regulations Assessment</i> HRA for Core Strategy	LUC	July 2014
CD4/3		LUC	2015

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CD1/7	HRA to accompany Draft Development Management Plan HRA to accompany Draft Submission Local Plan	LUC	Nov 2017
AD16	Birmingham Local Plan	Birmingham City Council	January 2017
AD10A	Coventry Local Plan	Coventry City Council	2017
AD2	Memorandum of Understanding	NWBC, Tamworth Borough Council, Lichfield District Council	Sept 2018 (Update of June 2013)
CD5/3C	Memorandum of Understanding relating to Housing in Coventry & Warwickshire	Coventry & Warwickshire LPA's –	2018
CD5/3B	Memorandum of Understanding relating to Employment in Coventry & Warwickshire	Coventry & Warwickshire LPA's –	July 2016
CD5/3A	Memorandum of Understanding	NWBC and Birmingham CC	Sept 2016
AD3	Statement of Common Ground in relation to cross border education	NWBC, Warwickshire CC & Staffordshire CC	Sept 2018
AD17	North Warwickshire Sustainable Community Strategy 2009-2026	NWBC	
CD8/9	Strategic Housing Market Assessment (Coventry & Warwickshire)	GL Hearn	Sept 2014
CD8/10	Above document Updated	GL Hearn	Sept 2015
CD8/16	Sub-regional SHLAA (Joint Method Statement)	CW Local authorities	May 2015

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CD8/23	Greater Birmingham HMA Strategic Growth Study	G L Hearn / Wood	Feb 2018
CD6/9	Joint Green Belt Study for the Coventry & Warwickshire area	LUC	April 2016
CD6/10	Assessment of the Value of the Meaningful Gap and potential Green Belt Alterations	LUC	January 2018
	Infrastructure Delivery Plan	NWBC	Updated regularly
CD8/19	Tamworth Future Development & Infrastructure Study	NWBC	July 2009
CD6/3B CD6/3C	Settlement Sustainability Appraisal	North Warwickshire Borough Council	January 2010 Updated 2017
CD8/17 CD8/17	Strategic Land Availability Assessment 2017 Addendum to SHLAA	PBA PBA	October 2016 April 2017
CD6/1	Affordable Housing SPD	North Warwickshire Borough Council	June 2008
CD6/2	Affordable Housing SPD update	NWBC	December 2010
CD6/2A	Affordable Housing Viability	NWBC	September 2012
CD8/22	Economic Viability Assessment	Adams Integra	2014
NWBC13	Review and Update of the Council's Affordable Housing Viability Assessment, Local Plan Allocations Viability Assessment and CIL Study	Adams Integra	Sept 2018
NWBC14	Community Infrastructure Levy Non-Residential Review and Update Viability Report	Adams Integra	Sept 2018
NWBC26D	Response to question from the Inspector on the Council's Affordable Housing Viability Assessment, Local Plan Allocations Viability	Adams Intergra	July 2020

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	Assessment and CIL Study		
NWBC24B Annex H	Five Year Housing Supply as at 31 March 2019	NWBC	updated December 2020
CD8/14	Gypsy & Traveller Needs Assessment	Salford University	June 2013
AD56	Gypsy & Traveller Needs Assessment	Opinion Research Services	July 2020
CD8/6	Employment Land Review	GL Hearn	September 2013
CD8/7	Employment Land Review Addendum	GL Hearn	April 2016
CD8/8	Employment Land Further update	GL Hearn	September 2016
AD15	The Automation Impact	Localis	2018
CD8/2	Strategic Flood Risk Assessment	URS	October 2013
AD51A	North Warwickshire Site Specific Flood Risk Technical Note	Aecom	2019
CD8/5	Water Cycle Strategy	AECOM	October 2016
CD8/5A	Water Cycle Strategy – update	AECOM	June 2017
CD8/4	Renewable and Low Carbon Energy resource Assessment and Feasibility Study	Camco	April 2010
CD8/18 CD8/18A	Strategic Transport Assessment	Warwickshire County Council	September 2013 2017
CD8/18B CD8/18C CD8/18D	A Strategy for the A5 2012 A5 Action Plan 2016 A5 Supporting Growth and Movement in the West Midlands (2018 - 2031)	A5 Transport Partnership	
AD47	North Warwickshire Local Plan Examination in Public Matter 7: Infrastructure Provision Written Statement on A5 Dualling Proposals	Warwickshire County Council	March 2019
SoCG05	Statement of Common Ground relating to the A5 Improvements	agreed between: NWBC, Dept. for Transport Highways England	Dec 2020

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		Warwickshire County Council – Transport & Highways, Midlands Connect	
CD6/4	Conservation Area Appraisals	NWBC	Various
CD7/4	Historic Landscape Characterisation Study	WCC	June 2010
CD7/3	Historic Farmsteads Study	WCC	June 2011
	Warwickshire Historic Towns Study	WCC	Ongoing
CD8/11	Historic Environment Assessment	Oxford Archaeology	August 2014
CD8/12	Historic Environment Assessment	LUC	December 2017
AD1	Historic Environment Assessment – further work	LUC	February 2019
CD8/21	Archaeology Assessment to inform the North Warwickshire Local Plan	WCC	February 2018
AD27	Arden Landscape Guidelines and Proposals Map	WCC	1993
CD7/1	Landscape Character Assessment	FPCR	August 2010
CD8/3	Warwickshire, Coventry & Solihull Sub-Regional Green Infrastructure Study		
CD8/3	Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Study	Land Use Consultants	July 2011
CD7/2	PPG 17 Audit	Inspace	2008
CD6/7A	Green Space Strategy 2008-2018	NWBC	December 2008
CD6/8	Green Space Strategy 2017 - 2031	NWBC	October 2017
CD8/15	North Warwickshire Playing Pitch Strategy	Knight Kavanagh & Page	October 2010
CD8/15A	North Warwickshire Playing Pitch Strategy	4 Global Consulting	October 2017
CD7/5	Leisure Facilities Operational Review and Future Delivery Options	NWBC	October 2017

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CD6/11	Supplementary Planning Document (SPD) on Planning Obligations for Open Space, Sport and Recreation	Nortoft Partnerships Ltd	November 2017
	Census	ONS	2011