

## Agenda Item No 5

### Executive Board

22 March 2018

#### Report of the Assistant Chief Executive And Solicitor to the Council

#### North Warwickshire Local Plan - Submission

## 1 Summary

- 1.1 This report brings to Members information from the Regulation 19 consultation on the Draft Submission version of the North Warwickshire Local Plan and seeks the formal submission of the Local Plan.

### Recommendation to Full Council

- a That the North Warwickshire Local Plan be submitted to the Secretary of State;
- b That the suggested changes detailed in the report be recommended to the Inspector;
- c That the Assistant Chief Executive & Solicitor to the Council be given delegated powers to approve minor corrections during final proof reading.

## 2 Information accompanying this report

- 2.1 A number of Appendices have been supplied with this report. These are:

Appendix 1	List of representors
Appendix 2	Spreadsheet summary of information for each representor
Appendix 3	Spreadsheet of the changes being proposed in Local Plan order and officer response
Appendix 4	Consultation Statement (Regulation 22)
Appendix 5	Duty to Co-operate paper
Appendix 5a	Coventry & Warwickshire Memorandum of Understanding (MOU) - Housing
Appendix 5b	Coventry & Warwickshire Memorandum of Understanding - Employment
Appendix 5c	Tamworth Borough Council and Lichfield DC MOU
Appendix 5d	Birmingham City Council MOU
Appendix 5e	Statement of Common Ground with Staffordshire County Council (SCC) and Warwickshire County Council (WCC)
Appendix 6	North Warwickshire Local Plan – submission version
Appendix 7	Infrastructure Delivery Plan (IDP)

- 2.2 In addition 3 further appendices will be supplied as soon as possible following the close of the consultation period on 16 March to list those representations

made between 5 March and 16 March. Members will be made aware when these are available. These will be:

Appendix 8	Addendum to Appendix 1 - List of representors
Appendix 9	Addendum to Appendix 2 - Spreadsheet summary of information for each representor
Appendix 10	Addendum to Appendix 3 - Spreadsheet of the changes being proposed in Local Plan order and officer response

2.3 Copies of all of the Appendices have been placed in the Members Rooms and placed on the Council's website.

### 3 Representations

3.1 As of Monday 5 March there were 363 organisations / individuals who have made comments to the Draft Submission version of the Local Plan. 349 of these were submitted by the original closing date of 31 January 2018. A copy of all of the representations has been made available on the Council's website and a paper copy put into the Committee Room for all Members to view.

3.2 Attached as Appendix 1 is a list of all of the representors in number order. 33 representations were from organisations including adjoining local authorities leaving 330 from companies and individuals.

3.3 Appendix 2 provides a short synopsis of what the representations have referred to and what they consider in relation to the questions of whether the plan has been positively prepared, and is justified, effective and consistent with national policy. Also they have indicated if they wish to be involved in the hearing sessions of the examination process.

3.3 Appendices 1, 2 and 3 are correct up to and including Monday 5<sup>th</sup> March. Three addenda (Appendices 8, 9 and 10) will be provided with any additional representations from the 6<sup>th</sup> March to the 16<sup>th</sup> March.

### 4 Consultation

4.1 The consultation statement for the Local Plan is outlined in Appendix 4, and is a document required under the Local Plan Regulations 2012. The statement will accompany the Local Plan when it is submitted.

4.2 The main objections coming out of the consultation are:

1. Duty to co-operate – the Borough Council has not co-operated effectively although there is support for what we have achieved;
2. Infrastructure – there is insufficient infrastructure to deal with the additional growth in particular:
  - a. local roads;
  - b. A5, B5000;
  - c. health facilities;
  - d. educations facilities; and,
  - e. open spaces.

3. Settlement hierarchy – in particular the focus of development should be a new settlement and not be focussed on the Market Towns outside of the Green Belt and sites adjoining neighbouring Councils;
4. Green Belt – releasing Green Belt for further development;
5. Meaningful Gap – in particular that the area designated is wrong and that additional land for housing should be provided;
6. Amount of development - This is in particular because it is considered that too much land is allocated for the size of the Borough;
7. Specific allocations have objections, in particular H7 Land east of Polesworth and Dordon;
8. Focus should be on brownfield development rather than greenfield; and,
9. Sustainability Appraisal – consultants are looking at all of the representations referring to the SA to provide their professional judgement on the comments. A verbal update will be given at the meeting.

## 5 Additional Information

### *GL Hearn / Woods Report*

- 5.1 As Members are aware the Councils in the Great Birmingham Housing Market Area (GB HMA) (an area that includes North Warwickshire) commissioned a review of the housing needs, as part of the requirement to keep that evidence up-to-date. The final report, prepared by GL Hearn / Woods, was published on 21 February and will form part of the wider background evidence for the Local Plan and general planning policy. The report is technical evidence, is independently prepared and it doesn't commit any of the planning authorities to a course of action as they develop their Local Plans. A copy of the report has been placed in each Group room.
- 5.2 The report in summary finds that there is a shortfall of some 60,855 dwellings made up of 28,150 dwellings up to 2031 and a further 32,700 dwellings shortfall between 2031 and 2036. These are minimum figures. The Borough is aspiring to deliver in the emerging Local Plan 3,790 dwellings, which is 10% of the previously identified shortfall of 37,900.
- 5.3 As it is new evidence for the GB HMA the Borough Council must consider if it impacts on the submission of the Local Plan. Officers do not believe there are any implications for the submission of the Local Plan as North Warwickshire has worked proactively to deliver a proportion of the outstanding housing requirement from the GB HMA. The report makes it clear that additional supply in North Warwickshire is unrealistic. The report states at paragraph 9.67:  
*“The analysis in Table 63 shows that there are particular constraints to introducing further residential land supply in North Warwickshire, which is already planning in its emerging Local Plan to deliver housing growth of 1.8% pa. Given moderate house prices in the District and the very strong rate of housing delivery proposed, our analysis indicates no effective potential for additional supply to be brought forward in North Warwickshire.”*

- 5.4 In addition, Birmingham City Council has sent a representation of support for the work that the Borough Council has done. This does not mean of course that the Borough Council will not continue to work with the local authorities from the GB HMA as the current housing in the Plan needs to be delivered with the appropriate infrastructure and discussions will need to take place as to the much longer term implications for the Borough. If new settlements are going to be part of the future delivery scenarios these need to be discussed as early as possible to ensure that delivery can take place post the current Plan.

#### *NPPF*

- 5.5 On Monday 5 March 2018 a consultation began on changes to the NPPF. The consultation runs until 10 May 2018. The main suggested changes affecting Plan-making are reflected in Chapter 3 of the consultation document. These are:
- a) a new plan-making framework which defines strategic priorities and allows authorities to plan for these in the most appropriate way;
  - b) amendments to the tests for a 'sound' plan, to make clear that it should set out 'an' appropriate strategy rather than 'the most appropriate strategy' (to avoid the need for disproportionate work to demonstrate that a strategy is optimal);
  - c) enabling spatial development strategies to allocate sites if there is unanimous agreement;
  - d) the new requirement for authorities to review plan policies every five years following the date of adoption, with updates, if necessary, to reflect changing circumstances. If no review is necessary to publish their reasons if they decide not to do so;
  - e) tightening the evidence which is expected in respect of both local and strategic policies to support a 'sound' plan, to allow for a more proportionate approach;
  - f) introducing the expectation that plans should use digital tools to assist consultation and presentation of policies.
  - g) setting out that to meet the test of soundness authorities (including Mayors and combined authorities with plan-making powers), when preparing plans, will need to prepare and maintain a statement of common ground, as evidence (where appropriate) of the statutory duty to cooperate;
  - h) changing the 'effective' and 'positively prepared' soundness test so that these more clearly encourage agreements and joint working; and
  - i) a new approach to viability, through which plans are expected to be clear about the contributions expected in association with development. This will help ensure that requirements on developments set through plan policies are deliverable, more transparent and provide more certainty about what will be expected at the decision-making stage.
- 5.6 Further changes are also proposed to the tests of 'soundness', to:
- a) ensure a consistent approach to examination, by extending their application to all strategic and local plans, so that policies in a spatial development strategy are assessed against the same criteria as strategic policies in a local plan;

- b) amend the ‘positively prepared’ soundness test to emphasise the role of plans in meeting objectively assessed needs for housing;
- c) strengthen the ‘effective’ soundness test to emphasise effective joint working, as evidenced by the Statement of Common Ground which enables authorities to record where agreements have and have not been reached; and
- d) make clear that the tests will be applied proportionately to local policies according to the extent to which they accord with strategic policies.

5.7 Housing Delivery Test Draft Measurement Rule Book has also been prepared to sit alongside the NPPF. It will come into effect from November 2018 and shows the continued importance of granting planning permissions and the housing industry delivering completions, failing which this could be another route that the Local Plan is out of date. This test is also reflected in the suggested changes to the NPPF. The calculation will be:

$$\text{Housing Delivery Test \%} = \frac{\text{Total net dwellings delivered over the previous three years}}{\text{Total number of houses required over three year period}}$$

5.8 Draft Planning Policy Guidance has also been updated. This confirms the intention to introduce a new method of calculating housing need as indicated in the previous consultation on the Housing White Paper and reported to Board in October / November 2017.

5.9 Although it is a consultation it shows the direction of travel for potential changes to the NPPF. As such it is important to consider the possible changes against the Local Plan. It is not considered that there is anything that would stop the Local Plan from being submitted. This is for the following reasons:

- 1. The Plan meets and exceeds the OAN for the Borough; and
- 2. The Borough Council has been working proactively and effectively throughout the production of the Local Plan. This is discussed further in the Duty to Co-operate section below.
- 3. The current, and potential future, direction of Government policy is to substantially boost the supply of housing. There is nothing in the draft NPPF, in Officers’ view, that would justify seeking to reduce the level of housing.

## 6 Duty to Co-operate

6.1 The Duty to Co-operate although on-going in practice is officially assessed as of the date of the submission of the Local Plan. Attached as Appendix 5 is a paper setting out what the Council has done to satisfy this requirement. Although the Borough Council has not maintained a SoCG throughout the whole process as now being suggested by the consultation on changes to the NPPF there are five memoranda of understanding / statements of common ground. These are attached to this Board report as follows:

Appendix 5a	Coventry & Warwickshire Memorandum of Understanding (MOU) - Housing
Appendix 5b	Coventry & Warwickshire Memorandum of Understanding -

	Employment
Appendix 5c	Tamworth Borough Council and Lichfield DC MOU
Appendix 5d	Birmingham City Council MOU
Appendix 5e	Statement of Common Ground with Staffordshire County Council (SCC) and Warwickshire County Council (WCC)

6.2 The above documents reflect the work that has gone into the Local Plan to bring it to this point as well as indicate where future work is required. It is recommended that all are agreed and incorporated into the Duty to Co-operate paper.

## 7 Revisions to the Local Plan

... 7.1 Part of Appendix 3 lists the suggested changes in Local Plan order being proposed by the representations. Against each one is a recommendation as to whether the suggested change is supported. The list will be provided to the Inspector as changes acceptable to the Council.

... 7.2 Attached as Appendix 6 is the proposed submission version of the Local Plan subject to final proof reading and minor corrections.

## 8 Submission

8.1 It is recommended that the issues raised do not change the overall strategy or detailed policies of the Local Plan and so the Local Plan can be submitted. All of the issues have been raised previously and it is now for an independent Inspector to consider whether the Plan is sound.

8.2 A requirement for the Council is to have a Programme officer in place from the date of submission. A Programme Officer has been engaged and will be the link for all participants including the Council to the Inspector.

## 9 Infrastructure Delivery Plan

... 9.1 The latest version of the IDP has been attached as Appendix 7. The only changes are to reflect the housing allocations in LP39 and to update the Open Spaces section of the document. As this is a live document, the information will continue to be updated wherever possible up to the hearings.

## 10 **Next Steps**

- 10.1 The next stage of the Local Plan preparation is to formally submit the Local Plan to the Secretary of State via the Planning Inspectorate under Regulation 22 of the Town and County Planning (Local Plan) Regulations 2012.
- 10.2 From the time of the submission the Local plan is in effect in examination. An Inspector will be appointed by PINS and notified to the Council. Depending on the Inspectorate, within 10 to 12 weeks there will be hearing sessions.
- 10.3 The examination process is controlled by the Inspector. They will determine the matters to be considered and who will be involved. Officers will be expected to act on behalf of the Borough Council and provide the Inspector with their professional planning view at all times. Officers will therefore, as at other Local Plan Inquiries, need to respond to points made by the Inspector and suggest draft modifications if required. All modifications will then need to be endorsed by the Council if accepted by the Inspector.
- 10.4 Following the hearing sessions the Inspector will determine if the Local Plan is sound, sound with main modifications or unsound. The Inspector will prepare a report outlining their recommendations and this will determine the next steps; adoption by the Council with no further changes, consultation on main modifications with the possibility of further hearing sessions, or to look at the reasons why the Plan has been found to be unsound and deal with that issues(s).

## 11 **Report Implications**

### 11.1 **Finance and Value for Money Implications**

- 11.1.1 The costs of the programme of work have been the subject of other reports and are funded through the Local Development Framework budget. The costs of examination including the Inspector and Programme Officer will be from this budget.

### 11.2 **Safer Communities Implications**

- 11.2.1 There are not considered to be any specific safer communities' implications or issues arising from the document or consultation. The Warwickshire and Worcester Police have provided a representation with their view of the changes it would like to see in the Local Plan.

### 11.3 **Legal and Human Rights Implications**

- 11.3.1 Stakeholder involvement and consultation in the production of the Development Plan process is an important element to ensure constructive consultation takes place as required by regulations.

#### **11.4 Environment and Sustainability Implications**

11.4.1 A Sustainability Appraisal accompanies the Local Plan. It has been part of the consultation process. In addition a Habitats Regulations Assessment has also been prepared.

#### **11.5 Health, Wellbeing and Leisure Implications**

11.5.1 Health, Wellbeing and Leisure are a key part of the Local Plan. Making the Borough a good place to live and work for all is an important aspiration that the Brough Council is working towards. The policies in the Local Plan compliment and will help to deliver these aspirations.

#### **11.6 Human Resources Implications**

11.6.1 The document has been drafted by the Forward Planning team who will be required to progress the document, including formal consultation, the submission to the Secretary of State and subsequent Examination in Public. There are therefore significant human resource implications for the delivery and completion/adoption of this document. This may require additional support and/or resources, particularly at the Examination in Public Stage.

#### **11.7 Risk Management Implications**

11.7.1 The Local Plan will be a new policy document for the Borough. This document will bring forward any relevant saved Local Plan allocations and adopted Core Strategy. The Local Plan will bring forward policies that are considered to be important to assist in the future development of the Borough.

#### **11.8 Equalities Implications**

11.8.1 An Equality Impact Needs Assessment has been carried out and is attached to this report.

#### **11.9 Links to Council's Priorities**

11.9.1 The Local Plan is linked to all aspects of the Council's priorities.

The Contact Officer for this report is Dorothy Barratt (01827 719250).

### **Background Papers**

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

## Equality Impact Assessment Summary Sheet

Please complete the following table summarised from the equality impact assessment form. This should be completed and attached to relevant Board reports.

Name of Policy Procedure/Service	North Warwickshire Local Plan – draft submission
Officer Responsible for assessment	Dorothy Barratt

Does this policy /procedure /service have any differential impact on the following equality groups /people

- (a) Is there a positive impact on any of the equality target groups or contribute to promoting equal opportunities and improve relations or:
- (b) could there be a negative impact on any of the equality target groups i.e. disadvantage them in any way

Equality Group	Positive impact	Negative impact	Reasons/Comments
<b>Racial</b>			There is a policy which gives the site criteria by which planning applications for Gypsy and Traveller accommodation will be considered.
<b>Gender</b>			
<b>Disabled people</b>	Yes		10% of housing on large sites is required to be for special needs accommodation. The policy is flexible and not prescriptive on the exact nature of this requirement as there is a full range of disabilities that could be accommodated. The Borough Council will work proactively with developers to assess this in more detail at the time of a planning application.
<b>Gay, Lesbian and Bisexual people</b>			
<b>Older/Younger people</b>	Yes		<ol style="list-style-type: none"> <li>1. A range of house types is being looked for throughout the Borough specifically to assist the young and older people. This will assist the young to remain in the Borough and to help people move into more suitable accommodation.</li> <li>2. A range of house types will be more achievable on larger sites.</li> <li>3. In addition there is a policy to improve walking and cycling which can be linked to improving health as well as providing an alternative mode of travel which is more cost effective.</li> </ol>
<b>Religion and Beliefs</b>			

People having dependents caring responsibilities			
People having an offending past			
Transgender people			

If you have answered **No** to any of the above please give your reasons below

*Please indicate if you believe that this document*

*Should proceed to further Impact assessment?*

**Needs no further action**

## Risk Management Form

**NORTH WARWICKSHIRE  
BOROUGH COUNCIL**

**Chief Executive's Division**

**2009 Cost Centre or Service**

<b>Risk Ref</b>	<b>Risk: Title/Description</b>	<b>Consequence</b>	<b>Likelihood (5 = high, 1 = low)</b>	<b>Impact (5 = high, 1 = low)</b>	<b>Gross Risk Rating</b>	<b>Responsible Officer</b>	<b>Existing Control Procedures</b>	<b>Likelihood (5 = high, 1 = low)</b>	<b>Impact (5 = high, 1 = low)</b>	<b>Net Risk Rating</b>
	DELAYED DELIVERY OF STATUTORY PLAN MAKING REQUIREMENT	Development by appeal  Possible Government intervention  Impact on ability to bring in funding to deliver required infrastructure  Core Strategy increasingly becoming out of date	<b>5</b>	<b>4</b>	<b>20</b>	<b>Dorothy Barratt</b>	Statutory process- legislation to comply with  Local Development Scheme provides timetable.  Monitoring carried out annually  Consultation with general public and members- included in timetable  Political commitment to timetable LDF sub-committee oversee process  Experienced staff trained in process, and updated as things change	<b>3</b>	<b>3</b>	<b>9</b>
<b>Risk Ref</b>	<b>Options for additional / replacement control procedure</b>						<b>Cost Resources</b>	<b>Likelihood (5 = high, 1 = low)</b>	<b>Impact (5 = high, 1 = low)</b>	<b>Net Risk Rating</b>

Completed By: Dorothy Barratt

Date: March 2018

North Warwickshire Local Plan – Submission  
List of Representors

Ref No	Name	Organisation
SLP1	B Pointon	
SLP2	Simon Blakeman	
SLP3	Rachel Dasley	
SLP4	Benjamin Stapley	
SLP5	Irene Bolton	
SLP6	Sharon Jay	
SLP7	Deborah Smith	
SLP8	Reiss Graham	HS2
SLP9	Philip Sharpe	IWA
SLP10	Anthony Tomkinson	
SLP11	Carl Galloway	
SLP12	Samantha Price	
SLP13	Lesley Briscoe	
SLP14	Deborah Parker	
SLP15	Dawn Brown	
SLP16	Mrs M Greedy	Bacchus Design (K Rickards)
SLP17	Hannah Bevins	National Grid
SLP18	Ben Johnson	
SLP19	Simon Pearson	
SLP20	John Randle	Hartshill PC
SLP21	Michelle Pearson	
SLP22	Terry Draper	
SLP23	Matt James	
SLP24	Tracy Coombes (2 responses)	
SLP25	Laura Fulleylove	
SLP26	Malcolm Brown	
SLP27	Sean Davies	Athag Ltd
SLP28	Gary Ralph (2 responses)	
SLP29	Mrs C Ralph	
SLP30	Mr & Mrs Lavis	
SLP31	Margaret Henley (Chairman)	North Warwickshire Heritage Forum
SLP32	Margaret Henley	
SLP33	Mr & Mrs Coleman, Mr & Mrs Watret	
SLP34	Carl Spencer	
SLP35	Mr J Stelfox	Tyler Parkes (H Winkler)
SLP36	Charlotte Stait	
SLP37	Glyn Beck	
SLP38	Lorraine Wright	
SLP39	Vicky Rogers	
SLP40	Malcolm Smith	
SLP41	Jonathon Ball	
SLP42	John Kasperczyk	
SLP43	Terence Power	
SLP44	Mrs J Power	
SLP45	W T Whitmore	
SLP46	Mr S G Hollyoak	
SLP47	Mr A Milton	
SLP48	Dr J Chambers	
SLP49	John Morris-Byrne	
SLP50	Jane Morris_Byrne	
SLP51	George Bell	
SLP52	Nicholas Rymond	
SLP53	West Midlands Harp	Tetlow King
SLP54	Debbie Murray	

North Warwickshire Local Plan – Submission  
List of Representors

Ref No	Name	Organisation
SLP55	D Boulstridge	
SLP56	ARUG co/David Atkin	
SLP57	Robert Macrow	
SLP58	Adrian Luckman	
SLP59	Andy Hobson	
SLP60	CISWO Trustees co/ Gordon Brewster	
SLP61	Simon Reynolds	
SLP62	Jane Sands	Ansley Parish Council
SLP63	Mr & Mrs Parker	
SLP64	John Stoneley	
SLP65	Emma Whapples	
SLP66	Matt Parker	
SLP67	Faye Whapples	
SLP68	Julie Richardson	
SLP69	A R Yarwood	National Federation of Gypsy Liasion Groups
SLP70	Andrew Kent co/ Craig Ball	Tarmac co/ Heaton Planning
SLP71	R Young	Dordon PC
SLP72	Mr D Sales	
SLP73	R Grantham	
SLP74	Mr & Mrs Clark	
SLP75	Mr & Mrs P Humphries	
SLP76	Kettle	
SLP77	David Mahoney	
SLP78	Matthew Mahoney	
SLP79	Miss H Holloway	
SLP80	P Clark	
SLP81	Angela Grantham	
SLP82	Andrew Conway	
SLP83	John Roberts	
SLP84	Patricia Wills	
SLP85	Susan Ryle	
SLP86	Will Tonks	
SLP87	Michelle Gray	
SLP88	Darren Sheldon	
SLP89	John Moore	
SLP90	Mrs J Sales	
SLP91	Tim Standing	
SLP92	Lyne Whitehouse	
SLP93	Mr & Mrs Bickford	
SLP94	Janet Bailey	
SLP95	Taylor Whitehouse	
SLP96	D A Gordon	
SLP97	B Lamb	
SLP98	Paul Masterson	
SLP99	Heather Masterson	
SLP100	M Caswell	
SLP101	Gillian Caswell	
SLP102	Colleen Higgins	
SLP103	Keith Brown	
SLP104	Cllrs Lewis and Philips	NWBC
SLP105	Waheed Nazir	Birmingham City Council
SLP106	Lorraine Barrett	
SLP107	Sandra Northall	
SLP108	Gary Webster	
SLP109	Lisa Wheeler	

North Warwickshire Local Plan – Submission  
List of Representors

<b>Ref No</b>	<b>Name</b>	<b>Organisation</b>
SLP110	Clare Eggington	Cannock Chase Council
SLP111	Mark Wright	Trebor Developments LLP
SLP112	Tony Duffy	Birch Coppice Allotment Association
SLP113	Ciel Property Holdings Ltd	Define Planning & Design Ltd (Mark Rose)
SLP114	James Brunoizzi-Jones	
SLP115	Ben Law-Jones	
SLP116	Lucy Law-Jones	
SLP117	Cllr Adam Farrell	North Warwickshire Labour Group
SLP118	Neil Sheasby	
SLP119	Andrew Gavan	
SLP120	Gill Jakes	
SLP121	Paul Sartain	
SLP122	Mr & Mrs Reading and Bartholomew	Phil Reading
SLP123	Denise Shakespeare	
SLP124	Ian Parsons	
SLP125	Richard Keatley	
SLP126	Emily Sartain	
SLP127	Martin Etheridge	
SLP128	Amy Keen	
SLP129	Natalie Sartain	
SLP130	Matthew Williams	
SLP131	Andrew Partlett	
SLP132	Sheila Tonks	
SLP133	Moto co/Collins & Coward	
SLP134	Cllr Adam Farrell	Borough Councillor
SLP135	Briony Kellegher	
SLP136	Roger Dawson	
SLP137	Simon O'Keeffe	
SLP138	Tracy Dorman	
SLP139	Martin Dorman	
SLP140	Carol Newman	
SLP141	Joe DiMarco	Planning Places (David Hickie)
SLP142	Irene Bradford	
SLP143	Maximus Group Limited	Delta Planning (Karin Hartley)
SLP144	S A Danks	
SLP145	Lorna Ferguson	Baddesley Ensor PC
SLP146	Bev Woollaston	Nether Whitacre PC
SLP147	Cllr Eleanor Pugh	
SLP148	Brian Pugh	
SLP149	The Occupier	
SLP150	G R Dorrell	
SLP151	S Linnell	
SLP152	The Occupier	
SLP153	J Dorrell	
SLP154	C A Linnell	
SLP155	I & J Waplington	
SLP156	Jean Miller	
SLP157	Polesworth PC	Polesworth PC
SLP158	Bovis Homes	Turley
SLP159	Amy Parker	Portland Planning Consultants Ltd
SLP160	Mr & Mrs G Crockford	
SLP161	Ashley Baldwin	Lichfield District Council
SLP162	Jayne Maw	
SLP163	Lloyd Levett	
SLP164	Arden Cross Consortium	Turley

North Warwickshire Local Plan – Submission  
List of Representors

Ref No	Name	Organisation
SLP165	Hazel Webster	
SLP166	Susan Holmes	
SLP167	Simon Goroll	
SLP168	Rebecca Mclean	Severn Trent
SLP169	Gemma McKinnon	WCC Health
SLP170	Philip Blackman	Pegasus Group (Steve Lewis-Roberts)
SLP171	Brian and Barbara Finch	
SLP172	David Parsons	
SLP173	Karen Cosgrove	
SLP174	Claire Clark	
SLP175	Philip Clark	
SLP176	Miss K Pickard	
SLP177	Mr & Mrs RV Pickard	
SLP178	Mr & Mrs D Orton	
SLP179	J Miller	
SLP180	Mrs J Hutton	
SLP181	Lisa Goldsworthy	
SLP182	R Cutforth	
SLP183	Simon Wootton	
SLP184	Toni Barber	
SLP185	J Cooper	
SLP186	S Watson	
SLP187	Christopher Kellegher	
SLP188	P Cooper	
SLP189	M Duley	
SLP190	R Wilson	
SLP191	J Troughear	
SLP192	The Occupier	
SLP193	Belinda Hawkins	
SLP194	J Hitchman	
SLP195	The Occupier	
SLP196	Lisa Sweet	
SLP197	C Wain	
SLP198	E Morris	
SLP199	S Morris	
SLP200	The Occupier	
SLP201	G Watson	
SLP202	J W Keeper	
SLP203	The Occupier	
SLP204	L Lander	
SLP205	D Hopwood	
SLP206	M Goodyer	
SLP207	L Allsopp	
SLP208	J Allsopp	
SLP209	Michelle Gellion	
SLP210	P Scott	
SLP211	M Scott	
SLP212	M Haywood	
SLP213	M Fulleylove	
SLP214	Garry Taylor	
SLP215	T A Pratley	
SLP216	Jayne Dalloway	
SLP217	Mrs C Roberts	
SLP218	Lee Fulleylove	
SLP219	K Goodyear	

North Warwickshire Local Plan – Submission  
List of Representors

Ref No	Name	Organisation
SLP220	Noel Traynor	
SLP221	Kelly Taylor	
SLP222	K Brain	
SLP223	P Allsopp	
SLP224	P Clark	
SLP225	A Robinson	
SLP226	Rosemary Ebblewhite	
SLP227	Robert Ebblewhite	
SLP228	C Clarke	
SLP229	Tim Roberts	
SLP230	G Sansom	
SLP231	S A Hart	
SLP232	The Occupier	
SLP233	J Sweet	
SLP234	A B Tempest	
SLP235	P Lloyd	
SLP236	P Sweet	
SLP237	Richard Oak	
SLP238	The Occupier	
SLP239	The Occupier	
SLP240	The Occupier	
SLP241	Joanne McIntrye	
SLP242	C Ball	
SLP243	The Occupier	
SLP244	D Webb	
SLP245	The Occupier	
SLP246	J A Barrass	
SLP247	The Occupier	
SLP248	The Occupier	
SLP249	A Collingwood	
SLP250	S Cutforth	
SLP251	D J Perks	
SLP252	Paul Donovan	
SLP253	J Brain	
SLP254	P J Miller	
SLP255	A Perks	
SLP256	Eddie McGinley	
SLP257	The Occupier	
SLP258	G Singh	
SLP259	John Brinksman	
SLP260	Mrs N Brinksman	
SLP261	J M Webb	
SLP262	A Dingley	
SLP263	L Tyson	
SLP264	Karl Hollis	
SLP265	Kenneth Mchugh	
SLP266	Bradley Hollis	
SLP267	Debra Hollis	
SLP268	R T Holmes	Atherstone Civic Society
SLP269	David Brownbridge	
SLP270	Miss B M Cart	
SLP271	Alan Vaughton	Curdworth Parish Council
SLP272	Cllr M Stanley	Borough Councillor
SLP273	Cllr A Richardson	Coleshill TC
SLP274	Lorraine Hollis	

North Warwickshire Local Plan – Submission  
List of Representors

Ref No	Name	Organisation
SLP275	Ben Gray	Packington Estates
SLP276	Warwickshire Police & West Mercia Police	Place Partnership Limited (Andrew Morgan)
SLP277	Mr & Mrs G Shakespeare	Godfrey Payton (Matthew White)
SLP278	Dr J M Doggett	
SLP279	White Family Partnership	Godfrey Payton (Matthew White)
SLP280	Andy Downes	
SLP281	Unknown	
SLP282	John Watts	
SLP283	White Farming Partnership	Godfrey Payton (Matthew White)
SLP284	Parkinson Partnership	Godfrey Payton (Matthew White)
SLP285	Kevin Hayes	
SLP286	Nicole Hopson	
SLP287	Mr A McDonald	Horiba Mira co/ Barton Willmore
SLP288	W Blincoe	CWLEP
SLP289	Susan Green	HBF
SLP290	Faye Beck	
SLP291	Craig Tracey MP	
SLP292	Mrs Y Line	
SLP293	Andrew Johnson	Hinckley & Bosworth BC
SLP294	Merle Gering	Keep our Green Belt
SLP295	Gordon McLean	
SLP296	Lynn Green	
SLP297	Lorraine Green	
SLP298	Lesley Green	
SLP299	Rita Poulson	
SLP300	Paul Reader	
SLP301	Anita Allsopp	Alvecote & Shuttington PC
SLP302	Kazi Hussain	Environment Agency
SLP303	KNG Developments	Framptons (Peter Bateman)
SLP304	Marilyn Massingham	
SLP305	Mandy Williams	
SLP306	Paul Openshaw	
SLP307	Alison & Jamie Nicholls	
SLP308	Emma Stanley	Borough Councillor
SLP309	Mr & Mrs Parker	
SLP310	Magda Jagielska	
SLP311	Mrs E A Brownsword	
SLP312	Melanie Lindsley	The Coal Authority
SLP313	Yvette Stanley	
SLP314	James Hughes	Natural England
SLP315	Clare Nichola	Cerda Planning
SLP316	Gary Langman	
SLP317	Alistair Cliffe	Spawforths
SLP318	Lewis McAulay	Porta Planning LLP
SLP319	Monica Fogarty	Warwickshire County Council - Joint Managing Director
SLP320	Greg Mitchell	Framptons
SLP321	Faye Beaufoy	
SLP322	Joseph and Jill Brown	
SLP323	Kelly Shemmans	
SLP324	Sushil Birdi	Tamworth Borough Council
SLP325	Jane Cobbald	
SLP326	Alice Weston	Muller Group c/o Knights
SLP327	Clare Forbes	Polesworth Group Homes Ltd

North Warwickshire Local Plan – Submission  
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Ref No	Name	Organisation
SLP328	Ben Archer	
SLP329	Rob Eaton	Birmingham Airport Ltd
SLP330	Mathieu Evans	Gladman Development
SLP331	Mr P Woollicroft & Mr & Mrs K Ford	Sworders (Toby Haselwood)
SLP332	Mr A Summerton - Walton Homes	CT Planning (Philippa Kreuser)
SLP333	St Modwen Developments Ltd	Planning Prospects Ltd (Robert Barnes)
SLP334	Ian Fray Kingsbury Hall Developments Ltd	Savills UK plc (Michael Davies)
SLP335	Stoford Properties	Barton Willmore (Mark Sitch)
SLP336	Hallam Land	Freeths LLP (Mark Bassett)
SLP337	Gary Palmer	Solihull MBC
SLP338	Mrs Stella Doggett	
SLP339	Vicky Bilton	Lioncourt Strategic Land
SLP340	Mr Ralph Arnold & Mrs Rosemary Bell	Fisher German LLP (Hannah Godley)
SLP341	Rohan Torkildsen - Planning Adviser West Midlands	Historic England
SLP342	Duncan Porter	
SLP343	Taylor Wimpey UK Ltd	RPS Planning Group (Cameron Austin-Fell)
SLP344	Sharon Martin	
SLP345	Cathedral Agricultural Partnership and the White Family	Savills UK plc (Michael Davies)
SLP346	Maureen Dewis	
SLP347	Julie Tomkinson	
SLP348	Adrian Johnson	Highways England
SLP349	Roger Harriss	
SLP350	Janette Griffin	
SLP351	Bernard Paintin	
SLP352	M G Houghton	
SLP353	G M Reading	
SLP354	Carl Spencer	
SLP355	Laura Perkins	
SLP356	John Winter	
SLP357	Andy Newton	
SLP358	Colin Wyatt	
SLP359	Stephen Briggs	
SLP360	Church Commisioners	Barton Willmore (Stacey Green)
SLP361	Annie English	Wildlife Trust
SLP362	T Summerfield/B Chatburn	CN Planning (Chris Nash)

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference			
SLP1	B Pointon		Housing Allocations	Roads canNot support development (A5 and local)			1			1			1			1			1			1			1	No		
SLP2	Simon Blakeman		LP39	Infrastructure canNot support development (Roads, schools, doctors)		1		1				1		1			1		1		1			1		1	No	
SLP3	Rachel Dasley		LP39 (H7)	Infrastructure canNot support development (Roads, schools, doctors. Loss of environmental assets)		1		1				1		1			1		1		1			1		1	No	
SLP4	Benjamin Stapley		LP39 (H7)	Infrastructure canNot support development (Roads, schools, doctors. Loss of environmental assets)		1		1				1		1		1		1		1			1		1	No		
SLP5	Irene Bolton		Sustainability Appraisal	Infrastructure canNot support development (Roads, schools, doctors. Loss of environmental assets, flooding, HS2)		1		1				1		1		1		1		1			1		1	No		
SLP6	Sharon Jay		Housing Allocations	Infrastructure canNot support development (Roads, schools, doctors. Loss of wildlife)			1			1			1			1		1		1			1		1	No		
SLP7	Deborah Smith		Allocations	Loss of countryside. Lack of infrastructure			1		1			1				1		1		1			1		1	No		
SLP8	Reiss Graham	HS2	General	No objection			1		1			1				1		1		1			1		1	No		
SLP9	Philip Sharpe	IWA	LP39 (H2)	Development here would damage the rural setting of the canal (heritage, wildlife, amenity value and recreational use). Housing allocation for the Borough is excessive		1				1		1			1		1		1		1			1		Yes	To show how damaging this allocation would be to the canal	
SLP10	Anthony Tomkinson		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1		1		1			1		1		1		1			1		1	No		
SLP11	Carl Galloway		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1		1		1			1		1		1		1			1		1	No		
SLP12	Samantha Price		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1		1		1			1		1		1		1			1		1	No		
SLP13	Lesley Briscoe		LP6, Housing Allocations	Too many houses being proposed. Roads will Not cope			1		1		1			1		1		1		1			1		1	No		
SLP14	Deborah Parker		Housing Allocations	Infrastructure canNot support development (Roads, schools, doctors. Loss of wildlife)			1		1			1			1		1		1			1		1	No			
SLP15	Dawn Brown		Housing Allocations (Polesworth & Dordon)	Infrastructure canNot support development (Roads, schools, doctors)		1		1				1			1		1		1			1		1	Yes			
SLP16	Mrs M Greedy co/ K Rickards	Bacchus Design	Greenbelt Dev Boundary	Boundary changed from Draft Local Plan 2016 when there were No objections							1															No		
SLP17	Hannah Bevins	National Grid	General	No comments to make			1		1		1			1		1		1		1			1		1	No		
SLP18	Ben Johnson		Housing Allocations (Polesworth & Dordon)	Infrastructure canNot support development (Roads, schools, doctors)			1		1			1			1		1		1			1		1	No			
SLP19	Simon Pearson		H19, H20	Roads canNot support development			1		1			1			1		1		1			1		1		1	No	
SLP20	John Randle	Hartshill PC	Sustainability Appraisal	Mitigating measures needed to defer traffic from development.			1		1			1			1		1		1			1		1	No			
SLP21	Michelle Pearson		H19, H20	Roads canNot support development. Through road is essential for H19 to Castle Road/Church Road			1		1			1			1		1		1			1		1	No			

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SLP22	Terry Draper		Housing Allocations	Infrastructure canNot support development (Roads, schools, doctors)			1			1			1			1			1			1			1	No	
SLP23	Matt James		Housing Allocations (Polesworth & Dordon)	Infrastructure canNot support development (Roads, schools, doctors). Loss of wildlife			1			1			1			1			1			1			1	No	
SLP24	Tracy Coombes (2 responses)		H19	Housing numbers doesn't reflect needs of local people.Facilities should be retained	1			1				1		1				1				1			1	No	
SLP25	Laura Fulleylove		Housing Allocations (Polesworth & Dordon)	Concerns about increased traffic and pressure on Doctors			1			1			1			1			1			1			1	No	
SLP26/26 A	Malcolm Brown		LP3/15	Greenbelt Infill Boundaries should be available to all settlements. Present boundaries are Not achievable . Question Monitoring	1			1				1		1				1				1				No	
SLP27	Sean Davies	Athag Ltd	Open Space Proposals	Object to open space adjoining Well Spring Close - is in private ownership			1			1			1			1			1			1			1	No	
SLP28	Gary Ralph (2 responses)		Housing Allocations	Questioning housing numbers, Settlement Hierarchy and IDP		1			1			1			1			1			1			1		No	
SLP29	Mrs C Ralph		Housing Allocations	Questioning housing numbers, Settlement Hierarchy and IDP		1			1			1			1			1			1			1		No	
SLP30	Mr & Mrs Lavis		H19	Infrastructure will Not be able to cope			1			1			1			1			1			1			1	No	
SLP31	Margaret Henley (Chairman)	North Warwickshire Heritage Forum		Question evidence as alternatives Not considered.Insufficient work carried out on environmental and historic impact. Not meeting local needs			1			1			1			1			1			1			1	No	
SLP32	Margaret Henley			Does Not meet local needs of people in Polesworth/Dordon.No robust credible evidence as to why this is the best strategy. Insufficient work carried out on environmental and historic impact. Traffic problems Now , increased flooding			1			1			1			1			1			1			1	No	
SLP33	Mr & Mrs Coleman, Mr & Mrs Watret		Housing Allocations (Polesworth & Dordon)	Too many houses proposed. Infrastructure will Not cope (roads,schools etc)			1			1			1			1			1			1			1	No	
SLP34	Carl Spencer			Too many houses proposed	1			1				1			1			1			1			1		No	
SLP35	Mr J Steifox co/ H Winkler	Tyler Parkes	LP39, LP39a, LP4, LP6 Sustainability Appraisal	Non allocation/safeguarding of site. Lack of sound reliable evidence. LP6 - inappropriate text. OAHN Not fully addressed. No policy to trigger early review.Over reliance on large sites. Question the SA		1			1			1			1			1			1			1		?	Decide at a later date
SLP36	Charlotte Stait		Housing Allocations (Polesworth & Dordon)	Too many houses being proposed.Roads will Not cope		1			1			1			1			1			1			1		No	

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SLP37	Glyn Beck		Housing Allocations (Polesworth & Dordon)	Too many houses being proposed.Roads will Not cope. Impact on environment			1			1			1			1			1			1			1	No	
SLP38	Lorraine Wright				1			1				1				1			1			1			1	No	
SLP39	Vicky Rogers		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP40	Malcolm Smith		Housing Allocations	Lack of infrastructure (roads). Complete cganhe in character of area. Suggest new areas considered for development			1			1			1			1			1			1			1	No	
SLP41	Jonathon Ball		Housing Allocations (Polesworth & Dordon)	Roads canNot cope. Schools, doctors at breaking point. Loss of environmental assets			1			1			1			1			1			1			1	No	
SLP42	John Kasperczyk		Housing Allocations	No legal rationale for building in towns/villages.Failure to look at alternative sites. No consultation with local residents.No details of improved infrastructure.Not meeting local needs		1			1			1			1			1			1			1	Yes	So the Inspector can hear from local people	
SLP43	Terence Power		Housing Allocations (Polesworth & Dordon)	Major concerns about the road networks, bridges, doctors and schools. Housing allocated out of proportion			1			1			1			1			1			1			1	No	
SLP44	Mrs J Power		Housing Allocations (Polesworth & Dordon)	Amount of housing proposed for area is to high. Wildlife devastated.Infrastructure will Not cope			1			1			1			1			1			1			1	No	
SLP45	W T Whitmore		Housing Allocations (Polesworth & Dordon)	Amount of housing proposed for area is to high.Infrastructure will Not cope.			1			1			1			1			1			1			1	No	
SLP46	Mr S G Hollyoak		Housing Allocations (Polesworth & Dordon)	Infrastructure will Not cope and No guarantee. Amount of housing proposed for area is to high. Environment and historic setting will be devastated. Impact on Air Quality			1			1			1			1			1			1			1	No	
SLP47	Mr A Milton		Housing Allocations	Not taken account of planning in other areas which will all add to overall problems. Lack of infrastructure (Doctors, schools, roads etc)Flooding will be worse. Radon gas, tunnels, floods add to Ansley Common site problems								1															
SLP48	Dr J Chambers			Not legally compliant due to evidence Not being available when initial decision made.Plan Not sound		1			1			1			1			1			1			1	Yes	To challenge the soundness of the plan	
SLP49	John Morris-Byrne		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	

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SLP50	Jane Morris_Byrne		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1		1			1		1		1		1		1		No		
SLP51	George Bell		Hartshill	Brownfield land should be given priority. HAR9 should be included in allocations and Not RH2		1			1		1			1			1		1		1		1		No		
SLP52 and SLP52A	Nicholas Rymond		Greenbelt Dev Boundary	Lifting of greenbelt restriction, redraw village boundary - would service housing needs both locally and nationally	1				1		1			1			1		1		1		1		Yes	To understand/challenge any objection to greenbelt lifting	
SLP53	West Midlands Harp co/ Tetlow King	Tetlow King	LP9 LP2	Welcome councils commitment to maximise affordable housing.LP9 Not subject to up to date evidence.LP2 (Category 4) will see No affordable housing in the Borough - Not consistent with NPPF			1			1		1			1			1		1		1		1		No	
SLP54	Debbie Murray		Housing Allocations (Polesworth & Dordon)	Roads are already at capacity as are doctors and schools. Loss of environmental amenities			1			1		1			1			1		1		1		1		No	
SLP55	D Boulstridge		Housing Allocations (Polesworth & Dordon)	Concerns over number of houses allocated and infrastructure Not being able to cope			1			1		1			1			1		1		1		1		No	
SLP56	ARUG co/David Atkin		LP26	Reword LP26 to include safeguarding land North west of Platform 1 for car parking	1				1		1			1			1		1		1		1		No	Happy to appear if objections raised	
SLP57	Robert Macrow			Failed to look at other options.No rationale for using settlement hierarchy.No guarantee of infrastructure.Doesnt meet local needs			1			1		1			1		1		1		1		1		No		
SLP58	Adrian Luckman		Housing Allocations (Polesworth & Dordon)	Understand need for housing but Not at the scale proposed. Roads will Not be able to cope			1			1		1			1			1		1		1		1		No	
SLP59	Andy Hobson		Housing Allocations	Question choice of allocations. Already problems with existing infrastructure (especially the A5)			1			1		1			1			1		1		1		1		No	
SLP60	CISWO Trustees co/ Gordon Brewster		Employment Allocations	Support the allocation E3 and the proposed relocation			1			1		1			1			1		1		1		1		No	
SLP61	Simon ReyNolds		Housing Allocations (Polesworth & Dordon)	Concerns over infrastructure and loss of wildlife	1				1		1			1			1		1		1		1		No		

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SLP62	Jane Sands	Ansley Parish Council	Housing Allocations (Ansley Common)	Support the revised allocation to protect Moor Wood and that land North is Now a reserve site. Concerns about infrastructure. SA incorrect with regards to facilities. Error with development boundary at 34 Birmingham Road			1			1			1			1			1			1			1	No	
SLP63	Mr & Mrs Parker		Housing Allocations (Polesworth & Dordon)	Infrastructure canNot cope Now (roads, schools, health services etc) Loss of wildlife and green space			1			1			1			1			1			1			1	No	
SLP64	John Stoneley		Housing Allocations (Polesworth & Dordon)	Current housing numbers have Not been justified and insufficient evidence that infrastructure has been considered. Insufficient consideration to loss of wildlife etc		1		1				1			1			1			1					No	
SLP64A	John Stoneley		Housing Allocations (Polesworth & Dordon)	Concerns about loss of countryside and pressure on Doctors surgery			1			1			1			1			1			1			1	No	
SLP65	Emma Whapples		Housing Allocations (Polesworth & Dordon)	Infrastructure canNot cope Now (roads, schools, health services etc) Loss of greenspace			1			1			1			1			1			1			1	No	
SLP66	Matt Parker		Housing Allocations (Polesworth & Dordon)	No justification for scale of development. Not meeting local needs. Insufficient infrastructure details. Loss of countryside. Traffic is already a problem			1			1			1			1			1			1			1	No	
SLP67	Faye Whapples		Housing Allocations (Polesworth & Dordon)	Loss of wildlife, Roads struggle to cope Now, impact on existing infrastructure (schools etc) HS2 already proposed			1			1			1			1			1			1			1	No	
SLP68	Julie Richardson		Housing Allocations (Polesworth & Dordon)	Concerns that existing infrastructure will Not be able to cope			1			1			1			1			1			1			1	No	
SLP69	A R Yarwood	National Federation of Gypsy Liaison Groups	LP10	Suggest amendment to opening paragraph for consistency			1			1			1			1			1			1			1	No	
SLP70	Andrew Kent co/ Craig Ball	Tarmac co/ Heaton Planning		Support 2nd sentence paragraph 2.19	1			1			1		1			1			1			1			1	No	
SLP70A	Andrew Kent co/ Craig Ball	Tarmac co/ Heaton Planning		Object to paragraph 10.6 - it is Not for NWBC to identify the restoration of mineral sites		1			1			1			1			1			1			1		No	
SLP70B	Andrew Kent co/ Craig Ball	Tarmac co/ Heaton Planning	LP14	Object to Policy LP14 - too restrictive and Not consistent with NPPF. Suggest rewording			1			1			1			1			1			1			1	No	

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SLP71	R Young	Dordon PC	Housing Allocations (Polesworth & Dordon)	Question housing numbers. Allocated site Not sustainable. Allocations do Not follow settlement hierarchy. Roads can Not cope. Sustainability Appraisal supports the view there are significant sustainability issues with this site. Significant infrastructure needed but No costings for these			1			1			1			1			1			1			1	No	
SLP72	Mr D Sales		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure (roads, doctors, schools). Needs a new town			1			1			1			1			1			1			1	No	
SLP73	R Grantham		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure (roads, are already at capacity, doctors, schools). Loss of wildlife. Impact of HS2			1			1			1			1			1			1			1	No	
SLP74	Mr & Mrs Clark			Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP75	Mr & Mrs P Humphries			Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP76	Kettle		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure (roads, are already at capacity, doctors, schools). Loss of countryside		1			1			1			1			1			1			1		No	
SLP77	David Mahoney		LP2 LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP78	Matthew Mahoney		LP2 LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP79	Miss H Holloway		LP2 LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP80	P Clark		LP2 LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP81	Angela Grantham		Housing Allocations (Polesworth & Dordon)	Concerns about traffic, loss of countryside, impact of HS2. Need to look at alternative proposals			1			1			1			1			1			1			1	No	
SLP82	Andrew Conway		Housing Allocations (Polesworth & Dordon)	Concerns about proposed road infrastructure, loss of wildlife and countryside. Other opportunities need to be explored			1			1			1			1			1			1			1	No	
SLP83	John Roberts		Housing Allocations (Polesworth & Dordon)	Traffic a nightmare already, two bridges in Polesworth are Not designed for this level of traffic, impact of HS2. Need to look at other options			1			1			1			1			1			1			1	No	
SLP84	Patricia Wills		Housing Allocations (Polesworth & Dordon)	Concerns over traffic. Woodland and countryside will be destroyed			1			1			1			1			1			1			1	No	

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SLP85	Susan Ryle		Housing Allocations (Polesworth & Dordon)	Local people Not listened to. More suitable place should be found		1			1			1		1		1		1		1		1		1	No			
SLP86	Will Tonks		Housing Allocations	Local road networks will Not cope.Schools, doctors will be under pressure			1			1			1			1			1			1			1	No		
SLP87	Michelle Gray		Housing Allocations (Polesworth & Dordon)	Infrastructure (roads,sewage,schools,doctors) will Not cope.Change the nature of the area. Look at alternative sites	1			1				1			1				1				1			1	No	
SLP88	Darren Sheldon		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure. Consider alternative land		1			1				1			1			1				1			1	No	
SLP89	John Moore		Housing Allocations	Question evidence as to why this option was chosen. Change to Borough as a whole. Little or No reference to infrastructure that is already stretched. Impact of HS2. Question some of the conclusions in the SA. Housing numbers from Birmingham are excessive. If homes are needed build a new garden village			1			1			1			1			1				1			1	No	
SLP90	Mrs J Sales		Housing Allocations (Polesworth & Dordon)	Roads, schools, doctors unable to cope Now. Need a new settlement			1			1				1				1				1				1	No	
SLP91	Tim Standing		Housing Allocations (Polesworth & Dordon)	Road networks cant cope Now. Lack of doctors appointments. Destroy green space and wild life			1			1				1				1				1				1	No	
SLP92	Lyne Whitehouse		Housing Allocations (Polesworth & Dordon)	Road networks cant cope Now. Schools and doctors are at capacity Now.Impact on countryside and wildlife. Impact of HS2			1			1				1				1				1				1	No	
SLP93	Mr & Mrs Bickford		Housing Allocations (Polesworth & Dordon)	Road networks cant cope Now. Schools and doctors are at capacity Now.Impact on countryside and wildlife. Impact of HS2			1			1				1				1				1				1	No	
SLP94	Janet Bailey		Housing Allocations (Polesworth & Dordon)	Concerns about traffic.			1			1				1				1				1				1	No	
SLP95	Taylor Whitehouse		Housing Allocations (Polesworth & Dordon)	Build on brownfield land first. Schools will become overcrowded. Traffic problems already exist. Destruction of wildlife, countryside			1			1				1				1				1				1	No	

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP96	D A Gordon		Housing Allocations (Polesworth & Dordon)	Concerns about traffic problems, capacity at doctors surgery, school places			1			1			1			1			1			1			1	No	
SLP97	B Lamb		Housing Allocations (Polesworth & Dordon)	Concerns about traffic problems, capacity at doctors surgery, school places			1			1			1			1			1			1			1	No	
SLP98	Paul Masterson		Housing Allocations (Polesworth & Dordon)	Build on brownfield land first. Schools will become overcrowded. Traffic problems already exist. Destruction of wildlife, countryside			1			1			1			1			1			1			1	No	
SLP99	Heather Masterson		Housing Allocations (Polesworth & Dordon)	CanNot support these housing numbers due to insufficient infrastructure. Roads are at capacity. Impacts of HS2 and Birch Coppice. Destruction of wildlife			1			1			1			1			1			1			1	No	
SLP100	M Caswell		Housing Allocations (Polesworth & Dordon)	Plan unfair and biased against local people. Alternative sites should be considered (particularly brownfield).Smaller amount of development to Dordon/ Polesworth. A5 already imposible			1			1			1			1			1			1			1	No	
SLP101	Gillian Caswell		Housing Allocations (Polesworth & Dordon)	Concerns about impact on already congested local roads. Impact on schools and doctors. Numbers need to be reduced			1			1			1			1			1			1			1	No	
SLP102	Colleen Higgins		Housing Allocations (Polesworth & Dordon)	Impact on roads and loss of wildlife			1			1			1			1			1			1			1	No	
SLP103	Keith Brown		Allocations	Increase on traffic volume on surrounding roads and lanes	1			1				1	1					1	1							No	
SLP104	Clrs Lewis and Philips	NWBC	LP2	Support the Settlement Hierarchy for Hurley, Piccadilly and Wood End. Support the response made by the Labour Group (SLP117)			1			1			1			1			1			1			1	No	
SLP105	Waheed Nazir	Birmingham City Council	General	Support NWBC's commitment to plan to deliver additional dwellings through the Duty to Co-operate. Suggest rewording of Langley Sue	1					1			1			1			1			1			1		
SLP106	Lorraine Barrett		Allocations	Loss of village identity. Increased volume of traffic		1				1			1			1			1			1			1	No	
SLP107	Sandra Northall		RH2	Site originally allocated - Now part of Reserve Site (RH2). Brownfield Site so should be allocated			1			1			1			1			1			1			1	No	
SLP108	Gary Webster		Housing Allocations (Polesworth & Dordon)	Concerns over infrastructure and loss of greenspace			1			1			1			1			1			1			1	No	

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SLP109	Lisa Wheeler		Housing Allocations (Polesworth & Dordon)	Roads canNot cope with amount of houses proposed.Loss of environmental assets. Consider more appropriate locations	1			1				1			1			1			1			1			No	
SLP110	Clare Eggington	CanNock Chase Council	HRA	Support inclusion of HRA. Some minor inaccuracies. Await natural England's comments			1			1		1			1			1			1			1			If needed	
SLP111	Mark Wright	Trebor Developments LLP	E4	Should refer to B1(b) uses being allocated			1			1		1			1			1			1			1			No	
SLP111A	Mark Wright	Trebor Developments LLP	Greenbelt Boundary	Risk of plan Not delivering. Review of Greenbelt Boundaries and sites well related should be considered (SHLAAPB188)			1			1		1			1			1			1			1			No	
SLP111B	Mark Wright	Trebor Developments LLP	LP4	LP4 identifies one site - needs to include more for robustness and flexibility of the plan			1			1		1			1			1			1			1			No	
SLP111C	Mark Wright	Trebor Developments LLP	LP40	Inflexible delivery relying on Site at Mira. Question evidence base			1			1		1			1			1			1			1			No	
SLP111D	Mark Wright	Trebor Developments LLP	Table 8	Add extant planning permissions/allocations for the purpose of clarity			1			1		1			1			1			1			1			No	
SLP111E	Mark Wright	Trebor Developments LLP	LP40	Inclusion of E1 is flawed as site is Not genuinely available as Aldi is reserving the site for its own expansion			1			1		1			1			1			1			1			No	
SLP111F	Mark Wright	Trebor Developments LLP	LP11	LP40 inconsistent against Para 9.3 and 9.8			1			1		1			1			1			1			1			No	
SLP112	Tony Duffy	Birch Coppice Allotment Association	E2	Support the Policy	1			1				1			1			1			1			1			No	
SLP113	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP3	Does Not reflect governments priorities and policies	1			1				1			1			1			1			1			Yes	Consider the matter to be critical
SLP113A	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP37	Consider this Policy Unsound as it is Not effective and is inconsistent with NPPF	1			1				1			1			1			1			1			Yes	Consider the matter to be critical
SLP113B	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP2	Consider this Policy Unsound as it is Not justified, Not positively prepared and is inconsistent with NPPF	1			1				1			1			1			1			1			Yes	Consider the matter to be critical
SLP113C	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP7	Consider this Policy Unsound as it is Not justified and is inconsistent with NPPF	1			1				1			1			1			1			1			Yes	Consider the matter to be critical
SLP113D	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP6	Consider this Policy Unsound as it is Not justified, Not positively prepared and is inconsistent with NPPF	1			1				1			1			1			1			1			Yes	Consider the matter to be critical

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SLP113E	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	H14	Consider this Policy Unsound as it is inconsistent with NPPF	1			1				1		1			1		1		1		1		Yes	Consider the matter to be critical	
SLP113F	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP39	Consider this Policy Unsound as it is inconsistent with NPPF	1			1				1		1			1		1		1		1		Yes	Consider the matter to be critical	
SLP113G	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP24	Consider this Policy Unsound as it is Not justified and is inconsistent with NPPF	1			1				1		1			1		1		1		1		Yes	Consider the matter to be critical	
SLP113H	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP17	Consider this Policy Unsound as it is inconsistent with NPPF	1			1				1		1			1		1		1		1		Yes	Consider the matter to be critical	
SLP113I	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	LP9	Consider this Policy Unsound as it is Not justified and is inconsistent with NPPF	1			1				1		1			1		1		1		1		Yes	Consider the matter to be critical	
SLP113J	Ciel Property Holdings Ltd co/ Mark Rose	Define Planning & Design Ltd	Meaningful Gap Assessment	Consider this Policy Unsound as it is Not justified	1			1				1		1			1		1		1		1		Yes	Consider the matter to be critical	
SLP114	James BruNozzi-Jones		Housing Allocations (H18)	Traffic from the new homes will make the A5 a lot busier		1		1			1		1			1		1		1		1		No			
SLP115	Ben Law-Jones		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure as roads canNot cope Now, doctors, schools, HS2 impacts			1		1		1		1			1		1		1		1		No			
SLP116	Lucy Law-Jones		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure as roads canNot cope Now, doctors, schools, HS2 impacts			1		1		1		1			1		1		1		1		No			
SLP117	Cllr Adam Farrell	North Warwickshire Labour Group	LP2/LP6/LP7	No clear rationale for scale of proposed growth. Not convinced the proposed strategy for delivering growth is correct one. Concerns over delivery of transport infrastructure			1		1		1		1			1		1		1		1		Yes	Labour group represent thousands of local people		
SLP118	Neil Sheasby		Housing Allocations	Infrastructure canNot handle such growth. New housing falls far too heavy on Atherstone		1		1			1		1			1		1		1		1		No			
SLP119	Andrew Gavan		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1		1		1		1			1		1		1		1		No			
SLP120	Gill Jakes		Housing Allocations	Infrastructure is Not in place to deal with schools, roads etc		1		1			1		1			1		1		1		1		No			
SLP121	Paul Sartain		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure - roads, doctors environment			1		1		1		1			1		1		1		1		No			

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SLP122	Phil Reading (on behalf of Mr & Mrs Reading and Bartholomew)		Housing Allocations (Polesworth & Dordon)	Concerns about doctors, schools,ecology			1			1			1			1			1			1			1	No	
SLP123	Denise Shakespeare		Housing Allocations (Polesworth & Dordon)	Fairer distribution between the market towns or a new settlement			1			1			1			1			1			1			1	No	
SLP123A	Denise Shakespeare		LP15	Impact on Historic environment Now so how will it be conserved in the future			1			1			1			1			1			1			1	No	
SLP123B	Denise Shakespeare		H7	Concerns over infrastructure, particularly the road system , flooding, social, ecoNomic and environmental problems			1			1			1			1			1			1			1	No	
SLP124	Ian Parsons		Housing Allocations (Polesworth & Dordon)	Road networks are unsuitable. Villages will be destroyed			1			1			1			1			1			1			1	No	
SLP125	Richard Keatley		Development Boundary	Shustoke Development Boundary seems to encroach the green belt	1					1			1			1			1			1			1	No	
SLP126	Emily Sartain		Housing Allocations (Polesworth & Dordon)	Loss of wildlife, green spaces etc			1			1			1			1			1			1			1	No	
SLP127	Martin Etheridge		Housing Allocations (Polesworth & Dordon)	Development Not in keeping with area. Additional traffic problems. Negative impact on wildlife, HS2 being built,			1			1			1			1			1			1			1	No	
SLP128	Amy Keen		Housing Allocations (Polesworth & Dordon)	No rationale for settlement hierarchy. Failure to look at alternative sites or new settlement. Question allocation of sites. Not for local people. Lack of infrastructure		1				1			1			1			1			1			1	No	
SLP129	Natalie Sartain		Housing Allocations (Polesworth & Dordon)	Loss of wildlife, open spaces.Scale out of proportion. Concerns over doctors,schools, roads			1			1			1			1			1			1			1	Yes	
SLP130	Matthew Williams		SEA	No assessment of airport car parking.Reasonable alternatives need to be considered						1			1			1			1			1			1	Yes	The Council need to justify a blanket restriction on airport car parking
SLP131	Andrew Partlett		Housing Numbers	Vast amount of new homes Not needed due to Brexit		1				1			1			1			1			1			1	No	
SLP132	Sheila Tonks		LP1	Object due to lack of infrastructure (roads, doctors)			1			1			1			1			1			1			1	No	
SLP133	Moto co/Collins & Coward		LP40	Plan unsound - needs to allocate land for new MSA due to HS2			1			1			1			1			1			1			1	No	

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SLP134	Cllr Adam Farrell	Borough Councillor	Housing Allocations (Coleshill)	Support Labour Party Response (SLP117). Support the inclusion of allocated sites in Coleshill. Concerns sites will Not meet Affordable Housing needs. Amend Coleshill Town Centre Boundary			1			1			1			1			1			1			1	No	
SLP135	Briony Kellegher		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc			1			1			1			1			1			1			1	No	
SLP135A	Briony Kellegher		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP136	Roger Dawson		Housing Allocations	Existing infrastructure, roads, schools, doctors will Not cope		1			1			1			1			1		1			1		1	No	
SLP137	Simon O'Keeffe		Housing Allocations	Lack of infrastructure to support proposed build. Other more suitable locations		1			1			1			1			1		1			1		1	Yes	To give a local opinion
SLP138	Tracy Dorman		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure - roads, pollution, doctors, schools, loss of wildlife, HS2			1			1			1			1			1			1			1	No	
SLP139	Martin Dorman		Housing Allocations (Polesworth & Dordon)	Concerns about infrastructure - roads, pollution, doctors, schools, loss of wildlife, HS2			1			1			1			1			1			1			1	No	
SLP140	Carol Newman		Housing Allocations (Polesworth & Dordon)	Concerns over health, infrastructure, environmental issues		1			1			1			1			1		1			1		1	No	
SLP141	Joe DiMarco co/ David Hickie	Planning Places	Site Allocations (Hartshill & Ansley Common)	Allocate site at Moorwood Lane into Local Plan as it was allocated in an earlier version	1				1			1			1			1		1			1		1	Yes	Explain site proposal to be allocated
SLP142	Irene Bradford		Housing Allocations (Polesworth & Dordon)	Concerns over road network. Need infrastructure, loss of wildlife, greenspaces			1			1			1			1			1			1			1	No	
SLP143	Maximus Group Limited co Karin Hartley	Delta Planning	LP2	Settlement Hierarchy doesn't present the most appropriate strategy for distribution of growth	1				1			1			1			1		1			1		1	Yes	Detailed discussion regarding employment requirement and allocations
SLP143A	Maximus Group Limited co Karin Hartley	Delta Planning	LP6	Consider this Policy Unsound as it is Not justified, Not positively prepared and is Not effective.	1				1			1			1			1		1			1		1	Yes	Detailed discussion regarding employment requirement and allocations

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SLP143B	Maximus Group Limited co Karin Hartley	Delta Planning	12.18	Consider this Paragraph Unsound as it is Not justified, Not positively prepared and is Not effective.	1			1			1			1			1			1			1			1	Yes	Detailed discussion regarding employment requirement and allocations
SLP143C	Maximus Group Limited co Karin Hartley	Delta Planning	LP40	Consider this Policy Unsound as it is Not justified, Not positively prepared and is Not effective.	1			1			1			1			1			1			1			1	Yes	Detailed discussion regarding employment requirement and allocations
SLP144	S A Danks		Housing Allocations (Polesworth & Dordon)	Not enough alternative options looked in to. Traffic impact and HS2			1			1			1			1			1			1			1	No		
SLP145	Lorna Ferguson	Baddesley Ensor PC	Housing Allocations	New garden village proposed. Proposals will have adverse impact. Concerns over A5	1			1			1			1			1			1			1			1	No	
SLP146	Bev Woollaston	Nether Whitacre PC	Transport Assessment	Commuter traffic a major concern for Nether Whitacre. Nothing about the M42.			1	1			1			1			1			1			1			1	No	
SLP146A	Bev Woollaston	Nether Whitacre PC	LP36 (Appendix K)	Revisit car parking spaces for larger housing	1			1			1			1			1			1			1			1	No	
SLP146B	Bev Woollaston	Nether Whitacre PC	LP19	Whitacre Heath SSSI is Not mentioned			1			1				1			1			1			1			1	No	
SLP147	Cllr EleaNor Pugh		H13	Concerns about traffic problems and school places. Endangering Meaningful Gap			1			1				1			1			1			1			1	No	
SLP147A	Cllr EleaNor Pugh		H7	Lack of existing infrastructure. New settlement would be better option			1			1				1			1			1			1			1	No	
SLP148	Brian Pugh		H7	Lack of existing infrastructure. New settlement would be better option			1			1				1			1			1			1			1	No	
SLP149	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1				1			1			1			1			1	No	
SLP150	G R Dorrell		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1				1			1			1			1			1	No	
SLP151	S Linnell		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1				1			1			1			1			1	No	
SLP152	The Occupier		Housing Allocations (Polesworth & Dordon)	Concern about scale of build. Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1				1			1			1			1			1	No	
SLP153	J Dorrell		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs. Loss of amenity assets. Lack of justified evidence and information.			1			1				1			1			1			1			1	No	

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SLP154	C A Linnell		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP155	I & J Waplington		Housing Allocations (Polesworth & Dordon)	Traffic impact on local roads. Impact on doctors and schools			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP156	Jean Miller		Strategy	Growth Strategy should be reviewed. Clarity on infrastructure funding. Agreement with Birmingham before accepting its housing			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP157	Polesworth PC	Polesworth PC	Housing Allocations (Polesworth & Dordon)	Housing requirement Not justified. Alternative options Not considered.Location east of Polesworth /Dordon is Not sustainable and question deliverability		1			1			1			1		1		No reference		1		1		No reference	1	No	
SLP158	Bovis Homes co/ Turley	Turley	Allocations	Remove reference to 825 dwellings for Tamworth. Land at Robeys Lane is unevdenced and undeliverable. Allocate land North of Gillway Lane			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP159	Amy Parker co/Portland Planning Consultants	Portland Planning Consultants Ltd	LP3	Not sound in its current state - consider revision of Policy			1			1		1			1		1		No reference		1		1		No reference	1	Yes	Explain concerns if council do Not accept to modify the plan
SLP160	Mr & Mrs G Crockford		LP2	LP2 is flawed - relies on earlier plans and Not relevant today.Development should be focussed in Atherstone	1					1		1			1		1		No reference		1		1		No reference	1	No	
SLP160A	Mr & Mrs G Crockford		Para 1.5-1.6	An Environmental Assessment Report is needed should national Policy dictate the extraction of the resource		1				1		1			1		1		No reference		1		1		No reference	1	No	
SLP161	Ashley Baldwin	Lichfield District Council	Para 7.47	Supportive of approach taken	1					1		1			1		1		No reference		1		1		No reference	1	Yes	Continuing to work alongside authorities within the GBHMA to agree the distribution of thr housing shortfall so wish to participate in relevant sessions
SLP161A	Ashley Baldwin	Lichfield District Council	Para 7.43 LP6	"Aspirational" figure should Not be a maximum. Work still ongoing to determine distribution	1					1		1			1		1		No reference		1		1		No reference	1	Yes	As above
SLP161B	Ashley Baldwin	Lichfield District Council	H13	Support allocation H13	1					1		1			1		1		No reference		1		1		No reference	1	Yes	As above
SLP161C	Ashley Baldwin	Lichfield District Council	Para 14.51	Supportive of approach taken	1					1		1			1		1		No reference		1		1		No reference	1	Yes	As above
SLP161D	Ashley Baldwin	Lichfield District Council	Para 7.34 - 7.43	Question figures assisting shortfall in GBHMA as work is ongoing	1					1		1			1		1		No reference		1		1		No reference	1	Yes	As above

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SLP161E	Ashley Baldwin	Lichfield District Council	5.4.- 5.5	Support but No mention of Borough providing homes to assist neighbouring authorities. Modify Objective 2	1			1				1	1			1		1		1		1		1	Yes	As above	
SLP162	Jayne Maw		Housing Allocations (Polesworth & Dordon)	Concerns over roads, schools, doctors, Not large enough to sustain this amount of building. Consider alternatives			1			1		1		1		1		1		1		1		1	No		
SLP163	Lloyd Levett		Allocations	Traffic impact. Flooding. Loss of amenity. Stretched services. Lack of infrastructure.			1			1		1		1		1		1		1		1		1	No		
SLP164	Arden Cross Consortium co/ Turley	Turley	DtoC LP27	Ensure cross boundary matters related to physical or social infrastructure are assessed and planned in advance of development at Arden Cross. LP27 is unsound and should be omitted			1			1		1	1			1		1		1		1		1	No		
SLP165	Hazel Webster		Housing Allocations (Polesworth & Dordon)	Loss of wildlife, concerns about coal beneath the surface, road infrastructure, healthcare, education. Consider new settlement			1			1		1		1		1		1		1		1		1	No		
SLP166	Susan Holmes		Housing Allocations (Polesworth & Dordon)	Facilities stretched. Traffic increase, Infrastructure improvement - roads, bridge, schools and health			1			1		1		1		1		1		1		1		1	No		
SLP167	Simon Goroll		LP3	Should be infill boundary at Cliff Hall Lane, Cliff, Kingsbury	1			1				1		1		1		1		1		1		1	Yes	To explain in more detail	
SLP168	Rebecca Mclean	Severn Trent	General	General DC Comments			1			1		1		1		1		1		1		1		1	No		
SLP169	Gemma McKinNon	WCC Health	Policy	Specific Policy needed around HIA. Response from last consultation included			1			1		1		1		1		1		1		1		1	No		
SLP170	Philip Blackman co/ Steve Lewis-Roberts	Pegasus Group	Housing Allocations H1 & H2	Support Allocations	1			1				1	1			1		1		1		1		1	Yes	Due to land interest	
SLP170A	Philip Blackman co/ Steve Lewis-Roberts	Pegasus Group	Housing Allocations H15	Support Allocation	1			1				1	1			1		1		1		1		1	Yes	Due to land interest	
SLP171	Brian and Barbara Finch		Housing Allocations (Polesworth & Dordon)	Concern about Infrastructure - roads, schools, doctors, loss of wildlife etc			1			1		1		1		1		1		1		1		1	No		
SLP172	David Parsons		Housing Allocations (Polesworth & Dordon)	Housing numbers are 3 times the Core Strategy in what is effectively the same plan. Infrastructure is vague and inadequate. New community needed		1			1			1	1			1		1		1		1		1	Yes	To represent the community as elected County Cllr	

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SLP173	Karen Cosgrove		Housing Allocations (Polesworth & Dordon)	Concern over infrastructure - roads, schools, doctors etc, loss of green space			1			1			1			1			1			1			1	No	
SLP174	Claire Clark		Housing Allocations (Polesworth & Dordon)	Loss of wildlife, build out of proportion, lack of infrastructure - schools, health, roads. Impact of HS2. Not for local needs. Consider alternative options - brownfield, garden village			1			1			1			1			1			1			1	No	
SLP175	Philip Clark		Housing Allocations (Polesworth & Dordon)	Impact of traffic - roads critical. Lack/ concern of infrastructure - schools, roads, health, open space. Loss of wildlife, countryside. Consider alternative options - brownfield, garden village			1			1			1			1			1			1			1	No	
SLP176	Miss K Pickard		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP177	Mr & Mrs RV Pickard		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP178	Mr & Mrs D Orton		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP179	J Miller		Housing Allocations (Polesworth & Dordon)	Roads and bridges under pressure. Infrastructure for roads - concern. Loss of wildlife, woodland etc. Impact of HS2.Consider brownfield first. Reconsider new village			1			1			1			1			1			1			1	No	
SLP180	Mrs J Hutton		Housing Allocations (Polesworth & Dordon)	Roads and bridges under pressure. Infrastructure for roads - concern. Loss of wildlife, woodland etc. Impact of HS2.Consider brownfield first. Reconsider new village			1			1			1			1			1			1			1	No	
SLP181	Lisa Goldsworthy		Housing Allocations (Polesworth & Dordon)	Roads and bridges under pressure. Infrastructure for roads - concern. Loss of wildlife, woodland etc. Impact of HS2.Consider brownfield first. Reconsider new village			1			1			1			1			1			1			1	No	
SLP182	R Cutforth		Housing Allocations (Polesworth & Dordon)	Roads and bridges under pressure. Infrastructure for roads - concern. Loss of wildlife, woodland etc. Impact of HS2.Consider brownfield first. Reconsider new village			1			1			1			1			1			1			1	No	
SLP183	Simon Wootton		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion.Flooding issues. Consider alternative options			1			1			1			1			1			1			1	No	

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SLP184	Toni Barber		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Flooding issues. Consider alternative options			1			1			1			1			1			1			1			1	No	
SLP185	J Cooper		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Flooding issues. Consider alternative options			1			1			1			1			1			1			1			1	No	
SLP186	S Watson		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Flooding issues. Consider alternative options			1			1			1			1			1			1			1			1	No	
SLP187	Christopher Kellegher		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Flooding issues. Consider alternative options			1			1			1			1			1			1			1			1	No	
SLP188	P Cooper		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	
SLP189	M Duley		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	
SLP190	R Wilson		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	
SLP191	J Troughear		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	
SLP192	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	
SLP193	Belinda Hawkins		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	
SLP194	J Hitchman		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1			1	No	

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SLP195	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP196	Lisa Sweet		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP197	C Wain		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP198	E Morris		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP199	S Morris		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP200	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP201	G Watson		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP202	J W Keeper		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP203	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP204	L Lander		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP205	D Hopwood		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP206	M Goodyer		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	

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SLP207	L Aillsopp (2 responses)		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Not meeting local needs. Flooding issues. Consider alternative options			1			1			1			1			1			1			1	No	
SLP208	J Aillsopp		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP209	Michelle Gellion		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP210	P Scott		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP211	M Scott		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP212	M Haywood		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP213	M Fulleylove		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP214	Garry Taylor		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP215	T A Pratley		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP216	Jayne Dalloway		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP217	Mrs C Roberts		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP218	Lee Fulleylove		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	

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SLP219	K Goodyear		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP220	Noel TrayNor		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP221	Kelly Taylor		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP222	K Brain		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP223	P Allsopp		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP224	P Clark		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP225	A Robinson		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP226	Rosemary Ebblewhite		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP227	Robert Ebblewhite		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP228	C Clarke		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP229	Tim Roberts		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP230	G Sansom		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	

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SLP231	S A Hart		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP232	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP233	J Sweet		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP234	A B Tempest		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP235	P Lloyd		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP236	P Sweet		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP237	Richard Oak		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP238	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP239	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP240	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP241	Joanne McIntrye		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	
SLP242	C Ball		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference		1		No	

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference			
SLP243	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP244	D Webb		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP245	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP246	J A Barrass		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP247	The Occupier		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure provision (roads, doctors, schools). Not meeting local needs.Loss of amenity assets.Lack of justified evidence and information.			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP248	The Occupier		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion.Not meeting local needs. Flooding issues. Consider alternative options			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP249	A Collingwood		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion.Not meeting local needs. Flooding issues. Consider alternative options			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP250	S Cutforth		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion.Not meeting local needs. Flooding issues. Consider alternative options			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP251	D J Perks		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion.Not meeting local needs. Flooding issues. Consider alternative options			1			1		1			1		1		No reference		1		1		No reference	1	No	
SLP252	Paul DoNovan		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion.Not meeting local needs. Flooding issues. Consider alternative options			1			1		1			1		1		No reference		1		1		No reference	1	No	

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP253	J Brain		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Not meeting local needs. Flooding issues. Consider alternative options			1			1			1			1			1			1			1	No	
SLP254	P J Miller		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Not meeting local needs. Flooding issues. Consider alternative options			1			1			1			1			1			1			1	No	
SLP255	A Perks		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Not meeting local needs. Flooding issues. Consider alternative options			1			1			1			1			1			1			1	No	
SLP256	Eddie McGinley		Housing Allocations (Polesworth & Dordon)	Roads are a major issue. Impact of HS2. Lack of infrastructure. Loss of countryside and woodland. Build out of proportion. Not meeting local needs. Flooding issues. Consider alternative options			1			1			1			1			1			1			1	No	
SLP257	The Occupier		Housing Allocations (Polesworth & Dordon)	Concern about scale of build. Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP258	G Singh		Housing Allocations (Polesworth & Dordon)	Concern about scale of build. Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP259	John Brinksman		Housing Allocations (Polesworth & Dordon)	Infrastructure concerns. Traffic Concerns. Loss of wildlife, open space. Consider other options			1			1			1			1			1			1			1	No	
SLP260	Mrs N Brinksman		Housing Allocations (Polesworth & Dordon)	Too many houses proposed. Increased traffic. Loss of amenities if proposal goes ahead. Environmental issues. Impact of HS2			1			1			1			1			1			1			1	No	
SLP261	J M Webb		Housing Allocations (Polesworth & Dordon)	Concern about scale of build. Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP262	A Dingley		Housing Allocations (Polesworth & Dordon)	Concern about scale of build. Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP263	L Tyson		Housing Allocations (Polesworth & Dordon)	Concern about scale of build. Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	

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SLP264	Karl Hollis		Housing Allocations (Polesworth & Dordon)	Concern about scale of build.Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP265	Kenneth Mchugh		Housing Allocations (Polesworth & Dordon)	Concern about scale of build.Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP266	Bradley Hollis		Housing Allocations (Polesworth & Dordon)	Concern about scale of build.Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP267	Debra Hollis		Housing Allocations (Polesworth & Dordon)	Concern about scale of build.Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No	
SLP268	R T Holmes	Atherstone Civic Society	General	Housing numbers, infrastructure		1			1			1		1			1			1			1		1	No	
SLP269	David Brownbridge		General	Access concerns Atherstone Site Allocations			1			1		1			1			1			1			1		Yes	
SLP270	Miss B M Cart		Site Allocation H20	Flooding, access issues, additional infrastructure required, Green Belt development			1			1			1			1			1			1			1	No	
SLP271	Alan Vaughton	Curdworth Parish Council	General	Broadly Supportive			1			1			1			1			1			1			1	No	
SLP272	Cllr M Stanley	Borough Councillor	General	Question housing requirement, infrastrucutre concerns			1			1			1			1			1			1			1	No	
SLP273	Cllr A Richardson	Coleshill TC	General	Lack of development within/surrounding Coleshill, LP2 Not sufficiently evidenced			1			1			1		1				1			1		1		No	
SLP274	Lorraine Hollis		Housing Allocations (Polesworth & Dordon)	Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2			1			1			1			1			1			1			1	No	
SLP275	Ben Gray	Packington Estates	LP1, LP2, LP3, LP13(a), LP36	Too restrictive, inflexible	1				1			1			1				1			1			1	No	
SLP275	Ben Gray	Packington Estates	LP27 (Safeguarded Route RR2)	No evidence, weight or landowner support			1			1			1			1			1			1			1	No	
SLP275	Ben Gray	Packington Estates	LP15, LP16, LP38	Support			1			1			1			1			1			1			1	No	
SLP276	Warwickshire Police & West Mercia Police co/ Andrew Morgan	Place Partnership Limited	LP1	Support para 6.15	1				1			1			1				1			1			1	No	

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SLP276A	Warwickshire Police & West Mercia Police co/ Andrew Morgan	Place Partnership Limited	Paragraph 4.2, 5.12, 5.13, 5.18, 6.10, 13.15, LP31, LP32	Support paragraphs 4.2, 5.12, 5.13, 5.18, 6.10, 13.15, LP31 & LP32	1					1			1					1			1			1			No	
SLP277	Mr & Mrs G Shakespeare co/Matthew White	Godfrey Payton	LP14A	Negatively worded and overly prescriptive retention of existing natural features in LP14A			1			1			1					1			1			1			No	
SLP277A	Mr & Mrs G Shakespeare co/Matthew White	Godfrey Payton	LP28	Policy needs to safeguard a route for strategic A5/B5000 Link Road			1			1			1					1			1			1			No	
SLP277B	Mr & Mrs G Shakespeare co/Matthew White	Godfrey Payton	LP7, H7	Unable to facilitate 5% self build and 50m landscape buffer Not justified			1			1			1					1			1			1			No	
SLP277C	Mr & Mrs G Shakespeare co/Matthew White	Godfrey Payton	LP6	Question OAHN housing calculation consistency			1			1			1					1			1			1			No	
SLP277D	Mr & Mrs G Shakespeare co/Matthew White	Godfrey Payton	LP7	Special Needs provision Not identified in Affordable Housing Policy and tenure mix			1			1			1					1			1			1			No	
SLP278	Dr J M Doggett		Housing Allocation, Land east of Polesworth & Dordon. LP1, LP2, LP3, LP6, LP7, LP14, LP15, LP16, LP17, LP21, LP22, LP24, LP25, LP26, LP28, LP31, LP39 paragraphs 15.33-15.38, LP40, IDP and Sustainability Appraisal	Inadequate consideration of alternative options, strategies or contingencies, inadequate regard of consultation responses, Excessive housing numbers, settlement impact, transport and traffic impact, highway safety, inadequate services, facilities & infrastructure, inadequate viability assessment, infrastructure delivery and resourcing unclear, environmental and ecological impact, inadequate consultation engagement.			1		1			1					1			1			1			Yes		
SLP279	White Family Partnership co/ Matthew White	Godfrey Payton	H7	No safeguarded route for Link road. Extend site east. Include additional land as alternative reserve site.			1			1			1					1			1			1			No	

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SLP280	Andy Downes		Housing Allocations (Polesworth & Dordon)	Road Infrastructure, green space destruction, loss of identity			1			1			1			1			1			1			1	No	
SLP281	UnkNown		General	No benefit			1			1			1			1			1			1			1	No	
SLP282	John Watts		General	Impact village life, traffic, infrastructure, wildlife, No account of HS2 impact			1			1			1			1			1			1			1	No	
SLP283	White Farming Partnership co/ Matthew White	Godfrey Payton	Housing Allocations, (Grendon) LP39	Site omission at Spring Farm Grendon			1			1			1			1			1			1			1	No	
SLP284	Parkinson Partnership co/ Matthew White	Godfrey Payton	Housing Allocations, (Shuttington) LP39	Site omission, Shuttington			1			1			1			1			1			1			1	No	
SLP285	Kevin HaYes		Settlement hierarchy, LP2, IDP	Insufficient, unclear evidence to support hierarchy, housing numbers, tenure, recreation needs, delivery and flexibility.			1			1			1			1			1			1			1	No	
SLP286	Nicole Hopson		Settlement hierarchy, LP2, IDP	Insufficient, unclear evidence to support hierarchy, housing numbers, tenure, recreation needs, delivery and flexibility.			1			1			1			1			1			1			1	No	
SLP287	Mr A McDonald	Horiba Mira co/ Barton Willmore	E4, 14.55 to 14.59	Support			1	1				1	1			1			1			1			1	Yes	
SLP288	W Blincoe	CWLEP	Spatial Vision, Strategic Objectives, LP6, LP11, Employment Chapter 9	General support			1			1			1			1			1			1				No	
SLP288	W Blincoe	CWLEP	LP39, LP40, IDP, Infrastructure, Monitoring	Evidence out-of-date and unclear. Lack of major investment sites. Insufficient site supply for sub-regional and regional growth. Employment in strategic housing sites. Lack of detail on critical infrastructure and energy provision in IDP			1			1			1			1			1			1				No	
SLP289	Susan Green	HBF	Strategic Objectives (PDL), OAHN, LP6, LP7, LP8, LP9, LP39, Viability	Fails to meet OAHN for GB&BCHMA and CWHMA, methodology, insufficient affordable housing and contingency, No 5yHLS on adoption, insufficient justification for LP7 and LP9, No up-to-date viability assessment. Prioritises pdl.		1				1			1			1			1			1			1	No	
SLP290	Faye Beck		Housing Allocations (Polesworth & Dordon)	Infrastructure, traffic, impact on countryside			1			1			1			1			1			1			1	No	

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SLP291	Craig Tracey MP		Settlement hierarchy, LP2, LP3, LP7, LP11 to LP13, LP14, LP25 to LP30, LP31 & LP38	Support Settlement hierarchy, Infrastructure improvements, delivery of affordable housing and employment and Green Belt protection, environmental protection, transport infrastructure improvements sought, Broadband provision.	1					1				1				1			1			1			1	No	
SLP291	Craig Tracey MP		LP4, LP36, Appendix K	Lindridge Road green belt deletion, Parking standards and provision	1					1				1				1			1			1			1	No	
SLP292	Mrs Y Line		Housing Allocations, Settlement hierarchy	Questioning housing numbers, Settlement Hierarchy, IDP, inflexibility and delivery.		1			1			1				1			1			1			1			No	
SLP293	Andrew Johnson	Hinckley & Bosworth BC	LP28, H2, E4	A5 investment, Strategic aims	1					1			1				1			1			1			1	No		
SLP294	Merle Gering	Keep our Green Belt	Housing numbers	Questioning housing numbers, unmet need Birmingham and Coventry			1			1			1				1			1			1			1	No		
SLP295	Gordon McLean		Site Allocations	Infrastructure		1				1	1			1			1			1			1			1	No		
SLP296	Lynn Green		Housing Allocations (Polesworth & Dordon)	Scale, Infrastructure, Community impact, Settlement Character, traffic, wildlife, new settlement option			1			1			1				1			1			1			1	No		
SLP297	Lorraine Green		Housing Allocations (Polesworth & Dordon)	Countryside, wildlife impact, traffic pollution, infrastructure, roads, health.			1			1			1				1			1			1			1	No		
SLP298	Lesley Green		Housing Allocations (Polesworth & Dordon)	Countryside, wildlife impact, traffic congestion/pollution, infrastructure, roads, quality of life.			1			1			1				1			1			1			1	No		
SLP299	Rita Poulson		SA, housing numbers	Too intensive, impact on quality of life, rural character, A5, Not sustainable, housing calculation inaccurate, recreation infrastructure		1		1				1				1			1			1			1		1	No	
SLP300	Paul Reader		Settlement hierarchy, housing allocations, IDP	Evidence unclear, delivery, funding, flexibility, tenure split, leisure, infrastructure, economic indicators			1			1	1			1			1			1			1			1	No		
SLP301	Anita Allsopp	Alvecote & Shuttington PC	LP5, LP6, H25	Limited Infrastructure, services, Meaningful Gap, rural character, traffic, impact of adjoining development outside Borough, Gypsy site capacity			1			1			1				1			1			1			1	No		
SLP301	Anita Allsopp	Alvecote & Shuttington PC	Meaningful Gap Assessment	Retain land adjacent urban areas. Area 3 and 4 vital to maintain Meaningful Gap			1			1			1				1			1			1			1	Yes	Due to importance of Meaningful Gap	

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SLP302	Kazi Hussain	Environment Agency	Climate Change & Flood Risk, LP1, LP6, LP10, LP14 LP16, LP35 Chapter 13	Lack of up to date Flood Risk references and climate change impacts. Protection of watercourses and floodplains, omission of flood risk management schemes			1			1			1			1			1			1			1	No		
SLP303	KNG Developments co/ Peter Bateman	Framptons	LP4	Safeguarded mechanism inflexible	1			1			1			1			1		1				1			1	No	
SLP304	Marilyn Massingham		Settlement hierarchy, housing allocations, IDP	Evidence unclear, delivery, funding, flexibility, tenure split, leisure, infrastructure, economic indicators			1			1			1			1			1				1			1	No	
SLP305	Mandy Williams		Settlement hierarchy, housing allocations, IDP	Evidence unclear, delivery, funding, flexibility, tenure split, leisure, infrastructure, economic indicators			1			1			1			1			1				1			1	No	
SLP306	Paul Openshaw		Settlement hierarchy, housing allocations, IDP	Evidence unclear, delivery, funding, flexibility, tenure split, leisure, infrastructure, economic indicators			1			1			1			1			1				1			1	No	
SLP307	Alison & Jamie Nicholls		Site Allocations	Site omission, Kingsbury			1			1			1			1			1				1			1	No	
SLP308	Emma Stanley	Borough Councillor	Settlement hierarchy, housing allocations, IDP	Questioning housing numbers, Settlement Hierarchy and IDP, traffic impact, infrastructure, police, health and bus services			1			1			1			1			1				1			1	No	
SLP309	Mr & Mrs Parker		Settlement hierarchy, housing allocations, IDP	Evidence unclear, delivery, funding, flexibility, tenure split, leisure, infrastructure, economic indicators			1			1			1			1			1				1			1	No	
SLP310	Magda Jagielska		Settlement hierarchy, housing allocations, IDP	Evidence unclear, delivery, funding, flexibility, tenure split, leisure, infrastructure, economic indicators			1			1			1			1			1				1			1	No	
SLP311	Mrs E A Brownsword		H18	Infrastructure, question housing need in light of Brexit			1			1			1			1			1				1			1	No	
SLP312	Melanie Lindsley	The Coal Authority	General	Support			1			1			1			1			1				1			1	No	
SLP313	Yvette Stanley		General	Objection to volume of housing, polesworth council response attached			1			1			1			1			1				1			1	No	

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SLP314	James Hughes	Natural England	HRA	Support, changes to narrative required			1		1			1			1			1			1			1		No	
SLP314	James Hughes	Natural England	H13	Nature Conservation concerns	1				1			1			1			1			1			1		No	
SLP314	James Hughes	Natural England	LP16	Reference to Ensor Pools missing within policy	1				1			1			1			1			1			1		No	
SLP315	Clare Nichola	Cerda Planning	H18	General Support	1				1			1			1			1			1			1		Yes	Site promotion
SLP316	Gary Langman		Site Allocations	Object, infrastructures, traffic issues along A5		1			1			1			1			1			1			1		No	
SLP317	Alistair Cliffe	Spawforths	Daw Mill redevelopment proposals, LP1, LP2, LP3, LP6, LP11, LP12, LP16, LP31, LP39 and LP40	Need to address wider regional and sub-regional employment needs		1			1			1			1			1			1			1		Yes	
SLP318	Lewis McAulay	Porta Planning LLP	LP11 and LP12	Support policies, suggest extension of development boundary around Atherstone	1				1			1			1			1			1			1		No	
SLP319	Monica Fogarty	Warwickshire County Council - Joint Managing Director	General	Support, working with H.England in relation to infrastructure provision			1				1			1				1			1			1		No	
SLP320	Greg Mitchell	Framptons	Site Allocation (Land South of Coleshill Road, Ansley Common) H20	Support for inclusion	1				1			1			1			1			1			1		Yes	
SLP320A	Greg Mitchell	Framptons	LP2	Support	1				1			1			1			1			1			1		Yes	
SLP321	Faye Beaufoy		LP2, LP6	Questioning housing numbers, Settlement Hierarchy and IDP			1			1				1				1			1			1		No	
SLP322	Joseph and Jill Brown		LP3	Object, recommend site for inclusion			1			1				1				1			1			1		No	
SLP323	Kelly Shemmans		Questioning housing numbers, Settlement Hierarchy and IDP	Object			1			1				1				1			1			1		No	
SLP324	Sushil Birdi	Tamworth Borough Council	LP6, LP7, LP9, LP39 and LP40	Support LP7, LP9 and LP39(part), Object to H7 and H13		1			1			1			1			1			1			1		Yes	
SLP325	Jane Cobbald		Site Allocations	Increase L.A. housebuilding	1				1			1			1			1			1			1		No	
SLP326	Alice Weston	Muller Group c/o Knights	Site Allocations	Land east of Lawrence Road, Ansley should be allocated	1				1			1			1			1			1			1		Yes	
SLP327	Clare Forbes	Polesworth Group Homes Ltd	Site Allocation H7	Property at Polesworth Group Homes Ltd, should be removed from allocation			1				1			1				1			1			1		No	

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SLP328	Ben Archer		Site Allocations	Infrastructure		1			1			1			1			1			1			1		No	
SLP329	Rob Eaton	Birmingham Airport Ltd	Birmingham Airport	Broadly in support however slight amendments to para 12.4			1			1			1			1			1			1			1	No	
SLP330	Mathieu Evans	Gladman Development	General	Alternative options and SHLAA assessments of site unclear, Not robust.			1			1			1			1			1			1			1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	Duty to Cooperate	Further discussion required with adjoining authorities to address Birmingham shortfall		1				1			1			1			1			1			1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	Sustainability Appraisal	Unclear, too late to inform Plan			1			1			1			1			1			1			1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	General, OAHN	Underestimation of housing need. No trigger policy for early review			1			1			1			1			1			1			1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP1	No justification for tests			1			1			1			1			1			1			1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP2	Support, however category 5 too restrictive			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP3	Insufficient justification for GB review, GB Sites release & reasoning unclear			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP4	Insufficient justification			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP5	Insufficient, incorrect evidence.			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP6	Firm commitment to housing numbers Not given. Question robustness of OAN. Evidence unclear for Birmingham need. Delete term "Aspiration".			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP7	Definition of 'special needs housing' unclear. Viability evidence Not robust			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP8	Approach Not justified. Windfall allowance Not robust			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP9	Not evidenced, needs assessment required			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	LP14	Unclear, too subjective			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	Site Allocations, Table 7	10 to 20% buffer required. Lack of allocations in Mancetter. Inflexible, insufficient range of sites.			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	Site Allocations	Trajectory unrealistic, inaccurate, H3, H7, H13, H14, H19, H20 and H21			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP330	Mathieu Evans	Gladman Development	Sustainability Appraisal	Unclear, too late to inform Plan			1			1	1		1			1			1			1	1		1	Yes	Discuss plan
SLP331	Mr P Woollicroft & Mr & Mrs K Ford c/o Toby Haselwood	Sworders	LP6	Support	1			1			1	1				1			1			1	1		1	Yes	
SLP331	Mr P Woollicroft & Mr & Mrs K Ford c/o Toby Haselwood	Sworders	LP7	Support	1			1			1	1				1			1			1	1		1		

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP331	Mr P Woollicroft & Mr & Mrs K Ford c/o Toby Haselwood	Sworders	LP9	Support	1			1				1	1			1		1		1		1					
SLP331	Mr P Woollicroft & Mr & Mrs K Ford c/o Toby Haselwood	Sworders	LP14	Support	1			1				1	1			1		1		1		1					
SLP331	Mr P Woollicroft & Mr & Mrs K Ford c/o Toby Haselwood	Sworders	LP39	Support	1			1				1	1			1		1		1		1					
SLP331	Mr P Woollicroft & Mr & Mrs K Ford c/o Toby Haselwood	Sworders	Site Allocation H20	Support	1			1				1	1			1		1		1		1					
SLP332A	Mr A Summerton - Walton Homes c/o Philippa Kreuser	CT Planning	LP39	Site Omission at Hemlingford Mill, Coventry Road, Kingsbury	1			1				1	1			1		1		1		1		Yes	Ensure housing requirement is met through identifying deliverable sites		
SLP332B	Mr A Summerton - Walton Homes c/o Philippa Kreuser	CT Planning	Site Allocation H26	Support for allocation	1			1				1	1			1		1		1		1		Yes	Ensure housing requirement is met through identifying deliverable sites		
SLP333	St Modwen Developments Ltd c/o Robert Barnes	Planning Prospects Ltd	LP2, LP5, LP40 Table 8 - Employment Land	Object, rewording of policy required to provide clarity, Object, deletion of third criterion, Object, footNote required to clarify the figures in row C	1			1				1	1			1		1		1		1		No			
SLP334	Ian Fray Kingsbury Hall Developments Ltd c/o Michael Davies	Savills UK plc	LP3, LP7, LP14, LP15, LP20, LP22	Not consistent with NPPF, Site Omission at Kingsbury Hall, blanket approach to tree retention unjustified, lack of Green Space strategy, unjustified LP22			1			1		1	1			1		1		1		1		Yes	Discuss policies		
SLP335	Stoford Properties c/o Mark Sitch	Barton Willmore	LP2, LP4, LP6, LP11, Para 7.49, Sustainability Appraisal	Plan Not compliant with duty to cooperate, plan does Not address greater than local employment need.		1		1		1		1	1			1		1		1		1		Yes	Fundamental concerns with regards to employment land		
SLP336	Hallam Land c/o Mark Bassett	Freeths LLP	LP6	Additional 3790 dwellings should be a requirement, Not 'aspirational', IDP lacks site deliverability analysis			1		1		1		1			1		1		1		1					
SLP336	Hallam Land c/o Mark Bassett	Freeths LLP	LP9	Affordable housing requirements Not justified, AVHA needs to be updated			1		1		1		1			1		1		1		1					
SLP336	Hallam Land c/o Mark Bassett	Freeths LLP	H13	Support, however policy unsound and unjustified			1		1		1		1			1		1		1		1					

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP337	Gary Palmer	Solihull MBC	LP6	Support for aspirational delivery of GB HMA's shortfall	1			1				1	1			1			1			1			1	No	
SLP337	Gary Palmer	Solihull MBC	LP39	Support for housing allocations	1			1				1	1			1			1			1			1	No	
SLP337	Gary Palmer	Solihull MBC	Paragraph 9.4	Support for growth opportunities potentially arising from HS2 interchange	1			1				1	1			1			1			1			1	No	
SLP338	Mrs Stella Doggett		H7	Consultation process Not fully carried out, limited policy changes following consultation process, consider alternative sites, lack of services, facilities and infrastructure			1		1			1		1			1			1				1	Yes		
SLP339	Vicky Bilton	Lioncourt Strategic Land	LP39	Housing delivery dependant upon unknown infrastructure costs and third party land		1			1				1			1				1				1	Yes	Promote site at Spring Farm, Watling Road, Grendon	
SLP339	Vicky Bilton	Lioncourt Strategic Land	LP6	Unjustified housing allocations, owing to reliance on unknown infrastructure costs and third party land		1			1				1			1				1				1			
SLP339	Vicky Bilton	Lioncourt Strategic Land	LP39a	Dairy House Farm allocation (Phase 3), conflicts with policy LP28		1			1				1			1				1				1			
SLP340	Mr Ralph Arnold & Mrs Rosemary Bell c/o Hannah Godley	Fisher German LLP	Site Allocation H25	Support for inclusion			1			1			1			1				1				1	Yes	Promote site at Land south of Shuttington Village Hall	
SLP341	Rohan Torkildsen - Planning Adviser West Midlands	Historic England	Historic Environment Assessment	Not positively prepared, lack of credible, robust evidence base, update to SA required to reflect HEA comments			1			1			1			1				1				1	No		
SLP342	Duncan Porter		Site Allocation H7	Lack of infrastructure			1			1			1			1				1				1	No		
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP6	NWBC should address additional Tamworth housing shortfall			1			1			1			1				1				1	Yes	Site promotion Tamworth Road	
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP2	NWBC should address additional Tamworth housing shortfall, absence of specific reference to Coventry and Nuneaton			1			1			1			1				1				1			
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP5	Absence of rationale for inclusion/exclusion of sites within/adjacent to meaningful gap, policy conflicts with LP2			1			1			1			1				1				1			
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP39 Housing Allocations, SA	Promotion of site for inclusion at Tamworth Road, disagreement over SA site scoring (POL22), question councils 5 year HLS			1			1			1			1				1				1			

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP4	Not pp, justified, effective or consistent with the NPPF			1			1		1			1		1		No reference		1		1				
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP7	Question 10% special needs requirement, 30dph canNot always be meet			1			1		1			1		1				1		1				
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP8, LP9, LP12, LP24	lack of evidence base for policy			1			1		1			1		1				1		1				
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP31	Policy appears to promote a BF site first approach, 'adaptability' clause vague																							
SLP343	Taylor Wimpey UK Ltd c/o Cameron Austin-Fell	RPS Planning Group	LP37	lack of evidence base for policy, design considerations more effective																							
SLP344	Sharon Martin		Site Allocation H7 and LP7	General support for policy however question the rationale for 5% self build, No justification for 50m ancient woodland buffer			1			1		1			1		1				1		1			Yes	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	Site Allocation (Land east of Polesworth and Dordon) H7 and LP7	General support for policy however question the rationale for 5% self build, No justification for 50m ancient woodland buffer			1			1		1			1		1				1		1			Yes	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP2	Support			1			1		1			1		1				1		1		1	No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP6	GB HMA shortfall should be increased to account for extension to plan period to 2033		1			1			1			1		1				1		1			No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP7	Special needs provision should be included within policy LP9, policy needs to be justified and evidenced with regards to self-build and housing mix			1			1		1			1		1				1		1			Yes	

Ref No	Name	Organisation	Item/Policy	Reason	Duty to Co-			Legally			Positively Prepared			Sound			Justified			Effective			NPPF			EXAMINATION	Reason		
					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference				
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP9	lack of evidence base for policy, 'gifting' of land conflicts with paras 50 and 69 of the NPPF			1			1			1			1			1			1			1			Yes	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP14	blanket approach to existing landscaping retention			1			1			1			1			1			1			1			No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP15	No rationale for TA's to make reference to the townscape and historic environment			1			1			1			1			1			1			1			No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP16	Support			1			1			1			1			1			1			1			No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP20	Vague, No green space strategy to underpin policy			1			1			1			1			1			1			1			No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP22	unjustified, service provision should be considered outside of town centres			1			1			1			1			1			1			1			Yes	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP26	Support for new station			1			1			1			1			1			1			1			No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP28	A5/B5000 link road Not referred too			1			1			1			1			1			1			1			Yes	

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					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP31	Support			1			1			1			1			1			1			1	No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP32	Object, developers of H7 allocation should be given more flexibility with regards to design			1			1			1			1			1			1			1	No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP37	Support			1			1			1			1			1			1			1	No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	LP38	question need for connectivity statement, remove ducting requirement			1			1			1			1			1			1			1	No	
SLP345	Cathedral Agricultural Partnership and the White Family c/o Michael Davies	Savills UK plc	Site Allocations H7	GB HMA shortfall should be increased to account for extension to plan period to 2033, 2000 dwellings minimum			1			1			1			1			1			1			1	Yes	
SLP346	Maureen Dewis		Housing and employment allocations in Atherstone	Infrastructure		1			1			1			1			1			1			1	No		
SLP347	Julie Tomkinson		Housing allocations in Atherstone	Infrastructure needed, new settlement should be considered		1			1			1			1			1			1			1	No		
SLP348	Adrian Johnson	Highways England	General road infrastructure , STA/IDP	Consider plan to be evidenced and developed			1			1			1			1			1			1			1	No	
SLP349	Roger Harriss		Site promotion for development	Suitable for provision of affordable housing			1			1			1			1			1			1			1	No	
SLP350	Janette Griffin		General road infrastructure , STA/IDP	Questioning housing numbers, Settlement Hierarchy and IDP			1			1			1			1			1			1			1	No	
SLP351	Bernard Paintin		Housing Allocations (Hartshill)	Disproportionate allocation. Loss of greenfield. Infrastructure concerns - schools and traffic			1			1			1			1			1			1			1		

Ref No	Name	Organisation	Item/Policy	Reason	Duty to Co-			Legally			Positively Prepar			Sound			Justified			Effective			NPPF			EXAMINATION	Reason	
					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference			
SLP352	M G Houghton		Housing Allocations (Polesworth & Dordon)	Infrastructure is inadequate			1			1			1			1			1			1			1	No		
SLP353	G M Reading		Housing Allocations (Polesworth & Dordon)	Concern about scale of build.Traffic impact, HS2, lack of infrastructure, increased flooding issues. Consider alternative options including brownfield sites			1			1			1			1			1			1			1	No		
SLP354	Carl Spencer		Housing Allocations (Polesworth & Dordon)	No rationale for settlement hierarchy. Failure to look at alternative sites or new settlement. Question allocation of sites. Not for local people. Lack of infrastructure			1			1			1			1			1			1			1	No		
SLP355	Laura Perkins		Housing Allocations	Not eNough local amenities. Lack of road infrastructure. Loss of wildlife.		1		1				1		1			1		1					1		1	No	
SLP356	John Winter		Allocations	Infrastructure needed on A5 before development starts			1			1			1			1			1					1		1	Yes	
SLP357	Andy Newton		H26	Objection to submitted planning application on access and parking arrangements			1			1		1				1			1					1		1	Yes	Objecting to site
SLP358	Colin Wyatt		Housing Allocations (Polesworth & Dordon)	Loss of green/open space is against NPPF, ancient woodland. Lack of bus service, congestion on roads. Question affordability of affordable housing			1			1			1			1			1					1		1	No	
SLP359	Stephen Briggs		H13	Cause major impact to our commercial woodland site including - wildlife, securitytrespassers, pollution, traffic impact, visual amenity, habitat impact			1			1			1			1			1					1		1	No	
SLP360	Church Commissioners co/ Stacey Green	Barton Willmore	LP39	Support			1			1			1			1			1					1		1	No	
SLP360A	Church Commissioners co/ Stacey Green	Barton Willmore	H7	Support the allocation of the site as a whole but have objections/concerns regarding criteria. Policy needs to be reworded			1			1			1			1			1					1		1	Yes	Make the case for modifications to our response
SLP360B	Church Commissioners co/ Stacey Green	Barton Willmore	LP1	Support principle of Policy. Reword Policy and remove bullet point criterion			1			1			1			1			1					1		1	Yes	To discuss the content/rewording of the Policy
SLP360C	Church Commissioners co/ Stacey Green	Barton Willmore	LP2, LP6, LP29,LP28, LP17, LP22, LP24, LP25	Support			1			1			1			1			1					1		1	No	
SLP360D	Church Commissioners co/ Stacey Green	Barton Willmore	LP36	Suggest rewording Policy regarding Electric charging points			1			1			1			1			1					1		1	Yes	To discuss the content/rewording of the Policy

Ref No	Name	Organisation	Item/Policy	Reason	Duty to Co-			Legally			Positively Prepared			Sound			Justified			Effective			NPPF			EXAMINATION	Reason
					Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference	Yes	No	No reference		
SLP360E	Church Commissioners co/ Stacey Green	Barton Willmore	LP7	Self Build register Not available so canNot provide an informed view. Recommend a more flexible Policy approach. With regards to Special Needs - we recommend additional text			1			1			1			1			1			1			1	Yes	To discuss the content/rewording of the Policy
SLP360F	Church Commissioners co/ Stacey Green	Barton Willmore	LP9	Affordable Housing for Clients site should be 30%			1			1			1			1			1			1			1	Yes	To discuss the content/rewording of the Policy
SLP360G	Church Commissioners co/ Stacey Green	Barton Willmore	LP14	Support principle of Policy. Reword Criterion (a), (b),			1			1			1			1			1			1				Yes	To discuss the content/rewording of the Policy
SLP360H	Church Commissioners co/ Stacey Green	Barton Willmore	LP26	Suggest additional wording with regards to Polesworth station			1			1			1			1			1			1				Yes	To discuss the content/rewording of the Policy
SLP360I	Church Commissioners co/ Stacey Green	Barton Willmore	LP15	Policy needs revising			1			1			1			1			1			1				Yes	To discuss the content/rewording of the Policy
SLP360J	Church Commissioners co/ Stacey Green	Barton Willmore	LP16	Recommend Policy be amended to clarify if it applies to LWS's			1			1			1			1			1			1				Yes	To discuss the content/rewording of the Policy
SLP361	Annie English	Wildlife Trust	Green Space Strategy	General support. Suggest additional text to actions table on page 64			1			1			1			1			1			1				No	
SLP362	T Summerfield/B Chatburn co/ Chris Nash	CN Planning	SA, LP2,LP3,LP11, LP13,LP23, LP24,LP39	Suggest rewording to the policies. SA has inaccuracies with regards to clients site. Need to review greenbelt boundaries in rural areas	1			1				1				1			1			1				Yes	To discuss the issues of soundness and lack of justification leading to the omission of my clients site
<b>Totals</b>					<b>70</b>	<b>49</b>	<b>348</b>	<b>397</b>	<b>418</b>	<b>114</b>	<b>397</b>	<b>355</b>	<b>120</b>	<b>466</b>	<b>375</b>	<b>182</b>	<b>441</b>	<b>289</b>	<b>183</b>	<b>467</b>	<b>291</b>	<b>151</b>	<b>464</b>	<b>320</b>	<b>140</b>		

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
	<b>General</b>						
	General			No objection to content of Local Plan		SLP8, SLP17, SLP276, SLP276A	Support welcomed
	General			Specific Policy needed around HIA. Response from last consultation included	Addition of new policy	SLP169	No change proposed. IDP will reflect ongoing co-operative work and engagement with CCG
	General			No Trigger policy	Include trigger policy	SLP35	No change. Potential need for review addressed in para 1.8.
	General			Impact on village life, wildlife, traffic and lack of infrastructure		SLP282	No Change
	General			Assessment of alternative options and SHLAA sites unclear, not robust		SLP330	No change.
	Green Space Strategy			General support. Suggest additional text to actions table on page 64		SLP361	Support welcomed. No change
	SEA			No assessment of airport car parking. Reasonable alternatives need to be considered	Assessment of reasonable alternatives through the SEA process is required	SLP130	Noted. Issue not highlighted at early stage of Plan process. No Change proposed.
	HRA			Support inclusion of HRA. Some minor inaccuracies. Await Natural Englands comments		SLP110	No Change
HRA	HRA		3.39	Paragraph refers to outdated information - updated visitor survey evidence collated	Revise as per representation	SLP315	No change.
	IDP			Infrastructure is vague and inadequate.		SLP172	No change. IDP is a working document and will be updated frequently
	IDP			Lack of funding evidence and detail. Leisure review not published		SLP285, SLP286, SLP292, SLP300, SLP304, SLP305, SLP306, SLP309, SLP310	Noted. IDP will be updated as and when information becomes available. Consultation extended due to publication of Leisure Review
	IDP			Detail on infrastructure essential for delivery lacking. Energy capacity and power provision not covered in IDP	Provide clear link between provision of infrastructure and delivery of proposals. Include risk analysis and energy provision and capacity.	SLP288	Noted. IDP will be updated as and when information becomes available.
	Assessment of Meaningful gap and Green Belt			Consider this Policy Unsound as it is not justified	Remove Policy H14 from greenbelt	SLP113J	No change.
	Assessment of Meaningful gap and Green Belt			Retain land adjacent urban areas. Area 3 and 4 vital to maintain Meaningful Gap	Retain land adjacent urban areas. Area 3 and 4 vital to maintain Meaningful Gap	SLP301	No change.
HEA	Historic Environment Assessment			Depth of evidence not sufficient to clarify wether scale of development can be deliverable without causing harm to designated and undesignated assests	Update SA to reflect findings of the SEA	SLP341	Refer to LUC

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
	Strategic Transport Assessment			Commuter traffic a major concern for Nether Whitacre. Nothing about the M42.	Transport Assessment needs to cover M42 and any assessment should address short cuts being taken through villages	SLP146	No change.
<b>1</b>	<b>Duty to Cooperate</b>						
	Duty to Co-Operate			Support NWBC's commitment to plan to deliver additional dwellings through the Duty to Co-operate		SLP105	Support welcomed. No change
	Duty to Co-Operate			Ensure cross boundary matters related to physical or social infrastructure are assessed and planned in advance of development at Arden Cross		SLP165	No change
	Duty to Co-Operate			Further discussion required with adjoining authorities to address Birmingham shortfall		SLP330	No change
	Duty to Co-Operate			No Duty to Co-Operate statement		SLP289, SLP330	A Duty to Co-Operate statement will accompany the Submission document.
<b>Policy Document</b>	<b>Sustainability Appraisal</b>						
	Introduction	6 - 7	Para 1.5-1.6	An Environmental Assessment Report is needed should national Policy dictate the extraction of the resource	Request an EA Report	SLP160A	Refer to LUC
	SA Objective 11/15			Mitigating measures needed to defer traffic from development.	Include in LP25	SLP20	Refer to LUC
	Question SA			Question SA - find it misleading		SLP35, SLP330	Refer to LUC
	SA			Question SA on Dordon/Polesworth site		SLP48, SLP278	Refer to LUC
	SA			SA incorrect with regards to facilities in Ansley Common		SLP62	Refer to LUC
	SA			Sustainability Appraisal supports the view there are significant sustainability issues with this site (Dordon/Polesworth)		SLP71	Refer to LUC
	SA			Question some of the conclusions in the SA. Too late to inform plan,.		SLP89, SLP330	Refer to LUC
	SA			Questions SA scoring with regards to POL22, land at Tamworth Road	Include site within allocations	SLP343	Refer to LUC. Noted
	SA			SA has inaccuracies with regards to clients site	Rectify inaccuracies. Include site PS62	SLP362	Refer to LUC. Noted
	SA			SA fails to assess strategic and wider than local employment needs	Plan should identify or facilitate release of additional employment land	SLP335	Refer to LUC
	SA			depth of evidence not sufficient to clarify whether scale of development can be deliverable without causing harm to designated and undesignated assests	Update SA to reflect findings of the SEA	SLP341	Refer to LUC

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
<b>2</b>	<b>Spatial Portrait</b>						
		10	2.19	Support 2nd sentence paragraph 2.19	Noted	SLP70	Support welcomed. No change
		10	2.23	NWBC silent on regional and sub-regional needs	Reword policy to read . In terms of scale and character, and that which needs to be accomodated within the countryside due to its specific locational requirements, ...	SLP317	No change.
<b>3</b>	<b>Issues</b>						
<b>4</b>	<b>Spatial Vision</b>						
			4.2	Support paragraph 4.2		SLP276A	Support welcomed. No change
				General support		SLP288	Support welcomed. No change
Strategic Objectives	Strategic Objectives	15	5.5 - 5.6	Support but no mention of Borough providing homes to assist neighbouring authorities.	Modify Strategic Objective 2	SLP161E	Support welcomed. No change
<b>5</b>	<b>Strategic Objectives</b>						
		16 & 17	5.12, 5.13, 5.18	Support paragraphs 5.12, 5.13, 5.18		SLP276A	Support welcomed. No change
				General support		SLP288	Support welcomed. No change
			5.20	Prioritises pdl land	Amend wording	SLP289	No change
			5.20	No reference to development boundaries	Support re-use of land and buildings in and outside of development boundaries	SLP317	No change.
	Employment	15 & 16	5.70	NWBC silent on regional and sub-regional needs	include reference to local and regional needs	SLP317	No change.
<b>6</b>	<b>Sustainable Development</b>						
	LP1	21	LP1	Object due to lack of infrastructure (roads, doctors)		SLP132	IDP addresses this issue. No change
	LP1	20 & 21		General Support		SLP271	Support welcomed. No change
	LP1	20 & 21	6.15	Support paragraph 6.15 and Policy LP1		SLP276	Support welcomed. No change
		19	6.10	Support paragraph 6.10		SLP276A	Support welcomed. No change
	LP1	21	LP1	Policy requires development to conform with settlement character	Edit point 2 - sustainable design that "respects, reinforces and promotes the local distinctiveness of an area/settlement	SLP317	Issue addressed in policies LP31 and LP32. Plan should be read as a whole. No change.
	LP1	21	LP1	Change required to implementation and infrastructure	point three, include reference to employment infrastructure	SLP317	Issue addressed in policies LP31 and LP32. Plan should be read as a whole. No change.
	LP1	21	LP1	Second and third parts of the policy reference 'tests' - no justification	Policy should reflect para 14 of the NPPF, outlining the presumption in favour of sustainable development. Addressed in Dev Management policies.	SLP330	Issue addressed in Chapter 6 and Policy LP31. Plan should be read as a whole. No change.
	LP1	21	LP1	Support principle of Policy.	Reword Policy and remove bullet point criterion	SLPSLP360C	Support welcomed. No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP1	LP1	21		Delivery of infrastructure is uncertain and H7 will not "improve the individual settlement's character; appearance and environmental quality";		SLP278	No change
<b>7</b>	<b>Spatial Strategy</b>						
7	All	23-35	All	Question evidence as alternatives not considered. Insufficient work carried out on environmental and historic impact. Not meeting local needs		SLP31	No change
7	All	23-35	All	Not legally compliant due to evidence not being available when initial decision made. Plan not sound		SLP48	Consultation period extended to accommodate new or additional evidence. No change
LP2, LP6	LP2, LP6			Questioning housing numbers, Settlement Hierarchy and IDP		SLP10, SLP11, SLP12, SLP28, SLP29, SLP49, SLP50, SLP39, SLP74, SLP75, SLP77, SLP78, SLP79, SLP80, SLP64, SLP66, SLP71, SLP119, SLP157, SLP176, SLP177, SLP178, SLP285, SLP286, SLP292, SLP299, SLP308, SLP350, SLP321, SLP323	No change.
LP2, LP6	LP2, LP6	25, 35	LP2, LP6	Support		SLP360C, SLP360D	Support welcomed. No change
LP2, LP6,	LP2, LP6,	25, 35	LP2, LP6	No clear rationale for scale of proposed growth. Not convinced the proposed strategy for delivering growth is correct one. Concerns over delivery of transport infrastructure	Reconsider strategy for distribution of growth	SLP117, SLP104, SLP134, SLP128, SLP145, SLP157, SLP354	No change.
7	LP2	25	7.1 to 7.11	General support		SLP291, SLP345, SLP271, SLP315, SLP320A,	Support welcomed. No change
LP2	LP2	25		Too inflexible - over reliance on larger sites	More even distribution within the borough	SLP275, SLP285, SLP286, SLP289, SLP292, SLP300, SLP304, SLP305, SLP306, SLP309, SLP310, SLP273, SLP317	No change.
LP2	LP2	25		Support the Settlement Hierarchy for Hurley, Piccadilly and Wood End		SLP104	Support welcomed. No change
LP2	LP2	25		Settlement Hierarchy doesn't present the most appropriate strategy for distribution of growth	Should be amended for planned HS2 Station and Solihull Arden Cross Proposals	SLP143	No change.
LP2	LP2	25		Question evidence as to why this option was chosen.	If homes are needed build a new garden village	SLP89, SLP145, SLP273	Issue addressed in para 6.20. No change.
LP2	LP2	25		NWBC fails to work proactively, inline with the duty to cooperate, to meet wider than local employment needs	Plan should identify or facilitate release of additional employment land	SLP335, SLP317	No change.

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP2	LP2	25		Policy needs rewording to provide clarity	Second sentence of policy should be edited to read "unless permitted by this policy or policies elsewhere", as policy itself allows for development outside of development boundaries e.g. Cat2	SLP333	Unnecessary. Plan should be read as a whole. No change.
LP2	LP2	25		More housing within category 5 settlements	Include site at Nuneaton Road, Coleshill, B46 2NG	SLP344	No change
LP2	LP2	25		Alterations to types of development permitted within category 5 settlements, particularly relating to regional and sub-regional needs	Revise as per representation	SLP317	No change
LP2	LP2	25		General Support. Category 5 settlements too restrictive, should include reference to para 14	Remove category 5 categorisation	SLP330	No change
LP2	LP2	25	LP2	LP2 (Category 4) will see no affordable housing in the Borough - not consistent with NPPF		SLP53, SLP299	Category does not prevent affordable housing, does not specify or restrict tenure or type. No change.
LP2	LP2	25	LP2	LP2 is flawed - relies on earlier plans and not relevant today. Development should be focussed in Atherstone		SLP160	No change
LP2	LP2	25	LP2	Consider this Policy Unsound as it is not justified, not positively prepared and is inconsistent with NPPF	Reword/revise Policy LP2	SLP113B	No change
Greenbelt	Greenbelt	26+	LP2/LP3	Suggest rewording to the policies. Need to review greenbelt boundaries in rural areas	Suggest rewording to the policies. Need to review greenbelt boundaries in rural areas	SLP362	Green Belt review undertaken. No change
Greenbelt	Greenbelt	26+		Lifting of greenbelt restriction, redraw village boundary - would service housing needs both locally and nationally	Redraw Greenbelt Boundary off Knowle Hill Hurley	SLP52, SLP52A	Green Belt review undertaken. No change
Greenbelt	Greenbelt	26+		Risk of plan not delivering. Review of Greenbelt Boundaries and sites well related should be considered (SHLAAPB188)	Review of Greenbelt Boundaries	SLP111A	Green Belt review undertaken. No change
LP3	Green Belt Infill Boundaries	29	5(b)	Too restrictive	Remove restriction in (b) on auxilliary/supporting development	SLP275	Green Belt review undertaken. No change
LP3	LP3		7.1 to 7.24	General support		SLP291, SLP271, SLP273	Support welcomed. No change
LP3	Green Belt	29		Site at The Mount, Kingsbury not included	Include site, remove from Green Belt	SLP322	No change.
LP3	Green Belt	29	7.24	No reference made to PDL sites within the borough	Include reference, specifically Daw Mill	SLP273	No change.
LP3	Green Belt	29		Support Meaningful Gap policy on western side of the borough		SLP271	Support welcomed. No change
LP3	Green Belt	29		References to Very Special Circumstances should be made	References to Very Special Circumstances should be added to policy	SLP334	Issue addressed in para 7.12. No change.

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP3	Green Belt	29		Insufficient justification for GB review, GB Sites release & reasoning unclear		SLP330	Green Belt review undertaken at appropriate stage with reviews of Local Plans, as per para 83 of NPPF. No change
LP3	Green Belt Infill Boundaries	29	LP3	Present greenbelt infill boundaries are not achievable in this policy	Green belt Infill Boundaries should be available to all settlements washed over with green belt	SLP26	No change.
LP3	Green Belt Infill Boundaries	29	LP3	Should be infill boundary at Cliff Hall Lane, Cliff, Kingsbury	Infill boundary at Cliff Hall Lane	SLP167	No change.
LP3	Green belt Boundaries	29	LP3	Not sound in its current state - consider revision of Policy	Revise Policy LP3	SLP159	No change.
LP3	Green belt Boundaries	29	LP3	Does not reflect governments priorities and policies	Remove H14 from the greenbelt on the proposals map	SLP113	No change. However, Green Belt boundary to be shown 'outside' of housing allocation.
LP4	Safeguarded Land	30		Insufficient justification		SLP330	Green Belt review undertaken. Clarification to be made on site release from Green Belt. No further change
LP4 ,LP6	LP4, LP6	30,35		Non allocation/safeguarding of site. Lack of sound reliable evidence. LP6 - inappropriate text. OAHN not fully addressed. No policy to trigger early review.Over reliance on large sites	Allocate/safeguard site. Change wording in Policy LP6	SLP35, SLP289	No change.
LP5	Meaningful Gap	31	7.29 to 7.32, 14.52	Question whether Robeys Lane site should be in Meaningful Gap, small scale development will erode, impact gap		SLP301	No change.
LP5	Meaningful Gap	31		Third criterion should be deleted as sufficient protection is given with points 1 and 2	Delete third criterion	SLP333	No change.
LP5	Meaningful Gap	31		Scale of meaningful gap not justified	Remove policy LP5	SLP333	Additional evidence published as part of consultation. No change.
LP5	Meaningful Gap	31		Meaningful Gap policy unjustified, lack of landscape assessment, incorrect evidence.	Remove policy LP5	SLP336, SLP330	Additional evidence published as part of consultation. No change.
7	Housing	31-33	7.33-7.43	Growth Strategy should be reviewed. Clarity on infrastructure funding. Agreement with Birmingham before accepting its housing	Review of growth strategy	SLP156, SLP157	MOU with Birmingham agreed. No change.
LP6	LP6	31 - 33	7.33 - 7.43	Housing numbers are 3 times the Core Strategy in what is effectively the same plan.	New community needed	SLP172	No change.
7	Housing Numbers	31 to 33		Impact on rural character, quality of life.		SLP299	No change.
7	Housing Numbers	31 to 33	7.33	Question housing numbers and evidence for Birmingham and Coventry unmet need	Review housing assessment, remove need to address Birmingham's unmet need	SLP294, SLP299, SLP300, SLP304, SLP305, SLP306, SLP309, SLP310	No change.
7	Objectively Assessed Need (OAN)	32	7.34	2015 SHMA and OAHN calculation methodology not up to date	Use standard methodology proposed by Govt and revise housing need figures.	SLP289, SLP299	No change.

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
7	Needs of Neighbours	32-33	7.34-7.43	Question figures assisting shortfall in GBHMA as work is ongoing	Need should be modified	SLP161D	No change.
7	Employment Requirements	33/34	7.43 LP6	"Aspirational" figure should not be a maximum. Work still ongoing to determine distribution	None	SLP161A	No change.
7	Employment Requirements	35	7.47	Supportive of approach taken	None	SLP161	Support welcomed. No change
LP6	Greater than local employment need	35	7.49	NWBC fails to work proactively, inline with the duty to cooperate, to meet wider than local employment needs	Plan should identify or facilitate release of additional employment land	SLP335	No change.
LP6	LP6	35		Plan fails to address wider than local employment need	Include Daw Mill colliery, minimum 100ha employment land	SLP317	No change.
LP6	LP6	35		Infrastructure reliance could lead to housing shortfall	Remove the paragraph "actual amount of development delivered...."	SLP331	No change.
LP6	LP6	35		Plan fails to address Tamworth need - owing to extension to plan period until 2033	Provide clear positive commitment, include single gypsy and traveller site, commit to additional housing need from Tamworth, assess potential to accommodate additional employment land	SLP324	No change.
LP6	LP6	35		Question OAHN housing calculation consistency between Coventry/Warwickshire HMA and GB & BC HMA	Modify LP6 to reflect increase for extended two year plan period	SLP277C, SLP285 , SLP286, SLP289, SLP345	No change.
LP6	LP6	35		Uncertainty over meeting GB&BC HMA unmet need	Duty to Co-Operate statement from all GB&BC HMA affected authorities, CWHMA authorities and adjoining Leicestershire Authorities to confirm co-ordinated approach to addressing shortfalls.	SLP289	MOU with Birmingham agreed. No change.
LP6	LP6	35		No capacity at Alvecote Gypsy site.		SLP301	No change.
LP6	LP6	35		Flood risk to pitches not noted	Include note that pitches required to locate outside flood risk areas	SLP302	Issue addressed by Policy. No change
LP6	LP6	35		General Support		SLP288, SLP315	Noted
LP6	LP6	35		Unjustified housing allocations, owing to reliance on unknown infrastructure costs and third party land	Include site at Spring Farm, Grendon within allocations	SLP339	No change
LP6	LP6	35		Support with regards to addressing GB HMA shortfall		SLP337	Support welcomed. No change
LP6	LP6	35		IDP needs more detail with regards to effect of infrastructure upon site availability	Reference to infrastructure should be removed from policy wording	SLP336	No change
LP6	LP6	35		Question robustness of OAN. 9700 housing figure should be a requirement	Remove 'aspiration' wording	SLP336, SLP315, SLP317, SLP324, SLP330	No change
LP6	LP6	35		NWBC fails to work proactively, inline with the duty to cooperate, to meet wider than local employment needs	Plan should identify or facilitate release of additional employment land	SLP335	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP6	LP6	35	LP6	Consider this Policy Unsound as it is not positively prepared and is inconsistent with NPPF	Reword/revise Policy LP6	SLP113D	No change
LP6	LP6	35	LP6	Consider this Policy Unsound as it is not justified, not positively prepared and is not effective	Employment Land requirements should be increased	SLP143A	No change
LP6	LP6	35	LP6	Vast amount of new homes not needed due to Brexit		SLP131	No change
<b>8</b>	<b>Housing</b>						
LP7	LP7	37	LP7	Consider this Policy Unsound as it is not justified and is inconsistent with NPPF	Suggest rewording/revision of Policy LP7	SLP113C	No change
LP7	LP7	37	LP7	No clear rationale for scale of proposed growth. Not convinced the proposed strategy for delivering growth is correct one. Concerns over delivery of transport infrastructure	Reconsider strategy for distribution of growth	SLP117, SLP104	No change
LP7	LP7	37	LP7	General Support		SLP291, SLP324	Support welcomed. No change
LP7	LP7	37	LP7	10% Special Needs provision not identified in Affordable Housing Policy and tenure mix		SLP277D, SLP300, SLP304, SLP305, SLP306, SLP309, SLP310, SLP334	No change
LP7	LP7	37	LP7	Infrastructure reliance could lead to housing shortfall	Remove the paragraph "actual amount of development delivered...."	SLP331	No change
LP7	LP7	37	LP7	Policy unclear regarding what constitutes 'special needs housing'	Clarity sought	SLP330	Amendment supported. Term will be clarified in Glossary.
LP7	LP7	37	LP7	Not clear whether self and custom build requirements relate to just C3 proposals, or whether they extend to C2	Policy LP7 modified to provide clarification	SLP334	Policy relates to Housing development. Only relate to C3 residential use, not C2 Hospitals and nursing homes., schools, colleges or training centres. No Change.
LP7	LP7	37	LP7	Site H7 unable to facilitate 5% self build	Dedicate a specific site for self build needs	SLP277B	No change
LP7	LP7	37	LP7	Tighten requirement for a minimum of 30 dph	Reword policy to state 'net average' as opposed to average	SLP345	No change
LP7	LP7	37	LP7	Self Build register not available so cannot provide an informed view. Recommend a more flexible Policy approach. With regards to Special Needs - we recommend additional text	Reword Policy	SLP360E	No change proposed but term will be clarified in Glossary.
LP7	LP7	37	LP7	10% Special Needs provision and self build not defined, evidenced and justified	Delete requirement or evidence to support Policy	SLP289, SLP315, SLP343, SLP345	No change
LP8	LP8	38	LP8	Windfall allowance not robust		SLP330	No change
LP8	LP8	38	LP8	Unnecessary	delete	SLP289	No change
LP8	LP8	38	LP8	Unjustified	Evidence to support policy	SLP343, SLP315, SLP315, SLP330	No change
LP9	LP9	40	LP9	LP9 not subject to up to date evidence	Commission an up to date viability assessment	SLP289, SLP336, SLP343, SLP345, SLP330, SLP53	No change
LP9	LP9	40	LP9	85:15 mix is deemed too high	Consider 65:45 mix	SLP331	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP9	LP9	40	LP9	Policy to be reworded	Consideration should be given, instead of consideration will be given	SLP345	No change
LP9	LP9	40	LP9	Affordable Housing for greenfield sites such as our clients site should be 30%	Reword Policy	SLP360F	No change
LP9	LP9	40	LP9	Consider this Policy Unsound as it is not justified and is inconsistent with NPPF	Should include AH requirements that do not undermine viability of schemes and include sufficient flexibility to allow development to respond to site specific constraints,evidence of need and provision of other forms of AH	SLP1131	No change
LP10	LP10	42	LP10	Flood risk insufficiently noted	Require sites to be located outside flood zone 3 and in Flood zone 1	SLP302	Issue addressed by Policy. No change
LP10	LP10	42	LP10	Suggest amendment to opening paragraph for consistency	Suggest amendment to opening paragraph for consistency	SLP69	No change
<b>9</b>	<b>Employment</b>						
9	Employment	43	9.40	Support for growth opportunities potentially arising from HS2 interchange		SLP337	No change
LP11	LP11	44		LP40 inconsistent against Para 9.3 and 9.8 - means LP11 will not be met		SLP111E	No change
LP11	LP11	44		General Support		SLP288, SLP291, SLP318	Support welcomed. No change
LP11	LP11	44		Need to reference wider than local need	Alter policy as per representation	SLP317	No change
LP11	LP11	44		NWBC fails to work proactivley, inline with the duty to cooperate, to meet wider than local employment needs	Plan should identify or facilitate release of additional employment land	SLP335	No change
LP11/ LP13	LP11/ LP13	44/45	LP11/ LP13	Suggest rewording to the policies.	Reword Policies accordingly	SLP362	No change
LP12	LP12	44		Unjustified	Evidence to support policy	SLP343	No change
LP12	LP12	44		No reference to daw mill	Reference daw mill colliery	SLP317	Unnecessary. No change
LP12	Atherstone	44		Local Plan should be more positivley prepared to meet business needs	Extend development boundary around atherstone Sewage Works	SLP317	No change
LP13	Rural Employment	45		General Support		SLP291	Support welcomed. No change
LP13	Rural Employment	45	Criteria (a)	Unduly restrictive	Delete criteria a) for buildings suitable for conversion and where there is a demand	SLP275	No change
<b>10</b>	<b>Environment</b>						
10		47		Lack of up to date Flood Risk references and Natural Flood Management	Include specific Policy on Climate Change and Flood Risk	SLP302	Issue addressed in a number of references within the Plan. No change
10		47	10.6	Object to paragraph 10.6 - it is not for NWBC to identify the restoration of mineral sites		SLP70A	No change
LP14	LP14	48	LP14	Support principle of Policy.	Reword Criterion (a), (b),	SLP360G	Support welcomed. No change
LP14	LP14	48	LP14	Object to Policy LP14 - too restrictive and not consistent with NPPF.Suggest rewording	Suggest rewording	SLP70B, SLP330	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP14	LP14A	48	LP14A	Negatively worded and overly prescriptive retention of existing natural features in LP14A	Blanket retention unnecessary, policy should be reworded to "Where possible, new development should retain"	SLP277, SLP334, SLP345	No change
LP14	LP14	48	LP14	General Support		SLP291, SLP271	Support welcomed. No change
LP14	LP14	48	LP14	Fails to mention waterbodies ponds and rivers, drains not natural features.	Note or clarify features	SLP302	No change
15	LP15	49	10.11 & 14.73	LPA should proactively engage with landowners to facilitate Kingsbury Hall preservation	Modified LP15, include site as allocation	SLP344	No change
LP15	LP15	49	LP15	Support		SLP275, SLP291, SLP271	Support welcomed. No change
LP15	LP15	49	LP15	Policy needs revising	Revision needed for clarity	SLP360I	No change
LP15	LP15	49	LP15	Reference to townscape and historic environment not required for transport assessments	Remove reference to townscape and historic environment	SLP345	No change
LP15	LP15	49	LP15	Impact on Historic environment now so how will it be conserved in the future		SLP123A	No change
LP16	LP16	51	LP16	No reference to Ensor Pools made within policy itself	Include Ensor Pools reference	SLP314	Unnecessary. No change
LP16	LP16	51	LP16	Policy inconsistent with the para 118 NPPF - requires all development to ensure that there is a net gain in biodiversity	Alter policy wording to state that "where there is significant harm, development should...."	SLP317	No change
LP16	LP16	51	LP16	Protection of watercourses and floodplains not sufficiently noted	Add note in LP16 regarding watercourse and floodplain protection	SLP302	No change
LP16	LP16	51	LP16	Recommend Policy rewording	Reword	SLP360J	No change
LP16	LP16	51	LP16	Support		SLP275, SLP291, SLP345	Support welcomed. No change
LP17	LP17	53	LP17	Consider this Policy Unsound as it is inconsistent with NPPF	Clarify relationship with public open space requirements in LP24 and requirement for contributions to off site improvements. Inconsistent with National policy	SLP113H	No change
LP17	LP17	53	LP17	General Support		SLP291, SLP271, SLP360C	Support welcomed. No change
LP17	LP17	53	LP17	Negative affect by government		SLP278	No change
LP19	LP19	57	LP19	Whitacre Heath SSSI is not mentioned	Include Whitacre Heath SSSI	SLP146B	Disagree - not a LNR
LP20	LP20	57	LP20	Policy not justified, no up to date green space strategy	Up to date Green Space Strategy required	SLP344, SLP345	Noted - Green Space Strategy update now available
LP20	LP20	57	LP20	General Support		SLP291	Support welcomed. No change
<b>11</b>	<b>Services and Facilities</b>						
LP22	LP22	60	LP22	Inappropriate to direct social, health and educational uses to market to town centres	Revised wording to consider appropriate facilities outside of town centres	SLP334, SLP345	No change
LP22	LP22	60	LP22	Policy rewording required	Policy should be revised to ensure consistency with para 24 of the NPPF, through the use of a sequential test	SLP334	No change
LP22	LP22	60	LP22	General Support		SLP360C	Support welcomed. No change
LP23, LP24	LP23, LP24	60/61	LP23, LP24	Revise Polices as suggested	Revise Polices	SLP362	No change
LP24	LP24	61	LP24	General Support		SLP360C	Support welcomed. No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP24	LP24	61	LP24	Unjustified	Evidence needed to support policy	SLP343	No change
LP24	LP24	61	LP24	Limited power to ensure recreational provision is provided.		SLP278	No change
LP24	LP24	61	LP24	Consider this Policy Unsound as it is not justified and is inconsistent with NPPF	Policy needs to reflect an upto date assessment of local need for open space	SLP113G	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
<b>12</b>	<b>Transport</b>						
12	Birmingham Airport	63	12.3-12.4	Support, however importance of expansion should be referenced	Add text	SLP329	Support welcomed. No change
LP25	LP25	63	LP25	General Support		SLP291, SLP271	Support welcomed. No change
12	LP26	64/65	12.11&12.14	Safeguard land north west of Platform 1at Atherstone Station for car parking	Reword Policy LP26 to include safeguarding land for future car parking	SLP56	No change
12.18	Transport	66	12.18	Consider this Paragraph Unsound as it is not justified, not positively prepared and is not effective.	Land at Quartz Point should be allocated	SLP143B	No change
LP26	LP26	64/65	LP26	General Support		SLP291	Support welcomed. No change
LP26	LP26	64/65	LP26	Improvements are uncertain		SLP278, SLP315	No change
LP26	LP26	65	LP26	Support for Polesworth Station		SLP345	Support welcomed. No change
LP26	LP26	65	LP26	Suggest additional text to Policy	With regards to Polesworth Station	SLP360H	No change
LP27	LP27	66	LP27	General Support		SLP291	Support welcomed. No change
LP27	LP27	66	LP27	Policy not supported by evidence, no landowner support, unviable and environmental impact	Delete Safeguarded Route RR2	SLP275	No change
LP27	LP27	66	LP27	Impact of HS2 not taken into account		SLP282	No change
LP27	LP27	66	LP27	LP27 is unsound and should be omitted		SLP164	No change
LP28	LP28	67	LP28	Commitment to A5 investment unclear	Include commitment to investment in A5 and relation with other strategies and RIS2.	SLP293, SLP315	No change
LP28	LP28	67	LP28	No reference made to A5/B5000 Link Road	include reference to A5/B5000 Link Road	SLP345	New route not part of current strategic road network. No change
LP28	LP28	67	LP28	General Support		SLP291, SLP360C	Support welcomed. No change
LP28	LP28	67	LP28	Policy needs to safeguard a route for strategic A5/B5000 Link Road	Include a safeguarded Link Road route in Policy	SLP277A	New route not part of current strategic road network. No change
LP29	LP29	68	LP29	Support		SLP360C	Support welcomed. No change
LP29, LP30	LP29/LP30	68	LP29/LP30	General Support		SLP291	Support welcomed. No change
<b>13</b>	<b>Development Management</b>						
13	LP31	69/71	13.11, 13.8, 13.23, 13.25, 13.26	Flood risk insufficiently noted	Clarify, reword and address flood risk issues in paragraphs	SLP302	Support, detailed wording to be discussed with EA.
13/LP31	LP31	71	13.15	Support paragraph 13.15, LP31		SLP276A	Support welcomed. No change
LP31	LP31	71		Policy promotes brownfield first approach. Para 2 - 'adaptability' clause vague	Remove reference. Justify inclusion	SLP343	No change
LP31	LP31	71		General Support		SLP291, SLP312	Support welcomed. No change
LP32	LP32	72		Support LP32		SLP276A, SLP345, SLP271	Support welcomed. No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
13	Water Management	70 - 76	13.11, 13.23 to 13.27	No mention of new climate change allowances, or sequential test. Policy needs rewording and splitting. Some text misleading.	Update climate change and sequential test references, split and retitle Policy Policy into two, "Water and Flood Risk Management" and "Sustainable Drainage Systems" and clarify natural drainage features text	SLP302	General support but will discuss detailed wording with EA
LP35	LP35	76	LP35	Omission of flood risk management schemes	Note and Safeguard sites of current schemes in North Warwickshire	SLP302	No change
LP36	LP36	77	LP36	Too restrictive	Enable temporary or overflow parking sites around major road infrastructure	SLP275	No change
LP36	LP36	77	LP36	Appendix K Standards too restrictive	Amend Appendix K standards	SLP291	Appendix K Column titles to delete term "maximum"
LP36	LP36	77	LP36	Suggest rewording Policy regarding Electric charging points	Suggest reword	SLP360D	No change
LP36	LP36	77	LP36	Car parkingspaces for larger houses need to be revised	Reword Policy Appendix K to include more car parking spaces for larger houses	SLP146A	Appendix K Column titles to delete term "maximum"
LP37	LP37	79	LP37	Consider this Policy Unsound as it is not effective and is inconsistent with NPPF	Reword Policy LP37	SLP113A	No change
LP37	LP37	79	LP37	Energy efficient buildings more suitable way of addressing energy concerns	Remove 10% R.E requirements	SLP343	No change
LP38	LP38	80	LP38	General Support		SLP291, SLP275	Support welcomed. No change
LP38	LP39	80/81	LP39	Ducting requirement unjustified	Remove ducting provision from developers	SLP345	No change
<b>14</b>	<b>Allocations</b>						
14	Allocations	82+		Infrastructure is not in place to deal with schools, roads etc	All infrastructure needs to be funded before development	SLP120, SLP136, SLP163	Noted - Not possible as infrastructure is supported by development, whichcomes first
14	Allocations	82+		Question choice of allocations. Already problems with existing infrastructure (especially the A5)		SLP59, SLP89, SLP137, SLP163, SLP290, SLP296	No change
14	Allocations	82+		Increase on traffic volume on surrounding roads and lanes		SLP103	No change
14	Allocations	82+		Not taken account of planning in other areas which will all add to overall problems. Lack of infrastructure (Doctors, schools, roads etc)Flooding will be worse. Radon gas, tunnels, floods add to Ansley Common site		SLP47, SLP301	No change
14	Allocations	82+		Infrastructure needed on A5 before development starts	A5 infrastructure needed before development	SLP356	Noted - options being explored for funding. No change.
14	Allocations	82+		Inflexible allocations ignoring economic indicators and strategic growth areas		SLP300, SLP304, SLP305, SLP306, SLP309, SLP310	No change
14	Allocations	82+		Infrastructure	Deliver infrastructure before development	SLP295	Noted - options being explored for A5 funding
14	Allocations	82+		Infrastructure, impact on social and mental health, not viable along A5 corridor		SLP299	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
14	Allocations	82+		Flood risk sequential test should apply to all allocation sites	Apply flood risk sequential test to all allocation sites. Require level 2 SFRA on all sites affected	SLP302	Supported. Policy LP31 will be amended to reflect this
14	Allocations/ LP39	82+		Over reliance on large sites. Need to produce an up to date 5 year HLS. Local Plan trajectory not robust, many sites unlikely to be completed by 2033. Lack of allocations in Mancetter	20% buffer. Update 5yr HLS. Allocate site at Nuneaton Road, Mancetter	SLP330	No change
14	Allocations	82+		Local Authorities should build more houses	Increase public house building	SLP325	Noted. Local Authorities financial constraints, available inhouse services and funding means ability to build Council houses severely constrained.
14	Allocations	82+		No legal rationale for building in towns/villages.Failure to look at alternative sites. No consultation with local residents.No details of improved infrastructure.Not meeting local needs	Increased infrastructure	SLP42,SLP57,SLP64, SLP86,	No change
14	Site Allocations	82+	LP39, H3, H7, H13, H14, H19, H20, H21	Trajectory unrealistic, inaccurate for sites H3, H7, H13, H14, H19, H20 and H21		SLP330	No change
LP39	General	83	LP39	Site omission Land east of Lawrence Road, Ansley not included	Allocate site	SLP326	No change
LP39	General	83	LP39	Support		SLP360	Support welcomed. No change
LP39	Baddesley Ensor/Grendon	83	LP39	Omission of site at Spring Farm, Grendon	Allocate site in LP39	SLP283	No change
LP39	Kingsbury	83	LP39	Promotion of site at Kingsbury Hall to meet elderly care needs	Allocate Kingsbury Hall site	SLP334	No change
LP39	General	83	LP39	Sites at Holly Lane and Dairy House Farm Phase 3 dependant upon third party land and unkown infrastructure costs	Include site at Spring Farm, Grendon within allocations	SLP339	No change
LP39	General	83	LP39	Support for proposed allocations		SLP337	Support welcomed. No change
LP39	General	83	LP39	Unmet need from Tamworth	Include site at Tamworth Road, POL22	SLP343	No change
LP39	Atherstone	83	LP39	Infrastructure issues	Additional infrastructure funding	SLP346, SLP347, SLP268, SLP269	No change
LP39	Allocations	83	LP39	Consider this Policy Unsound as it is inconsistent with NPPF - Langley Sue	Remove site from the greenbelt on the proposals map	SLP113F	No change. However, Green Belt boundary to be shown 'outside' of housing allocation.
LP39	H1, H2	83,87,88		Support Allocation	None	SLP170	Support welcomed. No change
LP39, H15	Baddesley Ensor	83, 103	LP39,H15	Support Allocation of site H15	None	SLP170A	Support welcomed. No change
	Ansley Common	83	LP39	Allocate site at Moorwood Lane	Allocate in LP39	SLP141	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
LP39, LP39a, LP4, LP6 Sustainability Appraisal	Kingsbury	83	LP39	Non allocation/safeguarding of site. Lack of sound reliable evidence. LP6 - inappropriate text. OAHN not fully addressed. No policy to trigger early review. Over reliance on large sites	Allocate/safeguard site in Kingsbury	SLP26	No change
LP39	Strategic Allocations	83 to 84	LP39	No small scale employment opportunities in strategic housing sites. Strategic housing sites should include employment element.	Include small (2-5ha) employment provision in all strategic sites, focusing on starter, incubator units.	SLP288	No change
LP39	Arley	83	LP39	Allocate site known as PS62		SLP362	No change
LP39	Shuttington	83	LP39	Site omission at land south of Pear Tree Close, Shuttington	Re-draw development boundary to include additional land	SLP284	No change
LP39	Kingsbury	83	LP39	Site omission land south of Kingsbury	include site	SLP307, SLP332A	No change
LP39(a)	Ansley Common	84	RH2	Brownfield land should be given priority.	RH2 should be included in the allocations and not a reserve site	SLP51, SLP107	No change
LP39(a), H20	Ansley Common	84 104/106	RH2 H20	Support the revised allocation to protect Moor Wood and that land north is now a reserve site. Concerns about infrastructure.		SLP62	Support welcomed. No change
LP39a	Dairy House Farm Phase 3	84	RH1	Delivery of site uncertain owing to possible realignment of A5	Include site at Spring Farm, Grendon within allocations as a suitable alternative	SLP339	No change
LP39a	Dairy House Farm Phase 3	84	RH1	Support	Include site	SLP315	Support welcomed. No change
LP39	General	88	H2, H5, H7, H15, H10, H20, H24	Historic Environment Assessment is limited in clarity and depth	Additional consideration to designated and non-designated assests to inform allocation	SLP341	No change
LP39	Polesworth and Dordon	91	14.35	Infrastructure cannot support development (Roads, schools, doctors. Loss of environmental assets, flooding, HS2	Creation of a new village/mini town. Look at other options	SLP280, SLP295, SLP296, SLP297, SLP298, SLP338, SLP5, SLP67, SLP73, SLP81, SLP83, SLP89, SLP92, SLP93, SLP99, SLP115, SLP116, SLP127, SLP135A, SLP138, SLP139, SLP144, SLP149, SLP150, SLP151, SLP152, SLP174, SLP179 - SLP218, SLP248 - SLP267, SLP282	Plan makes allowance for future options in Para 6.1 and 6.20. No change
LP39	Polesworth and Dordon	91	14.38	Support further investigation into coal reserves		SLP312	No change
14	Employment Allocations	85	Table 8	Add extant planning permissions/allocations for the purpose of clarity	Additional clarity or supporting calculation should be provided	SP111D	No change
LP40	Employment Allocations	85		Employment supply calculation unclear, evidence out-of-date.	Clarify supply of total provision. Include provision for sub-regional and regional growth.	SLP288	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone	101, 102	E4	Support with development programme evidence.		SLP287, SLP293	Support welcomed. No change
E4	Mira	101, 102	E4	MIRA site should fall within category 5 settlement	Move into Cat 5	SLP317	Site adjoins N&BBC allocations and development growth area. No change
LP40	Employment Allocations	85	LP40	Plan unsound - needs to allocate land for new MSA due to HS2	Need to allocate land for new MSA (in Meaningful Gap)	SLP133	No change
LP40	Employment Allocations	85	LP40	Inflexible delivery relying on Site at Mira. Question evidence base		SLP11C	No change
LP40	Employment Allocations	85	LP40	Consider this Policy Unsound as it is not justified, not positively prepared and is not effective.	Land at Quartz Point should be allocated	SLP143, SLP143A, SLP143B, SLP143C	No change
LP40	Employment Allocations	85	LP40	Inclusion of E1 is flawed as site is not genuinely available as Aldi is reserving the site for its own expansion		SLP111E	No change
LP40	Employment Allocations	85	LP40	Local Plan fails to assess strategic and wider than local employment needs, thus two sites at 'Land off Stonebridge Road' (70ha) and 'Brickhill Street Farm' (5.5ha) should be included	Include sites	SLP335	No change
LP40	E1	85	89.00	Additional HGV vehicles - infrastructure concerns		SLP346	No change
LP40	Employment Allocations	85	LP40	No reference to Daw Mill	Allocate as employment site	SLP317	Unnecessary. No change
LP40	Table 8	85		Footnote required to clarify where figures are obtained from	Footnote included to explain how figures are arrived at in row C	SLP333	No change
E4	Employment Allocations	102	E4	Should refer to B1(b) uses being allocated	Should refer to B1(b) uses being allocated	SLP111	No change
14	Atherstone, Grendon, Polesworth	86,91, 102	14. 15, 14. 6, 14.35	Lack of infrastructure (roads). Complete change in character of area.	Suggest new areas considered for development	SLP40, SLP82, SLP106, SLP128, SLP290, SLP296, SLP297, SLP298, SLP338	No change
14	H14		14.54	Suggest rewording to Paragraph and H14	Clarity	SLP105	No change
H2,H7	H2,H7	88, 92	H2, H7	Strengthen site policies to deal with wider A5 issues and Policy LP28	Link site allocation proposals to A5 strategies, investment and Policy LP28	SLP293	No change
H2	Atherstone	88	H2	Development here would damage the rural setting of the canal (heritage, wildlife, amenity value and recreational use). Housing allocation for the Borough is excessive	Delete site, or limit land to the east of Whittington lane. Failing that additional text to protect recreational and heritage corridor	SLP9	No change
14	Atherstone	86-89		Infrastructure cannot handle such growth. New housing falls far too heavy on Atherstone	Clarification on highways, schooling and health services	SLP118	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
14	Coleshill	89 - 91		Support the inclusion of allocated sites in Coleshill. Concerns sites will not meet Affordable Housing needs.		SLP134	Support welcomed. No change
14	Coleshill	89 - 91		Amend Coleshill Town Centre Boundary	Amend Coleshill Town Centre Boundary	SLP134	Support Town Centre boundary amendment.
C1	Cemetery	91	C1	Support		SLP273	Support welcomed. No change
E3	Polesworth and Dordon	98/99	14.49	Support the allocation E3 and the proposed relocation	None	SLP60	Support welcomed. No change
14	Polesworth and Dordon	91	14.35	Roads cannot support development (A5 and local)	Increased infrastructure for roads	SLP1, SLP94, SLP352, SLP296, SLP297, SLP298, SLP342	No change
14	Polesworth and Dordon	91	14.35	Infrastructure cannot support development (Roads, schools, doctors)	Increased infrasture	SLP2, SLP14, SLP15, SLP25, SLP43, SLP71, SLP155, SLP162, SLP166, SLP278, SLP290, SLP296, SLP297, SLP298, SLP342, SLP313, SLP316, SLP328	No change
H7	Land east of Polesworth / Dordon	92	H7	Infrastructure cannot support development (Roads, schools, doctors). Loss of environmental assets. Lack of infrastructure and loss of wildlife, fields etc. Not meeting local needs. Impact of HS2	Increased infrastructure for transport links. Less effect on environmental impacts	SLP3, SLP4, SLP41, SLP44, SLP46, SLP54, SLP55, SLP61, SLP65, SLP66, SLP76, SLP84, SLP91, SLP96, SLP97, SLP102, SLP108, SLP121, SLP122, SLP123B, SLP124, SLP126, SLP129, SLP135, SLP165, SLP173, SLP278, SLP295, SLP301, SLP342	No change
H7	H7	92	H7	Revised wording, 2000 minimum. No justification for 50m ancient woodland buffer. Support allocation	2000 homes at a minimum. Reduce buffer	SLP345	No change
H7	H7	92	H7	Land included within H7 allocation is owned by Polesworth group homes ltd, thus cannot be allocated for development	Remove property from allocation	SLP327	Support. Will alter allocaton accordingly
H7	H7	92	H7	Proposal is excessive and will not conform with other policies of Plan, LP32		SLP278	No change
H7	H7	92	H7	No safeguarded route for Link road. Extend strategic site east. Include additional land as alternative reserve site.	Safeguard route and extend site east. Include additional land as alternative reserve site.	SLP279	No change
H7, H13	H7, H13	92, 100	H7, H13	Need to consider impact upon Tamworth services and facilities		SLP324	No change
14	Polesworth and Dordon	91	14.35	Local people not listened to. More suitable place should be found	Consider other more suitable options fro development	SLP85, SLP89, SLP100, SLP128, SLP162, SLP354, SLP278, SLP281, SLP338	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
14	Polesworth and Dordon	91	14.35	Infrastructure cannot support development (Roads, schools, doctors. Loss of environmental assets, flooding, HS2)	Creation of a new village/mini town. Look at other options	SLP5, SLP6, SLP7, SLP18, SLP22, SLP23, SLP45, SLP63, SLP64A, SLP67, SLP68, SLP72, SLP73, SLP83, SLP81, SLP87, SLP88, SLP89, SLP90, SLP92, SLP93, SLP99, SLP101, SLP115, SLP116, SLP127, SLP135A, SLP138, SLP139, SLP140, SLP144, SLP147A, SLP148, SLP149, SLP150, SLP151, SLP152, SLP153, SLP154, SLP171, SLP174, SLP175, SLP179, SLP180, SLP181, SLP182, SLP175, SLP183, SLP184, SLP185, SLP186, SLP187, SLP188, SLP189, SLP190, SLP191, SLP192, SLP193, SLP194, SLP195, SLP196, SLP197, SLP198, SLP199, SLP200, SLP201, SLP201, SLP203, SLP204, SLP205, SLP206, SLP207, SLP208, SLP209, SLP210, SLP211, SLP212, SLP213, SLP214, SLP215, SLP216, SLP217, SLP218, SLP219, SLP220, SLP221, SLP222, SLP223, SLP224, SLP225, SLP226, SLP227, SLP228, SLP229, SLP230, SLP231, SLP232, SLP233, SLP234, SLP235, SLP236, SLP237, SLP238, SLP239, SLP240, SLP241, SLP242, SLP243, SLP244, SLP245, SLP246, SLP247, SLP248, SLP249, SLP250, SLP251, SLP252, SLP253, SLP254, SLP255, SLP256, SLP257, SLP258, SLP259, SLP260, SLP261, SLP262, SLP263, SLP264, SLP265, SLP266, SLP267,	No change
14	Polesworth and Dordon	91	14.35	Too many houses proposed	Need infrastructure. Reduce housing numbers to be built. Move to another area within North Warwickshire and create a new community	SLP34, SLP99, SLP129, SLP174, SLP175, SLP183, SLP184, SLP185, SLP186, SLP187, SLP207, SLP248, SLP249, SLP250, SLP251, SLP252, SLP253, SLP254, SLP255, SLP256, SLP260, SLP295, SLP299, SLP338	No change
14	Polesworth and Dordon	91	14.35	Build on brownfield land first. Schools will become overcrowded. Traffic problems already exist. Destruction of wildlife, countryside	Should be Policy to allocate brownfield sites first	SLP95, SLP100, SLP280, SLP290	No change
14	Polesworth and Dordon	91	14.35	Too many houses being proposed.Lack of infrastrucure (Roads)	Increased infrastructure. Less houses	SLP13, SLP33, SLP36, SLP37, SLP43, SLP44, SLP58, SLP100, SLP109, SLP127, SLP355, SLP280, SLP338, SLP273	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
14	Polesworth and Dordon	91	14.35	Loss of green/open space is against NPPF, ancient woodland. Lack of bus service, congestion on roads. Question affordability of affordable housing		SLP358	No change
14	Polesworth and Dordon	91	14.35	Fairer distribution between the market towns or a new settlement	Fairer distribution between the market towns or a new settlement	SLP123	No change
E4	Polesworth and Dordon	98	14.48	Support Policy E2	None	SLP112	Support welcomed. No change
14	Polesworth and Dordon	91	14.35	Does not meet local needs of people in Polesworth/Dordon.No robust credible evidence as to why this is the best strategy. Insufficient work carried out on environmental and historic impact. Traffic problems now , increased flooding		SLP32, SLP153, SLP154, SLP219, SLP220,SLP221,SLP222,SLP223, SLP224, SLP225, SLP226, SLP227, SLP228, SLP229, SLP230, SLP231, SLP232, SLP233, SLP234, SLP235, SLP236, SLP237, SLP238, SLP239, SLP240, SLP241, SLP242, SLP243, SLP244, SLP245, SLP246, SLP247,	No change
	Housing	99	14.51	Supportive of approach taken	None	SLP161C	Support welcomed. No change
H7	H7	92	H7	Support the allocation of the site as a whole but have objections/concerns regarding criteria.	Policy needs to be reworded	SLP360A	Support welcomed. No change
H13	H13	100	H13	Concerns about traffic problems and school places.Endangering Meaningful Gap	Remove from allocations	SLP147	No change
H13	H13	100	H13	Remove reference to 825 dwellings for Tamworth. Land at Robeys Lane is unevidenced and undeliverable	Remove reference to 825 dwellings for Tamworth. Remove H13 from allocations. Allocate land North of Gillway Lane	SLP158	No change
H13	H13	100	H13	Support allocation of H13	None	SLP161B	Support welcomed. No change
H13	H13	100	H13	General Support. Alter Policy Wording	Increase dwelling numbers to 1540, alter proposed access	SLP336	Support welcomed. No change
H13	H13	100	H13	Object to site - major impact on adjacent commercial woodland site	Delete site	SLP359	No change
H14	H14	83, 100 to 101	14.54	Do not release site from Green Belt, insufficient exceptional circumstances	Delete site	SLP291	No change
H14	H14	101	H14	Consider this Policy Unsound as it is inconsistent with NPPF	Reword/revise Policy H14 and remove site from the greenbelt on the proposals map	SLP113E	No change. However, Green Belt boundary to be shown 'outside' of housing allocation.
H18	Spon Lane	104	H18	Infrastructure concerns, road safety		SLP311	No change
H18	Spon Lane	104	H18	Support	Include site	SLP315	Support welcomed. No change
H18	H18	104	H18	Traffic from the new homes will make the A5 a lot busier	Delete allocation from plan	SLP114	No change
14	Hartshill with Ansley Common	104 - 105	14.65 - 14.70	Disproportionate allocation. Loss of greenfield.Infrastructure concerns - schools and traffic		SLP351	No change
H19,H20	Ansley Common, Hartshill Site Proposal	105/106	H19,H20	Roads cannot support development	Increased infrastructure for roads	SLP19, SLP20, SLP270	No change

Chapter / Policy/ Document	Section	Page Number	Para	Summary of reps	Change sought	Rep references	Council Response
H19,H20	Ansley Common, Hartshill Site Proposal	105/106	H19,H20	Roads cannot support development. Through road is essential for H19 to Castle Road/Church Road	Increased infrastructure for roads. Through road is essential for H19 to Castle Road/Church Road	SLP21	Noted. Proposal requires through route, no change.
H19	Ansley Common	105	H19	Housing numbers doesn't reflect needs of local people.Facilities should be retained	Allotments and recreation grounds should be retained	SLP24	No change
H19	Ansley Common	105	H19	Services will not be able to cope with proposed development	Increased infrastructure	SLP30	IDP addresses this issue. No change
H20	Ansley Common	105	H20	Policy too restrictive	Access from Plough Road should be aspirational, Master plan should incorporate RH2, 50m ancient woodland buffer could be reduced	SLP331	No change
H20	Ansley Common	105	H20	Support		SLP320, SLP331	Support welcomed. No change
H20	Ansley Common	106	H20	Flooding, Infrastructure provision, access concerns, Green Belt development		SLP270	No change
H25	Shuttington		H25	No justification to double size of site		SLP301	No change
H25	Shuttington		H25	Support site allocation		SLP340	Support welcomed. No change
H26	Warton	110	H26	Support site allocation		SLP332	Support welcomed. No change
H26	Warton	110	H26	Objection to submitted planning application on access and parking arrangements		SLP357	No change
Appendix M	Ansley Village Site Proposal	172+		Boundary changed from Draft Local Plan 2016	Revert back to Draft Local Plan	SLP16, SLP62	Boundary will be amended as shown in Local Plan Consultation 2016
Appendix M	Open Space	172+		Object to open space adjoining Well Spring Close - is in private ownership	Remove allocation from Open Space Proposals	SLP27	No change
Appendix M	Development Boundary	172+		Shustoke Development Boundary seems to encroach the green belt	Check development boundary	SLP125	No change
<b>15</b>	<b>Monitoring</b>						
15	Monitoring	112		Question how plan will be monitored		SLP26A	No change

# **NORTH WARWICKSHIRE LOCAL PLAN**

## **Consultation Statement**



North Warwickshire  
Borough Council

**March 2018**

**North Warwickshire Local Plan  
Consultation Statement**

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**North Warwickshire Local Plan  
Consultation Statement**

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**1 Introduction**

- 1.1 All local planning authorities have to produce a Local Development Framework (LDF) which will set out planning policies for the local authority area. The LDF is made up of Development Plan Documents (DPDs) and Supplementary Planning Documents, as well as a Local Development Scheme which describes the function of each document and sets out a timetable for document preparation.
- 1.2 This statement sets out the details of the consultations undertaken during the preparation of the North Warwickshire Local Plan as required by Regulation 22(1)(c) of The Town and Country Planning (Local Planning) (England) Regulations 2012 ('the 2012 regulations').
- 1.3 This statement has been published to demonstrate how North Warwickshire Borough Council has involved the public and its key partners in the Local Plan process.
- 1.4 In April 2007, the Council adopted its Statement of Community Involvement (SCI), which sets out how the community and other stakeholders will be engaged in the process of preparing Local Development Documents and when planning applications are received.
- 1.5 Throughout the consultation process the Council has had individual meeting with Stakeholders, developers and individuals. These can be seen at Appendix A.

**2 Sustainability Appraisal**

- 2.1 Throughout the progression of the Site Allocations, Development Management and Local Plan sustainability work has been carried out including the Growth Options paper. This took a formal focus when the Draft Site Allocations was published for consultation. The sustainability reports were prepared by Land Use Consultants (LUC). Comments and recommendations were considered and where possible changes made to the developing Plans.

**3 Habitats Regulations Assessment (HRA)**

- 3.1 Appropriate assessment has also been carried out by Land Use Consultants. This started with a screening letter and has culminating in a full HRA report which is included in the background evidence.

**4 Production process for the Local Plan**

- 4.1 The Local Plan process has been ongoing for a number of years. There was a Local Plan in 2006 and some of those policies have been saved and used alongside the Core Strategy which was adopted in 2014. The saved policies and detailed site proposals were being updated through the production of two Plans - Site Allocations and Development Management Plans. Although progress was being made on these Plans it was decided to bring them together and update, where necessary, the Core Strategy which had recently

**North Warwickshire Local Plan  
Consultation Statement**

been adopted, into one document. This has become the North Warwickshire Local Plan 2018 - submission.

- 4.2 Below is a table which highlights the process for the production of the Local Plan. As the previous three documents of the Core Strategy, Site Allocations and Development Management Plan have all been rolled into the Local Plan it is important that these are included in the timetable.

<b>Stage</b>	<b>Date</b>
Core Strategy	Adopted 9 October 2014
Draft Site Allocations - draft Pre-Submission version	26 <sup>th</sup> June – 21 <sup>st</sup> August 2014
Meaningful Gap Consultation CIL Draft Preliminary Charging Schedule	Thursday 29 <sup>th</sup> January – Thursday 12 March 2015.
Draft Development Management Plan – issues and options	31 <sup>st</sup> May - 23 <sup>rd</sup> August 2012
Growth Options	April 2016
Development Management Plan Draft policies	1 <sup>st</sup> October – 12 <sup>th</sup> November 2015
Draft Local Plan (Regulation 18)	Approved for consultation August 2016
Draft Local Plan (Regulation 18)	10 November 2016 to 31 March 2017
Draft Submission Local plan (Regulation19)	December 2017 to 16 March 2018
Submission	March 2018
Examination – includes hearing sessions	Summer? 2018
Modifications (if required)	
Adoption	Autumn 2018

**5 Statement of Community Involvement (SCI)**

- 5.1 The Statement of Community Involvement (SCI) sets out the way in which North Warwickshire Borough Council will involve communities, stakeholders and commercial interests in drawing up its Local Development Documents and determining planning applications.
- 5.2 The Statement of Community Involvement forms an important part of the LDF, providing a clear statement about how the Council will consult. Public participation is a very important factor in the production of Local Development Frameworks.
- 5.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out minimum standards which the Council must meet in undertaking public consultation for its Local Development Framework, including a list of consultees (known as ‘specific consultation bodies’) who must be consulted where it is considered that the matter in hand affects them
- 5.4 The list of consultees will be regularly updated, the Council compiled a LDF mailing list which will comprise all of the Consultation Bodies and also individual members of the public who wish to be kept informed of and be involved in development of the Local plan process. The Council will also

**North Warwickshire Local Plan  
Consultation Statement**

ensure that the general public are consulted through a variety of consultation methods

5.5 The list of Consultation Methods to be used from the SCI is:

<b>A</b>	Information at the Council House
<b>B</b>	Council Website/Social Media
<b>C</b>	Local Newspapers
<b>D</b>	Letters
<b>E</b>	Libraries
<b>F</b>	Parish Newsletters
<b>G</b>	North Talk
<b>H</b>	Leaflets and Posters
<b>I</b>	Presentations (for example Area Forums)
<b>J</b>	Roadshows / Exhibitions / Displays/ Interactive Workshops
<b>K</b>	Planning for Real

5.6 The Local Plan has used all of the above methods except for K (Planning for Real) during the consultation periods. The Parish Councils were sent posters and asked to display them on their noticeboards and websites and any other method they could. We found that it was beyond our control to demand that Parish Councils advertised our consultations in any way and not all of them produce Parish Newsletters (see Appendix 1 for further details). The newsletters that are produced, are not all produced by the Parish themselves and do not automatically go to all residents as some are actually subscribed to. There were additional posters advertising drop-in sessions in the locality of the event. We also used the Councils Facebook and Twitter page to advertise the drop in sessions

5.7 Meetings also took place with stakeholders throughout the process and these are listed in Appendix A. Presentations were given to the 4 Area Forums, which cover the whole of North Warwickshire.

- Area Forum North (incorporates the communities of Austrey, Baddesley Ensor, Baxterley, Birchmoor, Bentley, Dordon, Grendon, Merevale, Newton Regis, No Mans Heath, Polesworth, Seckington, Shuttington and Warton)
- Area Forum South (incorporates the communities of Ansley, Arley, Astley, Coleshill, Corley, Fillongley, Great and Little Packington, Maxstoke, Over Whitacre and Shustoke.)
- Area Forum West (incorporates the communities of Curdworth, Hurley, Kingsbury, Lea Marston, Middleton, Nether Whitacre, Piccadilly, Water Orton, Wishaw and Wood End.)
- Area Forum East (incorporates the communities of Atherstone, Caldecote, Hartshill and Mancetter.)

5.8 A copy of the consultation was sent to all consultees on our mailing list which includes Statutory Consultees, Groups and organisations, all of the Parish Councils within North Warwickshire and neighbouring Parish Councils and a list of individuals. (See Appendix 2 for a range of consultees).

5.9 Copies of the documents could be viewed at:

- The Councils website

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- Main Reception, Council Offices, South Street, Atherstone, CV9 1DE; and,
- the Borough's Leisure Centre's
- all local libraries, including the mobile service and the library in Nuneaton; and
- the Community Hubs at – Arley, Birchmoor, Shustoke, Coleshill, Baddesley Ensor, Hartshill, Mancetter

*Articles in North Talk*

- 5.10 The consultations were also publicised in North Talk, in line with the Statement of Community Involvement, whenever possible. This is a newspaper published three times a year by the Borough Council and distributed to all residents, businesses and community facilities in North Warwickshire.
- 5.11 As part of the Draft Local Plan (Regulation 18) consultation a bespoke leaflet was produced and distributed just like a normal North Talk.

*Social Media*

- 5.12 Since the SCI was adopted the use of social media has increased. The Borough Council uses Facebook and Twitter to advertise the consultations, when events are taking place and as a reminder when the end of the consultation is close.

*Properties around Site Allocations*

- 5.13 In addition to the SCI requirements for consultation letters a buffer was drawn around the boundary of all the allocated sites and notification letters were sent to all properties within close proximity of the allocated site. This notified them of the consultation process, where to view the documents and any drop-in exhibitions.

*Responses*

- 5.14 When formal consultation has taken place a Board report has been prepared and considered by the appropriate Board.

<b>6</b>	<b>Details of the Production of the Local Plan</b>
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- 6.1 The following section goes through the production process for the Local Plan. As noted above the Local Plan has not been developed in isolation but has morphed from the adopted Core Strategy, Draft Site Allocations and Draft Development Management Plans. Additional information is therefore provided in Appendix B of the production process for the Draft Site Allocations and Draft Development Management Plans. Information on the consultation process for the Core Strategy was provided to the examination for that document and can be made available if required.

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- 6.2 This section will cover:
1. Growth Options
  2. Draft Local Plan (Regulation 18)
  3. Draft Submission Local Plan (Regulation 19)

**1 Growth Options paper**

<b>Method Used</b>		
<b>A</b>	Information at the Council House	Yes
<b>B</b>	Council Website/Social Media	Yes
<b>C</b>	Local Newspapers	No
<b>D</b>	Letters	No
<b>E</b>	Libraries	No
<b>F</b>	Parish Newsletters	No
<b>G</b>	North Talk	??
<b>H</b>	Leaflets and Posters	No
<b>I</b>	Presentations (for example Area Forums)	Yes
<b>J</b>	Roadshows / Exhibitions / Displays/ Interactive Workshops	No
<b>K</b>	Planning for Real	No

- 6.3 The Growth Options paper was prepared and presented to the LDF Subcommittee in April 2016. A Sustainability Appraisal was carried out to accompany the document. This document was not consulted on widely but was presented and discussed at:

- ❖ Area Forum meetings
  - 2 June Area Forum North;
  - 7 June Area Forum East;
  - 9 June Area Forum West; and,
  - 21 June Area Forum South
- ❖ All Parish Councils were invited to a presentation in the committee room at the Council House. They could choose who came along. The times offered were:
  - 6 June at 2pm
  - 15 June at 6.30pm

- 6.4 Discussion had been ongoing with the Conservative ruling group. There were also focussed discussions with the Labour Group on 19 May 2016 about the paper.

**2 Draft Local Plan (Regulation 18)**

<b>Method Used</b>		
<b>A</b>	Information at the Council House	Yes
<b>B</b>	Council Website/Social Media	Yes
<b>C</b>	Local Newspapers	Yes
<b>D</b>	Letters	Yes
<b>E</b>	Libraries	Yes
<b>F</b>	Parish Newsletters	Possibly
<b>G</b>	North Talk	Yes
<b>H</b>	Leaflets and Posters	Yes
<b>I</b>	Presentations (for example Area Forums)	Yes
<b>J</b>	Roadshows / Exhibitions / Displays/ Interactive	Yes

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Workshops	
<b>K</b> Planning for Real	No

6.5 The consultation on the Draft Local Plan took place between 10 November 2016 and 31 March 2017. It was originally planned to be up to 31 January 2017. This was extended to allow the public more time and for views on the Sustainability Appraisal to accompany the Plan. Therefore to ensure there was a full consultation on this document the consultation period was extended until 31<sup>st</sup> March.

6.6 As a precursor to the formal consultation presentations were made to the following:

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Venue</b>
Wednesday 7/9/16	Polesworth Parish Council meeting		Tithe Barn
Thursday 15/9/16	Area Forum South	19:00	Coleshill Town Hall
Wednesday 14/9/16	Dordon Parish Council meeting	18:30	Dordon Village Hall
Tuesday 20/9/16	Area Forum East	18:30	Age UK Partnership Centre, Atherstone
Tuesday 27/9/16	Area Forum North	18:30	Dordon Village Hall
Thursday 29/9/2016	Area Forum West	18:30	Hurley Village Hall

6.7 The following drop-in sessions were undertaken where officers from the Forward Planning Team were available to answer any questions on the Draft Local Plan:

<b>Date</b>	<b>Location</b>	<b>Time</b>	<b>VenueT</b>
12/11/16	Coleshill	10:00 -12:00	Town Hall
14/11/16	Coleshill	4:00 - 8:00	Town Hall
15/11/16	Hartshill	1:00 - 4:00	Community Centre
16/11/16	Mancetter	4:00 - 8:00	Memorial Hall
17/11/16	Hartshill	4:00 - 8:00	Community Centre
19/11/16	Dordon	10:00 -12:00	Dordon Village Hall
23/11/16	Polesworth	4:00 - 8:00	Tithe Barn
24/11/16	Warton	4:00 - 8:00	Warton Parish Rooms
29/11/16	Dordon	4:00 - 8:00	Dordon Village Hall
1/12/16	Wood End	4:00 - 8:00	Wood End Village Hall
3/12/16	Polesworth	10:00 - 12:00	Tithe Barn
5/12/16	Ansley Common	4:00 - 8:00	Nursery Hill Primary School
7/12/16	Water Orton	4:00 - 8:00	Water Orton Pavilion
8/12/16	Kingsbury	4:00 - 8:00	Methodist Church Hall
10/12/16	Atherstone	10:00 -12:00	Memorial Hall
12/12/16	Atherstone	4:00 - 8:00	Memorial Hall

6.8 After the consultation period was extended further drop-in exhibitions were organised as well as a North Talk leaflet sent out.

6.9 The additional events organised towards the end of the consultation period were:

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Date	Location	Time
1/3/2017	Water Orton (Pavilion)	4:00-7:00
2/3/2017	Hartshill (Community Centre)	4:00-8:00
6/3/2017	Atherstone (Memorial Hall)	4:00-8:00
7/3/2017	Coleshill (Town Hall)	4:00-8:00
8/3/2017	Ansley Common (Nursery Hill Primary)	4:00-8:00
13/3/2017	Dordon (Village Hall)	4:00-8:00
15/3/2017	Polesworth (Tithe Barn)	4:00-8:00
16/3/2017	Mancetter (Memorial Hall)	4:00-7:00
20/3/2017	Kingsbury (Church Hall)	4:00-7:00
22/3/2017	Warton (Parish Rooms)	4:00-7:00
23/3/2017	Wood End Village Hall	4:00-7:00

**Representations**

- 6.10 A report was presented to the LDF Board on the 11 September 2017 about the representations at the Board meeting.

**3. Draft Submission (Regulation 19)**

	Method Used	
<b>A</b>	Information at the Council House	Yes
<b>B</b>	Council Website/Social Media	Yes
<b>C</b>	Local Newspapers	Yes
<b>D</b>	Letters	Yes
<b>E</b>	Libraries	Yes
<b>F</b>	Parish Newsletters	Possibly
<b>G</b>	North Talk	Yes
<b>H</b>	Leaflets and Posters	Yes
<b>I</b>	Presentations (for example Area Forums)	Yes
<b>J</b>	Roadshows / Exhibitions / Displays/ Interactive Workshops	Yes
<b>K</b>	Planning for Real	No

- 6.11 The Council agreed the Submission version of the Local Plan on 7<sup>th</sup> November by full Council. Officers were then able to start arranging engagement events with the public. There were three prior to the commencement of the formal consultation period. These were:

Date	Location	Time
4 Dec 2017	Coleshill Town Hall	5:00 - 7:00
7 Dec 2017	Tithe Barn Polesworth	5:00 - 7:00
13 Dec 2017	Committee Room Atherstone	5:00 - 7:00

- 6.12 The Draft Submission Local Plan went out for consultation from 14 December 2017 until 31<sup>st</sup> January 2018.

- 6.13 During this period there were the following drop-in events:

Date	Day	Venue	Time
8/1/2018	Monday	Nursery Hill School, Ansley Common	5:00 - 7:00
10/1/2018	Wednesday	Tithe Barn, Polesworth	<b>4.30 – 6.30</b>

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11/1/2018	Thursday	Hartshill Community Centre	5:00 - 7:00
13/1/2018	Saturday	Dordon Village Hall	10:00 - 12:00
15/1/2018	Monday	Kingsbury Church Hall	5:00 - 7:00
15/1/2018	Monday	Methodist Church Hall, Water Orton	5:00 - 7:00
17/1/2018	Wednesday	Warton Parish Rooms	5:00 - 7:00
18/1/2018	Thursday	Council House, Atherstone	5:00 - 7:00
22/1/2018	Monday	Coleshill Town Hall	5:00 - 7:00

6.14 The closing date for all comments was extended until **Friday 16 March 2018**. Anyone who had already sent in a representation was sent a separate letter with their unique reference number as they were able to add or amend their representation, if required, by the above date.

6.15 The extended consultation allowed for the consideration of additional information which had become available. This information includes:

- Leisure Facilities Strategy
- Leisure Facilities Operational Review and Future Delivery Options
- Green Space Strategy
- Playing Pitch Strategy
- Supplementary Planning Document (SPD) on Planning Obligations for Open Space, Sport and Recreation
- Assessment of the Value of the Meaningful Gap and potential Green Belt Alterations
- Archaeology Assessment to inform the North Warwickshire Local Plan

6.16 It was made clear that the consideration of the options affecting Leisure Services within the Borough has been subject to separate consultations and it is only planning policy matters that were within the remit of the Local Plan consultation.

6.17 To make the consultation easier to understand the Council prepared a Frequently Asked Questions (FAQ) paper on the Regulation 19 consultation process. This was freely available at all of the events and on the Council's website.

6.18 Further drop-in events were held at the following locations:

<b>Date</b>	<b>Day</b>	<b>Venue</b>	<b>Time</b>
15/2/2018	Thursday	Tithe Barn, Polesworth	5:00 - 7:00
17/2/2018	Saturday	Dordon Village Hall	10:00 - 12:00
19/2/2018	Monday	The Council House, Atherstone	5:00 - 7:00
28/2/2018	Wednesday	Nursery Hill, Ansley Common	5:00 - 7:00
1/3/2018	Thursday	Coleshill Town Hall	5:00 - 7:00

6.19 A report is being presented to Executive Board and Full Council on 22 March 2018 considering the Regulation 19 consultation.

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**7 Other consultations**

7.1 As highlighted in section 4 above the Site Allocations and Development Management Plan consultations are

**Consultation on the Meaningful Gap**

<b>Method Used</b>		
<b>A</b>	Information at the Council House	Yes
<b>B</b>	Council Website/Social Media	Yes
<b>C</b>	Local Newspapers	Yes
<b>D</b>	Letters	Yes
<b>E</b>	Libraries	Yes
<b>F</b>	Parish Newsletters	Possibly
<b>G</b>	North Talk	
<b>H</b>	Leaflets and Posters	Yes
<b>I</b>	Presentations (for example Area Forums)	Yes
<b>J</b>	Roadshows / Exhibitions / Displays/ Interactive Workshops	Yes
<b>K</b>	Planning for Real	No

7.2 The consultation ran for a six week period from Thursday 29<sup>th</sup> January – Thursday 12 March 2015. Policy NW19 of the Adopted Core Strategy refers to the provision of a “Meaningful Gap” between Polesworth/Dordon and Tamworth, to maintain the separation between the settlements and respect their separate identities. This consultation drew upon existing policy and other background information for evaluating the requirement and justification for what constitutes a “meaningful gap” policy in the Council’s Core Strategy.

**Community Infrastructure Levy (CIL)**

<b>Method Used</b>		
<b>A</b>	Information at the Council House	Yes
<b>B</b>	Council Website/Social Media	Yes
<b>C</b>	Local Newspapers	Yes
<b>D</b>	Letters	Yes
<b>E</b>	Libraries	Yes
<b>F</b>	Parish Newsletters	Possibly
<b>G</b>	North Talk	
<b>H</b>	Leaflets and Posters	Yes
<b>I</b>	Presentations (for example Area Forums)	
<b>J</b>	Roadshows / Exhibitions / Displays/ Interactive Workshops	Yes
<b>K</b>	Planning for Real	

7.3 The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 with Amendments in February 2014.

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- 7.4 The proposed CIL charges, or rates, are informed by evidence within the “Review and Update of the Council’s Affordable Housing Viability Assessment,” and “CIL Study and the Community Infrastructure Levy Non-Residential Review and Update Viability Report. The statutory requirement for this stage requires the Authority to consult on its intentions for CIL with stakeholders.
- 7.5 A decision on the progression of CIL will be taken following the Local Plan process.

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**Appendix A**

**List of relevant Board Reports**

<i>Key</i>	
LDF sub-committee	LDF
Planning & Development Board	PDB
Executive Board	EB
Full Council	FC

All of the Board reports are available on the Council's website:  
[https://www.northwaricks.gov.uk/info/20117/meetings\\_and\\_minutes/1322/meetings\\_-\\_dates\\_reports\\_agendas\\_minutes](https://www.northwaricks.gov.uk/info/20117/meetings_and_minutes/1322/meetings_-_dates_reports_agendas_minutes)

<i>Year</i>	<i>Date</i>	<i>Board</i>	<i>Agenda items</i>
<b>2015</b>	21 Jan	LDF	1. Coventry & Warwickshire Housing Numbers 2. Meaningful Gap 3. CIL
	14 June	LDF	1. Meaningful Gap 2. Responses to Consultation
	15 June	PDB	1. Meaningful Gap
	14 July	LDF	1. Meaningful Gap presentation
	10 August	PDB	1. Meaningful Gap
	28 Sept	LDF	1. Development Management plan draft policies
	3 Dec	LDF	1. Birmingham Main Modifications 2. Tamworth Local Plan Main Modifications 3. Update on housing figures
<b>2016</b>	29 Feb	LDF	1. Work programme
	25 April	LDF	1. Growth Options 2. Joint Green Belt Study
	13 June	PDB	1. Development Management Plan policies
	3 August	LDF	1. Draft Local Plan (including IDP)
	26 Sept	LDF	1. Draft Local Plan 2. LDS 3. IDP 4. Coventry & Warwickshire MoU
	31 Oct	LDF	1. Draft IDP 2. Implications of changes to Local Plan
<b>2017</b>	11 Sept	LDF	1. North Warwickshire Local Plan – Report on consultation and Submission version 2. Draft IDP 3. North Warwickshire LDS
	18 Oct	EB	North Warwickshire Local Plan – Draft Submission for consultation
	7 Nov	FC	North Warwickshire Local Plan – Draft Submission for consultation Minutes

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**APPENDIX B**

**Stakeholder Meetings**

**List of meetings since 2012 relating to the Site Allocations Plan, Development Management and Local Plan**

<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
16/02/2012	HA – Neil Hansen, Kate Burgess	DB/SW	Potential development sites in North Warwickshire
20/03/2012	First City – Tarmac	DB/MD/SW	Land at Hartshill
12/03/2012	Barton Willmore	DB/MD/SW	Land at Dordon
09/03/2012	Merevale and Bloor	DB/MD/SW	Land at Holly Lane, Atherstone
08/03/2012	HA, JMP, WCC (Traffic Modelling)	DB/MD/SW	Potential development sites in North Warwickshire

**2013**

<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
14/01/2013	Tamworth BC (M Bowers/A Roberts)	DMB	
16/01/2013	Hodgetts Estates	DMB	Site Allocations Dordon Discussion
17/01/2013	Polesworth Parish Council	DMB	Discussion of site allocations
19/01/2013	NBBC	Ashely Baldwin and Kelly Ford	
22/01/2013	Birmingham CC (D Carter)	SM/DMB	Duty to Co-operate
25/01/2013	Tamworth BC (A Roberts)	DMB	
05/02/2013	Coleshill PC (H Taylor/B Richards)	DMB	Neighbourhood Plan
07/02/2013	Cross-Border Delivery Partnership	DMB	
08/02/2013	Federation of Small Businesses (Linsey Luke, Adrian Young, John Bates Jeff Hunt)	JH/SM/DMB	
08/02/2013	A5 Strategy	MD	
13/02/2013	Austrey PC (D Greally/P Yates)	Cllr Humphries, Cllr May, DMB	Neighbourhood Plan/ Site Allocations
13/02/2013	Transport sub-group	DMB	
18/02/2013	A R Cartwright	DMB/SW	Site Allocations (Land in Ansley Village)
27/02/2013	Cross-Border Delivery Partnership	DMB	
01/03/2013	WCC Highways (Adrian Hart)	DMB / MD	Highways in relation to Site Allocations, New road at Dordon and Polesworth, Information would be back to us by June
13/03/2013	GI Strategy and Biodiversity Offsetting (D Lowe)	MD	GI Strategy and Biodiversity Offsetting
15/03/2013	Joint SHMA (CCC,NBBC,SMBC, RDC, WDC)	DMB	Joint SHMA meeting
04/04/2013	Cross-Border Delivery Partnership	DMB	

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<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
08/04/2013	Shustoke Parish Council	DMB	Issue of the 15 house site at edge of village inside development boundary.
10/04/2013	Middleton PC	DMB	Discussed issue of Neighbourhood Plan
22/04/2013	WCC Education	DMB	Education Meeting
01/05/2013	Hartshill Community Centre (Residents)	MD/SW	Site Allocations Drop In Session
03/05/2013	Joint SHMA	DMB	Inception meeting with consultants
07/05/2013	Atherstone Hub (Residents)	MD/SW	Site Allocations Drop In Session
07/05/2013	Tithe Barn Polesworth (Residents)	MD/SW	Site Allocations Drop In Session
08/05/2013	WCC (Michael Green)	DMB / MD	Surface Water / Flooding
09/05/2013	Kingsbury Methodist Church (Residents)	MD/SW	Site Allocations Drop In Session
10/05/2013	Coleshill Hub (Residents)	MD/SW	Site Allocations Drop In Session
13/05/2013	Coal Authority/WCC	DMB / MD / SW	Minerals Discussion
13/05/2013	Dordon Village Hall (Residents)	MD/SW	Site Allocations Drop In Session
14/05/2013	Austrey Village Hall (Residents)	MD/SW	Site Allocations Drop In Session
14/05/2013	Ansley Parish Council and residents	DMB/MD	Site Allocations Discussion
15/05/2013	Warton Parish Rooms (Residents)	MD/SW	Site Allocations Drop In Session
17/05/2013	Birmingham CC (D Carter)	DMB	Duty to Co-operate
22/05/2013	A5 Strategy	MD	A5 Issues
30/05/2013	NBBC	DMB/MD	Site Allocations (Particularly HAR3)
06/06/2013	Arley Parish Council	DMB	Site Allocations/Neighbourhood Plans
03/07/2013	P Adler	MD/SW	Site Allocations - PO site in Warton
17/10/2013	Severn Trent (P Davies/ T Houghton)	MD/SW	Site Allocations (all sites)
11/11/2013	Hartshill Residents Association	SM/DMB	Site Allocations (HAR3)
04/12/2013	HBBC / NBBC	DMB	Neighbouring Authority Issues
12/12/2013	CSWAPO		Neighbouring Authority Issues
18/12/2013	WWT, Barton Willmore, Church Commissioners	DMB/SW	Site Allocations (DOR26)
20/12/2013	Richborough Estates (Paul Campbell/Mike Jones)	DMB	Site Allocations Discussion

**2014**

<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
16/01/2014	Chris Talbot	DMD/SW/MD	Discussion regarding wildlife sites and site allocations
26/02/2014	Bloor Homes	MD/SW	Site Allocations (Atherstone Site)
20/03/2014	Coleshill TC	DB/SW	Neighbourhood Plan with Site Allocations
21/03/2014	NHS (David Rosling/Mark Jones)	DB/SW	Site Allocations and NHS requirements
25/03/2014	Merevale Estates, Bloor Homes	JGB/SW	Site Allocations (Atherstone Site)
04/04/2014	Mr Di Marco	MD	Site Allocations (Hartshill Site)
08/04/2014	Barton Willmore	MD	Site Allocations (Polesworth Site)

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<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
29/04/2014	Mr Wells	MD	Site Allocations (Curdworth Site)
14/05/2014	Hartshill School	DB	Site Allocations with regards to future plans for the school)
20/05/2014	Coleshill Town Council	DB/SW	Neighbourhood Plan with Site Allocations
22/05/2014	Cllr Harvey and Cllr Lloyd (NBBC)	DB	Site Allocations (particularly HAR3)
13/06/2014	Tamworth BC,	DB	Duty to Co-operate
23/06/2014	Hartshill Residents Association	DB/SW	Site Allocations (HAR3)
23 & 26/6/2014	Borough Councillors	DB	Site Allocations
26/06/2014	Cllr Byles and Cllr Jones	DB	Site Allocations
08&09/7/2014	Hartshill Community Hub (Residents)	MD/SW	Site Allocations Drop In Session
09/07/2014	Atherstone Memorial Hall (Residents)	MD/SW/TC	Site Allocations Drop In Session
14/07/2014	Dordon Village Hall (Residents)	MD/TC	Site Allocations Drop In Session
15/07/2014	Tithe Barn Polesworth (Residents)	DB/MD	Site Allocations Drop In Session
16/07/2014	Austrey Village Hall (Residents)	DB/MD	Site Allocations Drop In Session
17/07/2014	Atherstone Memorial Hall (Residents)	DB/MD	Site Allocations Drop In Session
21/07/2014	Coleshill Town Hall (Residents)	DB/MD	Site Allocations Drop In Session
23/07/2014	Warton Parish Rooms (Residents)	DB/MD	Site Allocations Drop In Session
24/07/2014	Kingsbury Church Hall (Residents)	DB/MD	Site Allocations Drop In Session
30/07/2014	S Thawley (Mr Di Marco's Agent)	MD/JGB	Site Allocations (Hartshill Site)
01/08/2014	Mr Keatley	MD	Site Allocations (Shustoke Sites)
07/08/2014	NBBC	DB/MD	Site Allocations

**Adoption of Core Strategy**

<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
18/09/2014	First City - Graham Fergus (LaFarge Tarmac)	DB/MD/SW	Site Allocations (HAR3)
19/09/2014	Barton Wilmore (Taylor Wimpey)	MD	Site Allocations (POL6)
22/09/2014	Hartshill School	DB/SW	Site Allocations with regards to future plans for the school)
29/09/2014	Hartshill Residents Association	DB/SW	Site Allocations (HAR3)
02/10/2014	WCC and Staffs CC	DB/SW	Issues arising from Site Allocations with regards to education
24/11/2014	NWBC Internal Staff	DB/MD/SW	Potential Land swap with DOR10
25/11/2014	WCC Highways (Adrian Hart)	DB/MD/SW/JGB	Issues regarding Site Allocations
16/12/2014	WCC Health (Emily Fernandez)	DB/SW/MD	Health in Site Allocations Plan
18/12/2014	Sport England	DB/SW/MD/RD/SP	Potential relocation of Football Club

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**2015**

Date of meeting	MEETING	NWBC	Items Discussed
08/01/2015	Birmingham CC	DB/JGB	Potential development at Hams Hall
05/02/2015	Dosthill Park	MD/JGB	Potential COU for site
11/02/2015	Barton Willmore (Land at Tamworth Road)	DB/JGB/	Discuss site potential (Alex Roberts from Tamworth BC also in attendance)
Various (Nov/Dec)	Residents of North Warwickshire (various locations)	DB/SW/MD/T C	Draft Local Plan and associated documents

**2016**

Date of meeting	MEETING	NWBC	Items Discussed
07/01/2016	Mira	DB/SM	Discuss further development options
20/01/2016	WCC, SCC, TBC, LDC	DB/MD	Duty to Cooperate
22/01/2016	A5 Transport member group	MD	A5 issues
28/01/2016	WCC	DB	Gypsy & Traveller Issues
03/02/2016	A5 meeting	DMB	AECOM offices Birmingham
03/02/2016	Employment land	DMB	Meeting with Andy Donnelly -
04/02/2016	Workshop	DMB	2nd workshop for Atherstone Master Plan work (WCC)
11/02/2016	Environment Agency	MD, DMB, Jaki Douglas	Lea Marston Lakes
12/02/2016	HBBC, Local MP's	DB	A5 Dualling
12/02/2016	First City, Tarmac	DB/MD	Hartshill Allocated Site (HAR3)
15/02/2016	WCC - Health	DB/SW	Health issues within Borough
15/02/2016	Janet Neale, WCC	DMB, MD, SW	Meeting to talk about infrastructure
17/02/2016	Chris Sharp, Warwick DC	DMB	Meeting with to discuss how WDC deals with large sites
22/02/2016	Michael Robson	MD, DMB,	Meeting to discuss site
23/02/2016	CW DtC officer meeting	DMB	
24/02/2016	Church Commissioners	SW, DMB, MD	To discuss site
25/02/2016	Mark Sitch	JGB, DMB	To discuss sites
25/02/2016	CSWAPO Member meeting	DMB	Employment Land MoU
29/02/2016	Atlas - Dan Roberts, Sandra Ford, Stephen Hill, Julian Pye	DMB, SM, MD, SW, Paul Roberts	Potential site allocation Polesworth/Dordon
29/02/2016	LDF sub-committee	DMB	
11/03/2016	CW LEP Planning and Housing Business Group meeting	MD	Growth
18/03/2016	A5 Transport Partnership Group (Officer) - Officers Meeting	MD	A5 Issues
23/03/2016	Taylor Wimpey	DB/MD	Discussion re: site allocation
24/03/2016	ATLAS	DMB	
30/03/2016	CCG (Karen Railton)	DMB	To discuss health
05/04/2016	Tame Valley Wetlands Partnership	DMB, Cllr Reilly	Landscape Vision Development Workshop with Professor Katherine Moore
06/04/2016	C&W Employment	DMB	Memorandum of Understanding

**North Warwickshire Local Plan  
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<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
07/04/2016	WCC - Health	DMB/SW/MD	Health issues within Borough
07/04/2016	GL Hearn	MD, DMB	Meeting to discuss ELR addendum on housing and employment balance
08/04/2016	A5 Member Transport Partnership Group	MD	A5 Issues
13/04/2016	CSWAPO Policy Officers meeting	MD	
13/04/2016	Meeting with agent	DMB/JGB	Site at Hams Hall
20/04/2016	ATLAS workshop with a wide range of statutory stakeholders	DB/SW/MD	Potential site allocation Polesworth/Dordon
21/04/2016	CSWAPO Member meeting	DMB	Employment Land MoU
25/04/2016	LDF Sub-committee	DMB	- Green Belt Study, Growth Options
28/04/2016	HCA (Karen James and John Preston)	DMB, MD, Paul Roberts	Place Meeting
29/04/2016	FSB	DMB	
04/05/2016	Aecom	DB/SW/MD	Highways Issues
13/05/2016	Church Commissioners	DB/MD	Allocated site at Dordon
13/05/2016	ATLAS	DMB, MD, SW, JGB, SM	
16/05/2016	ATLAS	DB/SW/MD	Potential site allocation Polesworth/Dordon
17/05/2016	Hallam Land Management	DB/JGB	Potential site allocation
23/05/2016	Cllr Bell	DMB	
23/05/2016	HE, AECOM, WCC, LCC, HBBC and Midlands Connect	DMB	A5 - meeting to get update on HE / AECOM work on Options.
25/05/2016	Birmingham City Council - Ian Macleod	DMB	To discuss housing
27/05/2016	CCG, NHS England & WCC Public Health	DMB, MD	
02/06/2016	Area Forum North - Shuttington	DMB	Growth presentation
06/06/2016	Parish Councils / Town Councils	DMB, MD, SW	Growth presentation
07/06/2016	Area Forum East - Mancetter	DMB	Growth presentation
09/06/2016	Area Forum West - Kingsbury	DMB	Growth presentation
15/06/2016	Parish Councils / Town Councils	DMB, MD, SW	Growth presentation
15/06/2016	Church Commissioners	DMB, MD	Polesworth Transport
15/06/2016	ATLAS	DMB, MD, SW	Meeting to talk through key tasks
17/06/2016	Highways England, ATLAS and WCC	DMB, MD	
21/06/2016	Area Forum South - Corley	DMB	Growth presentation
28/06/2016	Meeting with P & D and LDF Members	DMB, JGB	to go through Draft Development Management Plan changes
30/06/2016	TBC & LDC	DMB	DtC meeting
30/06/2016	Leaders	DMB	
18/07/2016	Local Estates Forum	DMB	Health - first meeting
19/07/2016	Leaders	DMB, SM	
13/07/2016	Cllrs Mick Stanley and Emma Stanley	DMB	
13/07/2016	Workshop for all Members	DMB, MD	
19/07/2016	Cllr Chambers and Cllr Sweet	DMB	
20/07/2016	Member meeting	DMB	Meeting with Cllr Reilly

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<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
20/07/2016	Workshop for all Members	DMB, MD	
21/07/2016	WCC Highways	DMB, MD	
26/07/2016	Network Rail - Julie Shilton and Ashley	DMB, MD, SW	Local Plan
26/07/2016	Rung BCC, TBC, LDC, HBBC and NBBC	DMB	to let them know what is in Plan
27/07/2016	Birmingham, NBBC, TBC, Solihull and Hinckley	DMB	Rung neighbouring local authorities to let them know Draft Local Plan being made public
02/08/2016	Cllrs Bell, Clews and Davis	DMB	Meeting re Heritage and in particular Mancetter
02/08/2016	Craig Tracey MP and Marcus Jones MP	DMB	To go through Draft Local Plan
03/08/2016	Kelly Ford (NBBC)	DMB	To go through Draft Local Plan
03/08/2016	LDF sub-committee	DMB	Approval of Draft Local Plan
08/08/2016	Tame Valley Wetlands Partnership	DMB	
08/08/2016	Warwickshire Wildlife Trust - Tim W, Annie English	DMB	Discussion of Draft Local Plan
09/08/2016	Janet Neale, WCC	DMB, SW	To talk about infrastructure
10/08/2016	CSWAPO Policy meeting	DMB	
11/08/2016	ATLAS	DMB	
15/08/2016		DMB	Follow up meeting RE Land at Polesworth & Dordon
15/08/2016	Highways - Lisa Maric, Alan Law, Jo Archer, Sandra Ford, Dan Roberts	DMB, MD, SW,	meeting for Local Plan
16/08/2016	Richborough Estates - Hannah Watson, Haydn Jones, James Bradshaw	DMB, MD,	Sites
18/08/2016	Martin Yardley, Bill Blincoe and Chris Elliott	DMB,	Meeting to discuss Joint Committee report and next steps
23/08/2016	Strategic Leisure Review meeting	DMB	
23/08/2016	TBC and LDC - Sushil Birdi, Craig Jordon, Ashley Baldwin	DMB,	DtC meeting
24/08/2016	IM Properties	SM, JGB, DMB	re Draft Local Plan
05/09/2016	Victoria Stapleton (MP's office)	DMB	To go through Draft Local Plan
07/09/2016	Highways - Sandra Ford, Dan Roberts, Church Commissioners, Saville's, Highways - Alan Law	DMB, MD, SW,	Highways Workshop for the Polesworth / Dordon site
07/09/2016	Polesworth PC	DMB	meeting to discuss DLP
09/09/2016	Northern Warwickshire Chamber	DMB	Presentation to the meeting Press release afterwards saying we had grasped the nettle of growth
09/09/2016	Local Estates Forum		Warwickshire North CGG -
14/09/2016	MIRA - Andy MacDonald and HBBC (Bill Cullen)	DMB, SM	Site discussion
14/09/2016	Dordon Parish Council	DMB, SW	meeting to discuss NP and Local Plan
15/09/2016	GB HMA technical officers group	DMB	

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<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
15/09/2016	Area Forum South - Coleshill Town Hall	DMB	presentation on DLP
20/09 to 23/09/2016	Appeal at St Modwen's Junction 10 M42	DMB	Implications on Meaningful Gap, employment land supply
20/09/2016	Area Forum East - Age UK Building, Atherstone	SM	presentation on DLP
26/09/2016	Aldi	JGB, DMB, Richard Dobbs	Site discussion
28/09/2016	CSWAPO Policy meeting	DMB	
18/10/2016	ATLAS and all parties	DMB	Polesworth / Dordon meeting
21/10/2016	WWT - TW, Gina Rowe	DMB,	
24/10/2016	Strategic Leisure Review meeting		
26/10/2016	Birmingham Airport	DMB, David Reilly, Ray Sweet, Adam Farrell	meeting with members
27/10/2016	Single Spatial Strategy Steering Group - Bill Blincoe, Chris Elliott	DMB,	meeting
31/10/2016	LDF Sub-committee	DMB	IDP
01/11/2016	Highways England	DMB	Regional Stakeholder Briefing - West Midlands
04/11/2016	FSB - Linsey Luke	DMB, , SM, Jerry Hutchinson	Meeting with
08/11 - 10/11/2016	Appeal at Nuthurst Crescent	DMB	implications on housing supply
15/11/2016	Cllrs Adam Farrell and Ray Sweet	DMB, SM	
16/11/2016	WCC - Adrian Hart, Victoria Mumford, Peter Barnett	SM, DMB, MD, SW,	Meeting to discuss rail and highways in NW
17/11/2016	Public Health and health generally	DMB, SW	Meeting with Gemma McKinnon
17/11/2016	Martin Eade	DMB	Meeting re Draft Local Plan
21/11/2016	ATLAS	DMB, SM	
23/11/2016	CSWAPO Policy Officers meeting	DMB	
24/11/2016	Birmingham Airport	Robert Eaton, DMB, MD	meeting with officers
24/11/2016	Historic England - Ian George	JGB, DMB	Meeting re DLP but focussing on Mancetter
29/11/2016	Hallam Land	DMB	Meeting re land at Robey's Lane
30/11/2016	GB HMA Technical Officer Group	DMB	
06/12/2016	HCA Capacity Bid submitted	DMB	
06/12/2016	Local Estates Forum	MD	Warwickshire North CGG -
12/12/2016	The Belfry	JGB	
15/12/2016	Strategic Leisure Review meeting	MD	

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**2017**

<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
09/01/2017	WCC (Infrastructure and Education)	DB/SW/MD	Education issues for Draft Local Plan
11/01/2017	Woodpack Farm	MD	To discuss Allocations in Draft Local Plan and Issues
13/01/2017	A5 Partners	MD	To discuss A5 issues
19/01/2017	Employment & Skills Meeting	DB	
23/01/2017	WCC, Highways England	DB/SW/MD/SM	Transport issues
25/01/2017	Local Estates Forum	MD	Health issues
26/01/2017	V Murray and P Taylor	SW/MD	Potential site allocation in Dordon
01/02/2017	Meeting with Nick Page and Anne Bretton from Solihull	SM, JH, DMB	
01/02/2017	CSWAPO meeting	DMB	
06/02/2017	IM Properties -	DMB, JGB	discussion of the land to north of Curdworth near Junction 9 of M42
08/02/2017	Agreed to talk part in the GB HMA work		email from Steve to Lichfield CEO, Diane Tiley
09/02/2017	MIRA - Terry Spall and Andy MacDonald	DMB, SM, JH	discussion of the Southern Manufacturing Site (SMS)
09/02/2017	WCC, Staffs CC, Developers	DB/MD/JGB	Meeting between education teams and the developers Hallam Land re Robeys Lane
13/02/2017	Meeting with Solihull - Gary Palmer and Maurice Barlow	MD	re their Local Plan
14/02/2017	Meeting with Leaders -	DMB	update on consultation
14/02/2017	Meeting with Hodgetts (David and Edward)	DMB, MD	re land to north of A5
17/02/2017	Meeting with the Belfry	JGB, DMB, Cllrs Simpson and Humphreys	
from 17/02/17	Booklet prepared and being delivered to every house in the Borough		- re DLP consultation closing date, Draft IDP and SA
21/02/ - 03/30/2017	Daw Mill Appeal	DMB	Green belt implications and employment land
28/02/2017	Meeting to discuss NBBC's Local Plan	MD, Cllrs Humphreys and Simpson	
06/03/2017	Hartshill School Steve Nunwick and Janet Neale, WCC	DMB	To discuss development in the area
07/03/2017	Rush Lane, Dosthill Pegasus (Katie Machin Jeremy Peachey), and Richard Brown Planning (Richard Brown)	JGB, DMB	Meeting to discuss proposal

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<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
09/03/2017	Mark Sitch and Ben Taylor - Barton Willmore, Daniel Gallagher – Stoford, Andy Passmore BWB consulting	JGB, DMB, MD	Site at Brick Kiln Farm
14/03/2017	WCC and SCC Janet Neale and Chloe McCart WCC; James Chadwick, Louise Andrews-Gee and Tracy Simms, SCC	DMB, MD	To discuss across border education issues
15/03/17	Meeting with Dordon PC and ATLAS (Sandra Ford)	DMB	To discuss future development
16/03/2018	Health meeting(Gemma McKinnon)	MD, DMB ,SW	To discuss health impact assessment
17/03/2017	TBC and LDC	DMB, MD	
23/03/2017	Leisure Review meeting	MD	
05/04/2017	Polesworth Parish Council meeting	DMB	Discussion of Neighbourhood Plan
05/04/2017	Duty to Co-operate Meeting	DMB	
19/4/2017	Developer meeting	DB	Land west of Birch Coppice
21/4/2017	A5 Transport Partnership	MD	A5 issues
25/4/2017	Air Pollution	DB/MD	Internal meeting with EH
26/4/2017	WWT	DB/MD	HBA and LWS
27/4/2017	Developer meeting	DB	Land at Robeys Lane
27/4/2017	A5 Strategy Group	MD	A5 issues
2/5/2017	Developer meeting	MD	Land at Mancetter
10/5/2017	Developer meeting	DB/MD	Richborough Estates
12/5/2017	Single Spatial Strategy Steering Group	DB	
18/5/2017	NBBC	DB/MD	
19/5/2017	A5 Membership Partnership		A5 issues
22/5/2017	Developer meeting	DB/MD	Land at Tamworth Road
23/5/2017	Developer meeting	DB/MD	Junction 9 – IM Properties
25/5/2017	WWT		
25/5/2017	Duty to Co-operate	MD	Tamworth BC
31/5/2017	WCC & SCC	DB	Pedimore
7/06/2017	Duty to Co-operate	DB	
8/6/2017	Historic England	DB/MD	Local Plan Policy
12/6/2017	Atlas	DB	Land at Polesworth/Dordon
12/6/2017	Developer meeting	MD	Land at Ansley Common
15/6/2017	Greater Birmingham HMA	MD	Housing numbers
20/6/2017	Highways Modelling Meeting	DB/MD	Potential allocated sites
5/7/2017	Duty to Co-operate	DB	
17/7/2017	Highways	DB	Infrastructure
2/8/2017	Duty to Co-operate	DB	

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22/8/2017	Hyas/Atlas	DB/MD	Land at Polesworth/Dordon
29/9/2017	A5 Membership Partnership	DB	A5 issues
3/10/2017	Developer meeting	DB/MD	Land at Polesworth/Dordon
4/10/2017	Duty to Co-operate	DB	
13/10/2017	Public Health (Gemma McKinnon) and George Eliot Hospital (Louise Portman - solicitor)	DMB, JGB,	Meeting to discuss health
17/10/2017	WCC - Adrian Hart, Alan Law, Vicky Mumford, Margaret Smith	DMB, MD, SM	Transport meeting
17/10/2017	Barton Wilmore (Mark Sitch, Daniel Wilson)	DMB, MD,	Meeting to discuss junction 9 M42
27/10/2017	Meeting with MP's - Craig Tracey and Marcus Jones To go through Local Plan and any other issues	DMB	
01/11/2017	CSWAPO		
09/11/2017	GB HMA meeting	SM	
14/11/2017	Highways Adrian Johnson, Alan Law, James Edwards, Luke Barley, Stephen Hill, Sandra Ford 'Paul Smith, Alex Bennett Stacey Green, Mark Sitch Matthew Naylor, Patrick Moseley, Michael Davies, Tom Goodere	SM, DMB, MD,	Land east of Polesworth and Dordon
16/11/2017	Agents - Stacey Green, Matthew Naylor, Michael Davies and ATLAS - Stephen Hill, Sandra Ford	SM, DMB, MD, ,	Land east of Polesworth and Dordon
27/11/2017	Meeting with Ian Macleod (BCC)	DMB, SM	
29/11/2017	Meeting with Merevale Estate - Phillip Blackman	MD, SM, Paul Roberts, Angela Coates	re housing allocations and affordable housing
04/12/2017	Draft Submission Local Plan Drop-in Exhibition - Coleshill Town Hall	DMB, AH, MD, SW	
06/12/2017	CSWAPO	MD	
07/012/17	Draft Submission Local Plan Drop-in Exhibition - Polesworth Tithe Barn	DMB, AH, MD, SW	
13/12/2017	Matthew White of Godfrey-Payton and Peter White of Stewart, Fletcher & Barrett.	DMB, MD	in relation to land at Dordon, Polesworth
13/12/2017	Draft Submission Local Plan Drop-in Exhibition - Council House, Atherstone	DMB, AH, MD	
14/12/2017	Staffordshire James Chadwick, Warwickshire Janet Neale and NWBC	Jeff Brown, DMB	meeting to discuss education and highways across border
15/12/2017	GB HMA meeting	DMB	to discuss draft GL Hearn report

**North Warwickshire Local Plan  
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**2018**

<b>Date of meeting</b>	<b>MEETING</b>	<b>NWBC</b>	<b>Items Discussed</b>
10/01/2018	Chris Grayling (Secretary of State for Transport)	Cllr Humphries, Cllr Riley	A5
03/01/2018	CSWAPO - Warwick	DtC	DMB
04/01/2018	Staffordshire, Warwickshire and NWBC James Chadwick, Janet Neale, Polesworth Academy and Education Funding Agency	JGB, DMB	meeting to discuss development impacting on Polesworth Academy
10/01/2018	Horiba MIRA (Andy MacDonald, Graeme Warriner)	DMB, SM	,
19/01/2018	Highways Jo Archer, Alan Law, Luke Barley (Systra) on behalf of HE, Paul Smith (Pell Frischmann), Alex Bennett and Neil Benison both from Mewies Engineering Consultants)	DMB	Land east of Polesworth and Dordon
07/02/2018	CSWAPO - Stratford	DMB	
08/02/2018	Meeting with North West Leicestershire (Ian Nelson, Ian Johnson)	DMB, MD	
12/02/2018	Meeting with Solihull - Perry Wardell,	Jerry Hutchinson CEO, Steve Maxey, DMB	
16/02/2018	Landowners and agents	Hyas, DMB	Land east of Polesworth and Dordon
20/02/2018	GB HMA	JH, Cllr Humphreys	Presentation to Leaders of GL Hearn Woods report
28/02/2018	Site RH1 – Barton Wilmore (Kathryn Ventham), Shara Homes ( ), Jeremy Hurlstone consultant highways engineer Luke Barley, Richard Timothy HE	DMB, MD	Development of site discussed
07/03/2018	CSWAPO and monitoring group meeting	MD, TC	
09/03/2018	Air SPD workshop	Apologies sent	Work on future SPD
12/03/2018	Homes England (Sandra Ford) and Birmingham City Council (Ian Macleod) and WMCA	SM, DMB	
13/03/2018	TBC and LDC	MD	
22/03/2018	Landowners and agents	Hyas, DMB, MD	Land east of Polesworth and Dordon
23/03/2018	A5 Member Partnership meeting	Cllr Reilly	

**Please note that the Drop in Sessions throughout the Borough at various times during the consultation periods noted elsewhere within this statement.**

## **Appendix C**

### **Timelines and consultations on the Site Allocations and Development Management Plans**

#### **Site Allocations Plan**

Prior to consultation, workshops were also held with Borough Councillors, which helped shape the preferred Issues and Options consultation.

#### **Preferred Issues and Some Options**

The Site Allocations Issues and Options consultation ran from 28<sup>th</sup> February – 23<sup>rd</sup> May 2013. The Council consulted the Specific and General consultees, as set out in the SCI, which included members of the public, businesses, agents and other relevant organisations within the District. There were also presentations throughout the Borough and meetings with Local Stakeholders.

Drop in sessions for residents/stakeholders were held at venues within the Borough

A paper copy of the document, together with a response form, was sent to the Statutory Consultees. Anyone else with their details registered on the Council's LDF consultation database was sent a letter or email advising them of the consultation and telling them where they could find the relevant documents on the Council's website. In addition, the document was made available at the Council's offices, Borough Leisure Centres, Community Hubs and at Libraries throughout the Borough. A Press Notice was also sent to the Local Newspaper (Atherstone and Coleshill Herald) and an article was placed in the Borough Councils North Talk (a publication that is mailed out to all residents of the Borough)

A total of approximately 370 responses were received including 13 Parish Councils, 75 different organisations and companies/consultants (acting on behalf of a number of clients in some circumstances and sites), 3 Local Authorities and over 260 Individuals.

#### **Draft Pre-Submission Site Allocations**

The Council published the Draft Pre-Submission Site Allocations for consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012).

The Draft Pre-Submission Site Allocations consultation ran from 26<sup>th</sup> June – 21<sup>st</sup> August 2014. The Council consulted the Specific and General consultees, as set out in the SCI, which included members of the public, businesses, agents and other relevant organisations within the District. In addition to the previous consultation methods, this time consultation letters were sent out to all residents that were near to the proposed sites. There were also meetings with Local Stakeholders (see Appendix A). A Press Notice was also sent to the Local Newspaper (Atherstone and Coleshill Herald) and an article was placed in the Borough Councils North Talk (a publication that is mailed out to all residents of the Borough) and Nuneaton and Bedworth Borough Councils "In Touch" publication.

The Forward Planning team also manned displays at venues within the Borough.

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A paper copy of the document, together with a response form and associated documents out for consultation was sent to the Statutory Consultees. Anyone else with their details registered on the Council's LDF consultation database and nearby residents of the potential development sites were sent a letter or email advising them of the consultation and telling them where they could find the relevant documents on the Council's website. In addition, the documents were made available at the Council's offices and at Libraries throughout the Borough (including Nuneaton and Camp Hill) and also the Boroughs Leisure Centres and the community hubs throughout the Borough

181 individuals or organisations have made representations on the Draft Pre-Submission Site Allocations.

All comments submitted to us during the consultation period were read, assessed and used to inform the next stage of the Local Plan.

**Development Management Plan**

The Development Management Plan will build on the Core Strategy and will include more detailed local policies for the management of development. It will provide a detailed set of policies, designed to contribute to achieving the Spatial Strategy and Core Planning Policies set out in the Core Strategy.

North Warwickshire Borough Council publically consulted on the Development Management Issues and Options from 31<sup>st</sup> May – 23<sup>rd</sup> August 2012. The Council consulted the Specific and General consultees, as set out in the SCI, which included members of the public, businesses, agents and other relevant organisations within the District and a total of 28 responses were received and took into consideration for the next stage of consultation.

There was a further consultation from 1<sup>st</sup> October – 12 November 2015, which saw a total of 64 responses.

All comments submitted to us during the consultation period were read, assessed and used to inform the next stage of the Local Plan.

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**Appendix D**

PARISH	Document and Frequency
ANSLEY	Parish Newsletter – produced every quarter
ARLEY	Quarterly newsletter – sent to every household in Old and New Arley
ASTLEY	<b>No information available</b>
ATHERSTONE	Produces a quarterly newsletter which is published on the website and Parish notice board with copies available for the public on request
AUSTREY	A newsletter is produced every quarter
BADDESLEY	A newsletter/magazine is produced every quarter
BAXTERLEY	A newsletter/magazine is produced every quarter
BENTLEY AND MEREVALE	<b>No information available</b>
CALDECOTE	Does not produce a newsletter
COLESHILL	Coleshill Town Council has produced a newsletter that goes out to all residents of the Parish in the past but has not done so recently.
CORLEY	There is a combined Corley and Fillongley Church and Village Newsletter, which is issued every two months and is delivered to all houses in the parish. The newsletter is compiled and edited by the church
CURDWORTH	A monthly newsletter goes out except in January and August
DORDON	<b>No information available</b>
FILLONGLEY	The Church do a bi-monthly newsletter which the PC contribute to financially and always publish info regarding what's going on with regards to the Council
PACKINGTON	Issue a Parish Newsletter, three times per year in April, August and December.
GRENDON	<b>No information available</b>
HARTSHILL	Hartshill Parish Council does not produce a newsletter, but supports the quarterly publication of 'Chatterbox'
KINGSBURY	Does not produce any type of Newsletter
LEA MARSTON	A newsletter is produced by the PC but very infrequently. A parish magazine, "Tidings", published monthly ( not August or January) serves parishes of Nether Whitacre, Over Whitacre, Shustoke and Lea Marston although this does not go to all households
MANCETTER	Do not produce newsletter but have a page each month in Mancetter Matters which is produced by St Peters Church Mancetter. It is produced monthly for Mancetter but goes to Ridge Lane about four times a year
MAXSTOKE	<b>No information available</b>
MIDDLETON	Produces a bi monthly magazine called "Middleton Matters" which goes to all residents
NETHER WHITACRE	A parish magazine, "Tidings", published monthly ( not August or January) serves parishes of Nether Whitacre,

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	Over Whitacre, Shustoke and Lea Marston although this does not go to all households
NEWTON REGIS, SECKINGTON AND NO MANS HEATH	Does not produce a newsletter but anything of importance is published in the Church magazine which is produce quarterly
OVER WHITACRE	A parish magazine, "Tidings", published monthly ( not August or January) serves parishes of Nether Whitacre, Over Whitacre, Shustoke and Lea Marston although this does not go to all households
POLESWORTH	Does not produce any type of Newsletter
SHUSTOKE	A parish magazine, "Tidings", published monthly ( not August or January) serves parishes of Nether Whitacre, Over Whitacre, Shustoke and Lea Marston although this does not go to all households
SHUTTINGTON	There is a newsletter but this is very infrequent and is only produced when residents need updating on matters
WATER ORTON	Yearly publication of "The Villager"
WISHAW AND MOXHULL	<b>No information available</b>

# **Duty to Co-operate Statement**

**(up to Submission – March 2018)**



**North Warwickshire  
Borough Council**

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## **1 Introduction**

- 1.1 This paper sets out the evidence to show how North Warwickshire Borough Council has complied with the Duty to Co-operate by engaging with a range of stakeholders on an active and ongoing basis.
- 1.2 This paper provides information up to submission, wherever possible. There may be some events or activities which take place immediately prior to submission which may not be discussed so this paper will be updated if required.

## **2 Background**

- 2.1 The Localism Act replaced regional governance with the ‘Duty to Co-operate’ (DtC), to be fulfilled at the local level. The DtC is set out in Section 33A of the Planning and Compulsory Purchase Act 2004, amended by Section 110 of the Localism Act 2011. The DtC does not just include Local Planning Authorities (LPA), but other public bodies, which are required to cooperate with authorities on issues of common concern to develop sound plans. The National Planning Policy Framework (NPPF) provides more detail on how the DtC affects the soundness of a plan undergoing examination. If a local planning authority cannot demonstrate they have co-operated on strategic issues, then the submitted plan will fail the tests of soundness and cannot be adopted.
- 2.2 Local planning authorities, county councils and other “prescribed” bodies are required to co-operate with each other to address strategic matters relevant to their areas in the preparation of a development plan document. The duty relates to sustainable development or use of land in connection with infrastructure which is strategic and that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of the county council.
- 2.3 Paragraphs 178 – 181 of the NPPF detail the expectations from Local Planning Authorities with regard DtC as follows:
  - Have a DtC on cross boundaries planning issues, particularly when they relate to strategic priorities (as listed in paragraph 156 of the NPPF). These must be properly coordinated and clearly reflected in individual local plans. Different geographical areas such as travel to work areas must also be considered.
  - Work jointly to deliver development that cannot wholly be accommodated within administrative areas. Consideration should be made to the joint production of policies on strategic matters and informal strategies such as joint infrastructure and investment plans
  - collaborate on strategic planning priorities to enable delivery of strategic development in consultation with the Local Strategic Partnership and Local Nature Partnerships

- Two tier authorities should work together on relevant areas and work collaboratively with private sector bodies and infrastructure and utility providers.

This is reinforced within the National Planning Policy Guidance (NPPG) published in 2014, which sets out what is required and gives further guidance on the Duty to Cooperate, including that local authority officers and councillors have an important role to play in the process and that the duty requires active and sustained engagement, working together constructively from the outset of plan preparation.

2.4 The duty requires:

- Councils and public bodies to “engage constructively, actively and on an ongoing basis” to develop strategic policy;
- Councils to set out planning policies to address such issues; and
- Councils to consider joint approaches to plan making.

2.5 The additional prescribed bodies with which local planning authorities are required to cooperate are set out in Regulation 4 of Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Those relevant to North Warwickshire Borough Council are:

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England (formerly Homes and Communities Agency)
- NHS Clinical Commissioning Groups (CCGs)
- Office of the Rail Regulator
- Integrated Transport Authority
- Highways England (formerly Highways Agency)
- Highways Authorities
- Local Enterprise Partnership
- Local Nature Partnerships

2.6 At examination it is the Inspector’s role to assess whether the plan has been prepared in accordance with the Duty to Co-operate. LPAs need to be able to demonstrate either through the production of joint policies, plans, memorandum of understanding or a jointly prepared strategy presented as evidence of an agreed position that they have continuously engaged from initial thinking through to implementation.

### **3 The Borough**

3.1 A significant proportion (60%) of the Borough lies in the Green Belt. The Borough is surrounded by settlements which are much larger than any within the Borough – Tamworth, Nuneaton, Bedworth, Birmingham Coventry and Solihull. There are some major roads running through the Borough such as the M42, M6, M6 (Toll) and A5. HS2 will go through the Borough in two parts – phase 1 and phase 2b.

- 3.2 The Council adopted a Core Strategy in 2014. The Borough Council took the decision to bring together work that had been ongoing with the Draft Site Allocations Plan and Draft Development Management Plan and where necessary any updates to the Core Strategy into one document. This has become the North Warwickshire Local Plan.
- 3.3 The Borough of North Warwickshire lies within the County of Warwickshire and has over a number of years worked with the local authorities in the Coventry, Solihull and Warwickshire sub-region to address cross border issues and sub-regional development. The Borough has also worked pro-actively with local authorities in Leicestershire and Staffordshire along the A5 corridor, addressing development growth and impacts arising from employment, housing, logistics and gypsy and travellers.
- 3.4 The Local Plan is a long term document that shapes and guides development in North Warwickshire to 2033. It takes a broad look at the future of places and considers where changes should be made. The Local Plan identifies where specific development sites should be located. It provides for development from other areas.
- 3.5 NWBC lies within two Housing Market Area as demonstrated by the CW Strategic Housing Market Area Assessment and the PBA / GL Hearn Woods Studies for the GB HMA.

#### **4 Local Authorities**

- 4.1 The Borough is surrounded by the following local authorities:
1. Coventry City Council
  2. Nuneaton and Bedworth Borough Council
  3. Hinckley & Bosworth Borough Council
  4. North-west Leicestershire District Council
  5. Tamworth Borough Council
  6. Lichfield District Council
  7. Birmingham City Council
  8. Solihull Metropolitan Borough Council
- 4.2 However, the Borough has linkages to numerous local authorities and not just those on its borders. It lies within two housing market areas. This means that the number of local authorities it is involved with is far reaching. The first set is the Coventry and Warwickshire local authorities. There are the 14 LPA's from the Greater Birmingham and Black Country local authorities. Hinckley and Bosworth BC is a member of the CWLEP and CWSWAPO.
- 4.3 The following section goes through the work the Borough Council has been involved with adjoining and other local authorities.

### **Coventry, Hinckley, Warwickshire & Solihull**

- 4.4 As part of the Coventry Hinckley, Warwickshire & Solihull sub-region there is an established structure of inter council meetings at senior officer and member level. These include:
- Joint Committee (members)
  - Chief Officers Group
  - Coventry, Warwickshire and Solihull Association of Planning Officers, which is made up of the Planning Policy Group and the Development Management Group complemented by the Monitoring Sub Group
  - Planning & Housing Group (CWLEP)
- 4.5 CSWAPO (Coventry, Solihull & Warwickshire Association of Planning Officers) has been in existence since the 1980's. It has changed over the years and now has two main groups of Planning Policy Officers and Development Management Officers with a Monitoring subgroup. It includes the five District/borough Councils in Warwickshire, Warwickshire County Council, Coventry City Council, Solihull Metropolitan BC and Hinckley and Bosworth BC. The group also includes a representative from CWLEP.
- 4.6 The CSWAPO Planning Policy Officers meet monthly. Depending on the work it is either the full group or a sub-group covering the Coventry and Warwickshire area. It has a standing item on "local plan updates", which is provided by all of the authorities. It is an excellent forum for generating best practice, networking with neighbouring authority officers and identifying cross boundary issues.
- 4.7 The group covering the Coventry and Warwickshire area have developed the Memoranda of Understanding for the sub-regional area on both housing and employment land. These were approved by the Joint Committee in September 2015 and July 2016 respectively. Although NBBC did not originally agree to sign the MoUs they have recently signed them.
- 4.8 The Borough Council has worked on a number of joint evidence bases. These include:
- Strategic Flood Assessment
  - Strategic Housing Market Assessment
  - Sub-regional Employment Land review
  - Joint Green Belt Study
  - Water Cycle Strategy

### **GB HMA**

- 4.9 The GB HMA is made up of the following local authorities:
- Birmingham, Bromsgrove, Cannock Chase, Dudley, East Staffordshire, Lichfield, Redditch, Sandwell, Solihull, Tamworth, Walsall, Wolverhampton, Wyre Forest, along with South Staffordshire: and,

- It also includes North Warwickshire and Stratford-on-Avon Districts which fall within an area of overlap between the Birmingham and Coventry/Warwickshire HMA.

4.10 The GB HMA has a technical officer group which meets regularly. This is made up of the 16 LPA's from the Greater Birmingham and Black Country area. In addition, all of the leaders from the LPA's have come together to discuss and agree future work. The GL Hearn / Wood Study, which updated the PBA Stage 3 Study, is the main body of work that has been commissioned to date. This study was published in February 2018. This updated information is reflected in the MoU with Birmingham City Council.

#### ***Coventry City Council***

4.11 CCC, part of the CW HMA, has adopted their Local Plan which reflects the agreed MoU for the Coventry and Warwickshire area on housing and employment land.

#### ***Nuneaton and Bedworth Borough Council***

4.12 NBBC, part of the CW HMA, is currently at hearings for their local plan.

4.13 The infrastructure issues, with particular reference to health, education and highways, have been part of discussions particularly in relation to those sites close to the Borough boundary. The NW STA considered the development taking place in NBBC. These discussions will continue as the development proposals are refined.

4.15 NBBC, this Borough Council and Hinckley & Bosworth Borough Council make up the Cross Border Partnership. This has been recognised by Government as a good delivery mechanism of the wider LEP's and works on issues that fall in the two adjoining LEP's of CWLEP (Coventry & Warwickshire LEP) and the LLEP (Leicester & Leicestershire LEP). The Partnership is primarily aimed at ensuring the benefits of the MIRA Enterprise Zone and Technology Park, located on the A5, are considered and taken advantage of.

#### ***Hinckley & Bosworth Borough Council***

4.16 Hinckley and Bosworth BC is a member of the CWLEP and CWSWAPO. It falls within the Leicester, Leicestershire HMA.

4.17 The Cross Border Partnership is described in paragraph 4.15 above. It is working with Nuneaton and Bedworth Borough Council, which is primarily aimed at ensuring the benefits of the MIRA Technology Park Enterprise Zone are considered and taken advantage of.

4.18 HBBC has an adopted Core Strategy and is working on updating the evidence base. They have commenced on their Local plan review. NWBC officers

have been involved in the Stakeholder Issues and options discussions and workshops (28 January 2016) .

- 4.19 A HENDA has recently been published for the Leicester & Leicestershire local authorities. At the present time it is not expected that there will be any cross-border implications of delivering growth for the sub-region other than seeking improvements to the A5. There will be ongoing discussions about cross-border infrastructure issues.

***North-East Leicestershire***

- 4.20 NELBC lies with the Leicester Leicestershire sub-region and was part of the HENDA described above.
- 4.21 NELBC has recently adopted their Local Plan. It has been previously agreed that there were no strategic issues relevant to the two local authorities. A meeting was held on 8 February 2018 to discuss issues both relating to the two Boroughs but also for the wider regions. Both local authorities lie within the golden triangle for warehousing and distribution. Sites are coming forward in NELBC. This will be an issue that will be discussed further as part of the review of their Local Plan.

***Tamworth Borough Council***

- 4.22 Tamworth is part of the GB HMA.
- 4.23 A Memorandum of Understanding was signed by Tamworth BC, Lichfield BC and this Council to provide for 1000 housing units to be delivered in North Warwickshire BC and Lichfield DC. The delivery of 500 housing units for NW was incorporated into the North Warwickshire Core Strategy and has been carried forward into the Local Plan.
- 4.24 Tamworth's Local Plan adopted their Local Plan in February 2016. This required both Lichfield and North Warwickshire to consider the delivery of a further 825 dwellings and 14 hectares of employment land. North Warwickshire has done this through the emerging Local Plan and will be reflected in an updated Statement of Common Ground. A draft is attached as Appendix C. The final wording is yet to be agreed but all parties are keen to complete this as soon as possible.
- 4.25 Tamworth BC is supportive of policies LP7, LP9 and LP39 (part) of the Draft submission of the Local Plan. However, objections are made to policies H7 Land to east of Polesworth and Dordon and H13 Land west of Robey's Lane, adjacent Tamworth.
- 4.26 Cross-border infrastructure issues are important and these have been discussions at a number of meeting which have also included Staffordshire County Council, Warwickshire County Council, as well as health colleagues. These meetings have focussed on health, education and highways.

***Lichfield***

- 4.27 Lichfield is part of the GB HMA.
- 4.28 Please refer to the sections relating to the GB HMA and Tamworth BC
- 4.29 The Council is generally supportive of the Draft Submission. There are some minor concerns but these do not affect the submission of the Local Plan.

***Birmingham***

- 4.30 Birmingham is part of the GB HMA.
- 4.31 The City Council has supported the adopted Core Strategy when it was preparing the Birmingham DP. Specific wording was put into the Core Strategy to ensure there was a review mechanism as and when it was clear the amount of development that they could not accommodate within their administrative boundaries. The City Council has since adopted the Birmingham Development Plan in January 2017.
- 4.32 When work started on the production of the NW Local Plan the final adopted version of the BDP was not available. The Borough Council therefore used similar calculations as it had done for the Coventry and Warwickshire redistribution to work out what sort of figure the Borough should consider delivering to assist the delivery of housing within the GB HMA. This approach was discussed and supported by Birmingham CC
- 4.33 Further updated work has been carried out as outlined in paragraph 4.10 above. The Borough Council's approach in dealing with the shortfall from GB HMA is support by BCC. This is reflected in the attached MoU in Appendix D.
- 4.34 As part of the recent consultation the City Council is seeking minor word changes for clarification to the site allocation H14 Site at Lindridge Road. The site is directly adjacent to the Langley SUE which lies within the Birmingham administrative boundary. The changes are acceptable to the Borough Council.

***Solihull Metropolitan Borough Council***

- 4.35 SMBC is part of the GB HMA.
- 4.36 SMBC is currently preparing their Local Plan. Meetings have been held with a variety of officers to consider issues relevant to both authorities. These have included policy officers as well as the Chief Executives.
- 4.37 Both the HS2 inter-change station and Birmingham Airport are located in Solihull, which are both directly adjacent to the Borough's south-western

border. Implications from the growth of these areas will be a major part of any future discussions.

### **Staffordshire County Council**

- 4.38 Discussions have been on-going with Staffordshire County Council in relation to education and highways. This has culminated in a Statement of Common Ground which is attached as Appendix E.

### **Warwickshire County Council**

- 4.39 The County Council is a member of the Coventry and Warwickshire group of local authorities.
- 4.40 WCC Transport is preparing a Transport Strategy for the Borough. It is hoped that this work will be completed prior to the hearings for the examination of the Local Plan.
- 4.41 WCC Public Health has actively worked with health colleagues in both the CCG and NHS to prepare the information for the IDP.
- 4.42 WCC Infrastructure has actively worked with the Borough Council to ensure that infrastructure both at Borough level as well at County Council level have been considered in the production of the Local Plan.

## **5 Other Organisations and Agencies**

- 5.1 This section considers the organisations and agencies that are required to be consulted as part for the production of the Local Plan.

### **Environment Agency**

- 5.2 The EA are generally supportive but have some amendments in relation to the flood risk references and climate change impacts. In addition, they want to see the protection of watercourses and floodplains. They are also concerned at the omission of flood risk management schemes. The Environment Agency have also been joint partners or stakeholders involved in the Sub Regional Strategic Flood Risk Assessments and Water Cycle Strategies.

### **Historic England**

- 5.3 A response was received as part of the Regulation 18 consultation. A meeting was held with Rohan Torkildsen on where the heritage aspects of the Local Plan were discussed. As a result further work was commissioned. Unfortunately no company was able to undertake this work. With the help of Historic England the Borough Council was able to agree a way forward which has resulted in a heritage assessment of the allocations and this work forms

part of the evidence base, incorporated into the Sustainability Appraisal and lead to some word changes in relation to the site allocations.

- 5.4 Further comments have been received from Historic England and the Borough Council will continue to work with HE to resolve these.

***Natural England***

- 5.5 They are generally supportive but seek some changes to the narrative of the HRA. They have concerns with housing allocations H13 Land west of Robey's Lane, Tamworth. These are being considered as part of the current planning application. They have also raised that reference to Ensor Pools missing within policy LP16.

***Civil Aviation Authority***

- 5.6 The CAA has been consulted and they have supplied no response.

***Homes England (formerly Homes and Communities Agency)***

- 5.7 The Borough Council has been working with the HCA now Homes England for almost two years. Homes England has actively supported the Borough Council through initially ATLAS. Following a successful bid for Housing Capacity Fund money the Borough Council has engaged Hyas, to add resources to the planning policy team, to seek the delivery of housing sites, with particular reference to the land to the east of Polesworth and Dordon.
- 5.8 The Borough Council is also actively engaged with the Homes England in the delivery of affordable housing.

***NHS Clinical Commissioning Groups (CCGs)***

- 5.9 The Borough Council, with the assistance of WCC Public Health has been working with the North Warwickshire CCG for a few years. This work has resulted in regular meetings in the form of a Local Estates Forum, attended by NWBC officers. The forum includes representatives from NHS England as well as the main hospitals in Coventry and Warwickshire.

***Office of the Rail Regulator***

- 5.10 Consulted and no response. NWBC officers have been involved as Stakeholders and consultees on changes to the Rail franchises affecting North Warwickshire.

***Integrated Transport Authority***

- 5.11 Centro responded to the Draft Plan.

- 5.12 Transport for West Midlands (TfWM) is now responsible for formulating the transport strategy and policy for the West Midlands, incorporating strategic highways, freight, rail, bus and rapid transit networks. Although the area covered is in line with the Combined Authority boundaries (7 met local authorities) they work closely with the shire counties and in particular Warwickshire County Council.
- 5.13 TfWM has no major issues with the Local Plan but would like to have meetings in the future to discuss issues of common concern in particular the provision of new rail facilities.

***Highways England (formerly Highways Agency)***

- 5.14 Highways England considers the Local Plan to be evidenced and developed.
- 5.15 Work is ongoing to prepare a statement confirming the joint work which has been undertaken between the Borough Council, Highways England and WCC.

***Highways Authorities***

- 5.16 WCC Highways has actively worked with the Borough Council during all stages of the production of the Local Plan particularly Regulation 18 and Regulation 19 stages.

***Local Enterprise Partnership***

- 5.17 The relevant LEP for the Borough is the Coventry and Warwickshire LEP (CWLEP), who attends the CSWAPO Planning Policy Group. There is cross LEP work that is ongoing with both the (Greater Birmingham and Solihull LEP (GBSLEP) and Leicester Leicestershire LEP (LLEP).
- 5.18 The Borough Council is working with the Coventry and Warwickshire Local Enterprise Partnership (CWLEP) in many different ways. It is working within the Planning subgroup to assist in removing barriers to growth and has approved a Planning Protocol.
- 5.19 CWLEP is generally supportive of the approach the Borough Council has taken in the Local Plan and the promotion of the extension to Horiba MIRA. It has some concerns about the amount of employment land and infrastructure provision.

***Local Nature Partnerships***

- 5.20 The Warwickshire, Coventry and Solihull Local Nature Partnership is co-ordinated by Warwickshire Wildlife Trust. It designated the first Nature Improvement Area in the sub-region of the Tame Valley Wetlands Partnership. The Borough Council is a board member of this partnership.

### **Coal Authority**

- 5.21 The Coal Authority responded to the draft submission Local Plan. They support the plan.

## **6 Other Groups**

- 6.1 There are additional organisations and agencies that are particularly important to the Borough:

### **Sport England**

- 6.2 Sport England is generally supportive of the Local Plan but have some specific concerns relating to the Playing Pitch Strategy. These concerns impact on the proposed housing allocation of Site H3 – Land off Sheepy (football club). Discussion will be ongoing with the Borough Council both in terms of the forward planning team and leisure team.

### **Birmingham Airport**

- 6.3 They are supportive of the Local Plan. The Airport is broadly in support however seek slight amendments to para 12.4.

### **Severn Trent**

- 6.4 Severn Trent has supplied general development control comments as a response to the Local Plan. NWBC officers have met with Severn Trent consultants involved in updating the 5 year and 25 year Water Resource Management Plans to advise them of the growth within the Local Plan.

### **National Grid**

- 6.5 National Grid was consulted and have no comments to make.

### **HS2**

- 6.6 HS2 is a major project within the Borough with two safeguarded areas for Phase 1 and Phase 2b. HS2 Ltd have raised no objection to the Local Plan.

Agenda Item 5, Appendix 1 MoU CW HMA



## Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA)

### PARTIES TO THE MEMORANDUM

The Memorandum is agreed by the following Councils:

- Coventry City Council
- North Warwickshire Borough Council
- Nuneaton & Bedworth Borough Council
- Rugby Borough Council
- Warwick District Council
- Stratford-on-Avon District Council
- Warwickshire CC

### PURPOSE

This memorandum of understanding seeks to ensure that the housing needs of the C&W HMA are met in full.

This memorandum of understanding establishes a framework for co-operation between the constituent authorities with respect to the delivery of housing across the Coventry and Warwickshire HMA. It is framed within the Localism Act 2011 and the duty to cooperate set out in Section 110. This sets out the way in which the Councils will consult one another and work together on matters which affect more than one local authority area.

There is clear evidence that Coventry City Council is unable to meet its full objectively assessed housing needs within the city boundary and thus is unable to meet the requirements of paragraph 47 of the NPPF. It is agreed that for plan making purposes there is a primary housing market area comprising Coventry and the whole of Warwickshire. As a result the City Council and the five Borough/District Councils within Warwickshire have collaborated to assess the full housing needs of the market area and to establish realistic assumptions about the availability, suitability and viability of land to meet that need, in accordance with paragraphs 159 and 160 of the NPPF.

The focus of this memorandum is to ensure that housing needs arising from the growth of the city's population but not capable of being met within Coventry itself will be met within the HMA as a whole. Each local authority will make best endeavours to deliver the housing as set out in this MoU.

**POINTS OF AGREEMENT**

The Memorandum has the following broad objective:

The Warwickshire authorities accept that Coventry City Council is unable to accommodate its full housing need. Each Council will therefore cooperate to establish a revised distribution of housing which ensures that the overall needs across the housing market area will be met.

To achieve this objective, it is agreed that:

1. The OAN for the HMA is 85,540 (2011-2031).
2. The table below contains the OAN of each authority within it.

	Average annualised total	Total OAN* (2011-2031)
Coventry	2,120	42,400
North Warwickshire	237	4,740
Nuneaton & Bedworth	502	10,040
Rugby	480	9,600
Stratford-on-Avon	659	13,180
Warwick	600	12,000

Source: Updated assessment of housing need for the C&W HMA, September 2015.  
\*OAN for NWBC and SDC contains need external to the HMA (2,620 gross dwellings). There is also an element of economic uplift in SDC, NWBC and NBBC which will support redistribution of housing from Coventry (3,800 gross dwellings).

3. As of September 2015, the table below reflects an appropriate and robust distribution of housing across Coventry and Warwickshire

	TOTAL (2011-2031)
COVENTRY	Minimum of 24600 *
NORTH WARWICKSHIRE	5280
NUNEATON AND BEDWORTH	14060
RUGBY	12400
STRATFORD-ON-AVON	13180
WARWICK	18640
<b>TOTALS</b>	<b>88160</b>

\* Should Coventry's capacity increase then the number redistributed to Warwickshire authorities will be considered against the methodology underpinning this report.

4. In the event that, as a result of the completion of Strategic Housing Land Availability Assessment's (to the agreed C&W methodology) it is shown that

Agenda Item 5, Appendix 1 MoU CW HMA  
the distribution in the Table above cannot be delivered, this MOU will be reviewed so that the overall housing requirement is met within the HMA.

5. In the event that, as a result of co-operation with a local authority outside the housing market area, additional development is to be accommodated within the CWHMA at a level that materially affects the distribution set out in this document, the MoU will be reviewed.
6. Each local planning authority will prepare a Local Plan that reflects the agreed distribution.
7. Each local authority will ensure the most efficient use of land is promoted when delivering housing sites across their area. In doing so density assumptions should be appropriate, justified and deliverable.
8. The plan making process will ultimately establish the capacity of each area and quantities of housing that can be delivered. Through the plan making process, the Councils will continue to monitor the capacity of the HMA and in particular any authority that is unable to meet its OAN or redistributed housing requirement. In this instance, the Councils will seek to maximise the quantity of housing delivered in these authorities.
9. Each local authority is committed to ongoing cooperation and engagement by both officers and members in relation to delivery of housing for the C&W HMA.

#### **LIMITATIONS**

For the avoidance of doubt, this Memorandum shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment and intent to meeting the full housing needs of the market area.

#### **LIAISON**

Member level representatives of the Local Authorities through the Shadow Economic Prosperity Board (EPB) will meet as a minimum yearly or more frequently when appropriate, in order to;

- Maintain and update the memorandum, as necessary.
- Monitor the preparation of Local Plans across the six authorities and discuss strategic issues emerging from them

#### **TIMESCALE**

The Memorandum of Understanding is intended to run up to 2031 to align with the timescale of the evidence.

#### **MONITORING**

Annual monitoring will be carried out to ensure that housing delivery is maintained throughout the HMA. This will be overseen by the C&W monitoring group which will agree monitoring targets to include permissions, completions and densities. However, due to fluctuations in the market and sites coming on stream a review trigger will come into force if there is a persistent under delivery of housing (against the HMA annualised target) over a consecutive 3 year period.

**REVIEW**

The document will be reviewed no less than every three years but will be reviewed when new evidence, that renders this MOU out of date, emerges

Signed on behalf of Coventry City  
Council  
Councillor Ann Lucas

Signed on behalf of Warwick  
District Council  
Councillor Andrew Mobbs

Date:

Date:

Signed on behalf of North  
Warwickshire Borough Council  
Councillor David Humphreys

Signed on behalf of Stratford-on-  
Avon District Council  
Councillor Chris Saint

Date:

Date:

Signed on behalf of Nuneaton &  
Bedworth Borough Council  
Councillor Dennis Harvey

Date:

Signed on behalf of Warwickshire  
County Council  
Councillor Isobel Seccombe

Date:

Signed on behalf of Rugby Borough  
Council  
Councillor Michael Stokes

Date:

Agenda Item No 4  
Appendix 1



**Memorandum of Understanding relating to  
Employment Land Requirements and Distribution within  
Coventry & Warwickshire**

**1 PARTIES TO THE MEMORANDUM**

1.1 The Memorandum is agreed by the following Councils:

- Coventry City Council
- North Warwickshire Borough Council
- Nuneaton & Bedworth Borough Council
- Rugby Borough Council
- Stratford-on-Avon District Council
- Warwick District Council
- Warwickshire CC

**2 PURPOSE**

2.1 This Employment Land Memorandum of Understanding (ELMOU) sets out the agreed position of the Local Authorities within Coventry and Warwickshire with the support of the Coventry and Warwickshire Local Enterprise Partnership with regard to:

- The employment land requirements of each local authority area within the Coventry and Warwickshire sub-region
- The redistribution of employment land requirements required to address the shortfall in supply within Coventry City
- A commitment to meet the employment land requirements of each local authority area within the sub-region.

2.2 The ELMOU seeks to ensure that the employment land requirements of Coventry and Warwickshire are met.

2.3 The ELMOU should be read in conjunction with the Coventry and Warwickshire Housing MOU agreed in 2015/16.

2.4 In particular the ELMOU seeks to ensure that the employment land needs of Coventry City are met. There is clear evidence Coventry City Council is unable to meet its full employment requirement within the City boundary. As a result the five

*North Warwickshire Local Plan – submission  
Duty to Co-operate Statement*

Borough/District Councils within Warwickshire have collaborated with the City Council and the CWLEP to ensure sufficient employment land is provided to meet both the City's needs and the needs of the Housing Market Area as a whole.

### 3 POINTS OF AGREEMENT

3.1 The parties agree that the employment land requirements of each local authority area within the Coventry and Warwickshire HMA are as shown in Table 1 below:

**Table 1: Employment Land Requirements 2011-2031 (by local authority area)**

	Total Employment Land Requirements (gross Hectares)
Coventry	369
North Warwickshire	58
Nuneaton & Bedworth	87
Rugby	99
Stratford-on-Avon	35
Warwick	66
<b>Total</b>	<b>714</b>

3.2 The parties agree that (allowing for flexibility in supply over and above minimum need and replacement provision to support housing delivery) Coventry City Council is unable to meet its employment land requirement in full within the City boundary and that the shortfall in employment land supply is approximately 241 hectares.

3.3 Table 2 below shows the agreed position of the parties with regard to the redistribution of Coventry's employment land requirements

**Table 2: Redistribution of Coventry's unmet employment land requirements 2011-2031 (by Local authority area)**

	Redistribution of employment land from Coventry (gross hectares)	Notes
North Warwickshire	0	
Nuneaton & Bedworth	26	To be confirmed through Plan making process
Rugby	98	Completions and ongoing developments at Ansty Park and ProLogis Ryton
Stratford-on-Avon	0	
Warwick	117	Proposed allocation at Land adjacent to Coventry Airport
<b>Total</b>	<b>241</b>	

3.4 Reflecting points 3.1, 3.2 and 3.3 above, the parties agree that the minimum employment land provision within each local authority area is as set out in Table 3 below:

**Table 3: Minimum employment land provision 2011-2031 (by local authority area)**

	<b>Employment Land Requirement (gross hectares)</b>	<b>Redistribution from Coventry (gross hectares)</b>	<b>Minimum Local Plan Employment Provision (gross hectares)</b>
Coventry	369	-	128
North Warwickshire	58	0	58
Nuneaton & Bedworth	87	26	113
Rugby	99	98	197
Stratford-on-Avon	35	0	35
Warwick	66	117	183
<b>Total</b>	<b>714</b>	<b>241</b>	<b>714</b>

3.5 Each local planning authority will prepare a Local Plan that provides for the minimum employment land requirement set out in table 3 above. In the event that it is demonstrated through the Plan making process that the distribution set out in tables 2 and 3 above cannot be delivered, this MOU will be reviewed so that the overall employment land requirement is met within the C&W area.

3.6 In partnership with the C&W LEP and WCC the local planning authorities commit to the on-going development of their evidence base and monitoring of market signals and intelligence to help manage and maintain appropriate employment land provisions across the sub-region.

3.7 Each local authority is committed to ongoing cooperation and engagement by both officers and members in relation to delivery of employment land for the C&W area.

#### **4 LIMITATIONS**

4.1 For the avoidance of doubt, this Memorandum shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment and intent to meeting the full employment land requirements of the Coventry and Warwickshire sub-region.

#### **5 LIAISON**

5.1 Member level representatives of the Local Authorities through the Joint Committee (or appropriate replacement body) will meet as a minimum yearly or more frequently when appropriate, in order to:

- Manage duty to cooperate responsibilities in relation to employment land;
- maintain and update the memorandum, as necessary; and
- Monitor the preparation of Local Plans across the six authorities and discuss strategic issues emerging from them.

#### **6 TIMESCALE**

6.1 The Memorandum of Understanding is intended to run up to 2031 to align with the timescale of the evidence.

## **7 MONITORING**

7.1 Annual monitoring will be carried out to ensure that the delivery of employment land is maintained throughout the sub-region. This will be overseen by the C&W monitoring group and will include data regarding permissions, completions, land availability and any market signals information provided by the C&W LEP.

## **8 REVIEW**

8.1 The document will be reviewed in the event that as a result of co-operation with a local authority outside the sub-region, additional employment related development is to be accommodated within Coventry and Warwickshire at a level that materially affects the overall distribution of development in the sub-region (having regard to appropriate and justified alignment between housing and employment provision).

8.2 The document will also be reviewed no less than every three years but also if significant new evidence emerges that renders this MOU out of date.

DRAFT

8.3

**Signed on behalf of Coventry City Council  
Councillor George Duggins**

Date:

**Signed on behalf of North Warwickshire Borough Council  
Councillor David Humphreys**

Date:

**Signed on behalf of Nuneaton & Bedworth Borough Council  
Councillor Dennis Harvey**

Date:

**Signed on behalf of Rugby Borough Council  
Councillor Michael Stokes**

Date:

**Signed on behalf of Stratford-on-Avon District Council  
Councillor Chris Saint**

Date:

**Signed on behalf of Warwick District Council  
Councillor Andrew Mobbs**

Date:

**Signed on behalf of Warwickshire County Council  
Councillor Isobel Seccombe**

Date:

**Statement of Common Ground DRAFT**  
**Delivery of housing and employment arising from Tamworth Borough Council**

**Parties to the Statement**

1.1 The Statement of Common Ground is agreed by the following Councils:

- Tamworth Borough Council
- North Warwickshire Borough Council
- Lichfield District Council

**Purpose**

2.1 This Statement on Common Ground (SoCG) seeks to set out areas of agreement between the three local authorities and to indicate where additional work may be required. Each signatory authority is committed to ongoing cooperation and engagement by both officers and members and will ensure that the commitments in this SoCG are reflected in policy wording in their respective Local Plans.

**Position to date**

- 3.1 Lichfield DC and NWBC will deliver 500 new homes per authority as agreed in the Memorandum of Understanding in July 2012 and within the parameters of that agreement.
- 3.2 Tamworth BC in their adopted Local Plan has a further requirement of 825 dwellings and 14 hectares of employment land.
- 3.3 The common baseline established through the strategic Housing Needs Study (SHNS) suggests that the North Warwickshire Local Plan will provide an additional 620 dwellings over and above its own OAN.<sup>12</sup> It is agreed that this makes a contribution to meeting the Greater Birmingham HMA wide

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<sup>1</sup> Greater Birmingham and Solihull LEP Black Country Local Authorities Strategic Housing Needs Study Stage 3 Report (Peter Brett Associates, August 2015), Updated by GL Hearn/Wood Report February 2018.

<sup>2</sup> The Coventry and Warwickshire Updated Housing Needs and Employment Forecasts Study: GL Hearn, (August 2015) established that an additional 47 dwellings per annum (920 in total 2011 – 2031) were needed in North Warwickshire support economic growth. A subsequent report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (September 2015) set out an MoU for the distribution of housing within the Coventry and Warwickshire HMA; this also considered the Greater Birmingham and Black Country HMA given the overlap. A pro rata distribution based on migration and commuting flows, suggests the following (2011 – 2031):

620 dwellings make a contribution to the GB&BCHMA

320 dwellings make a contribution to the C&WHMA

shortfall. This provision provides for the 500 dwellings up to 2029 the Borough Council has already agreed to deliver for Tamworth BC. The remaining 120 units will also contribute towards the identified shortfall in the Tamworth Local Plan 2016. To avoid any double counting any further requirement from Tamworth will be considered as part of the wider GB HMA figure.

- 3.4 North Warwickshire BC has prepared a draft Submission Local Plan which indicates that it is aspiring to deliver an additional 3790 dwellings up to 2033. As Tamworth sits within the Greater Birmingham HMA part of this number can be directly attributed to delivering for Tamworth's needs, addressing the North Warwickshire element of the additional 825 dwellings requirement over the North Warwickshire Plan period (2011-2033).
- 3.5 North Warwickshire BC had indicated that 8.5 hectares of land to the south-west of Junction 10 M42 at Centurion Park, granted planning consent and nearing completion, was to deliver part of the 14 hectares shortfall of employment land. Lichfield DC has also indicated they will deal with the remaining 6.5 hectares through their Local Plan review and allocations. However, notwithstanding the current delivery of the site, since the planning consent was granted, HS2 Phase 2b has safeguarded land that impacts the site directly. Additional Employment Land, which has been granted planning consent at Junction 10/M42 immediately adjoining the site above, will address the impact and replace the 8.5ha loss due to HS2.

### **Future Work**

- 4.1 Lichfield DC through the review of their Local Plan will investigate the delivery of an element of housing as part of the needs of Greater Birmingham, part of which can be attributed to the needs of Tamworth and address the Lichfield DC element of the additional 825 dwellings requirement.<sup>3</sup>
- 4.2 As noted above Lichfield DC through the review of their Local Plan will investigate the provision of the remaining 6.5 hectares of employment land shortfall.

### **Monitoring**

- 5.1 Annual monitoring of Local Plan targets and site allocations will be carried out by the local authorities to ensure that progress is being made towards meeting Tamworth's needs as set out in this SoCG.

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<sup>3</sup> Note: A current Planning Inquiry decision at Arkall Farm, North Tamworth is awaited. In the event the site does not achieve a planning consent Lichfield DC have indicated they will accommodate the housing numbers lost from the site elsewhere, as part of their Local Plan review covering the period up to 2036.

## **Review**

- 6.1 The SoCG will be reviewed no less than every five years but will also be reviewed when new evidence emerges that renders this MOU out of date e.g. Government household projections or a signatory authority or associated authority changes its position in relation to the its housing and employment figures;
- 6.2 Each signatory authority is committed to ongoing cooperation and engagement by both officers and members and will ensure that the commitments in this SoCG are reflected in policy wording in their respective Local Plans.

## **Limitations**

- 7.1 For the avoidance of doubt, this Statement shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment to collaborate and intent to meet the housing needs of the HMA under the Duty to Co-operate.

## **Signatories**

Signed on behalf of Tamworth City Council

Date:

Signed on behalf of Lichfield DC

Date:

Signed on behalf of North Warwickshire Borough Council

Date:

**Memorandum of Understanding relating to the delivery of a proportion of the projected unmet housing need arising from the Greater Birmingham & Black Country Housing Market Area in Birmingham City Council and North Warwickshire Borough Council**

**Parties to the Memorandum**

1.1 The Memorandum is agreed by the following Councils:

- Birmingham City Council
- North Warwickshire Borough Council

**Purpose**

- 2.1 This Memorandum of Understanding (MoU) seeks to agree the proportion of housing need from the Greater Birmingham & Black Country Housing Market Area (the HMA) that can be accommodated in Birmingham City Council and North Warwickshire Borough Council.
- 2.2 This MoU establishes a framework for co-operation between the signatory authorities with respect to the delivery of housing for the period 2011-2031. It is framed within the Localism Act 2011 and the duty to cooperate set out in Section 110. This sets out the way in which the local authorities will consult one another and work together on matters which affect more than one local authority area in a constructive, actively and on-going basis.
- 2.3 It is agreed that for plan making purposes there is a primary Housing Market Area (HMA) comprising Birmingham, the Black Country and the nine neighbouring local authorities as defined in the PBA Study<sup>4</sup> and the GL Hearn / Woods study<sup>5</sup> as shown in the plan below.
- 2.4 The majority of the housing shortfall emanates from Birmingham although there are other authorities who are unable to meet their own housing need including Tamworth Borough Council. The Birmingham Development Plan was adopted in January 2017 and confirms that the City can accommodate a maximum of 51,100 dwellings against a housing need of 89,000. The planning Inspector on the Birmingham Development Plan has endorsed Birmingham City Council's approach to working with other authorities on meeting the housing shortfall, and the active role of the Council in promoting appropriate provision in Local Plans in the HMA.
- 2.5 Paragraph 47 of the NPPF expects local planning authorities to identify specific deliverable sites or broad locations for growth for 15 years. There is clear evidence that current housing commitments in the HMA are not sufficient to meet housing need over the period 2011-31, as required in paragraph 47 of the NPPF. In response to this, the MoU sets out how signatory authorities will attempt to address

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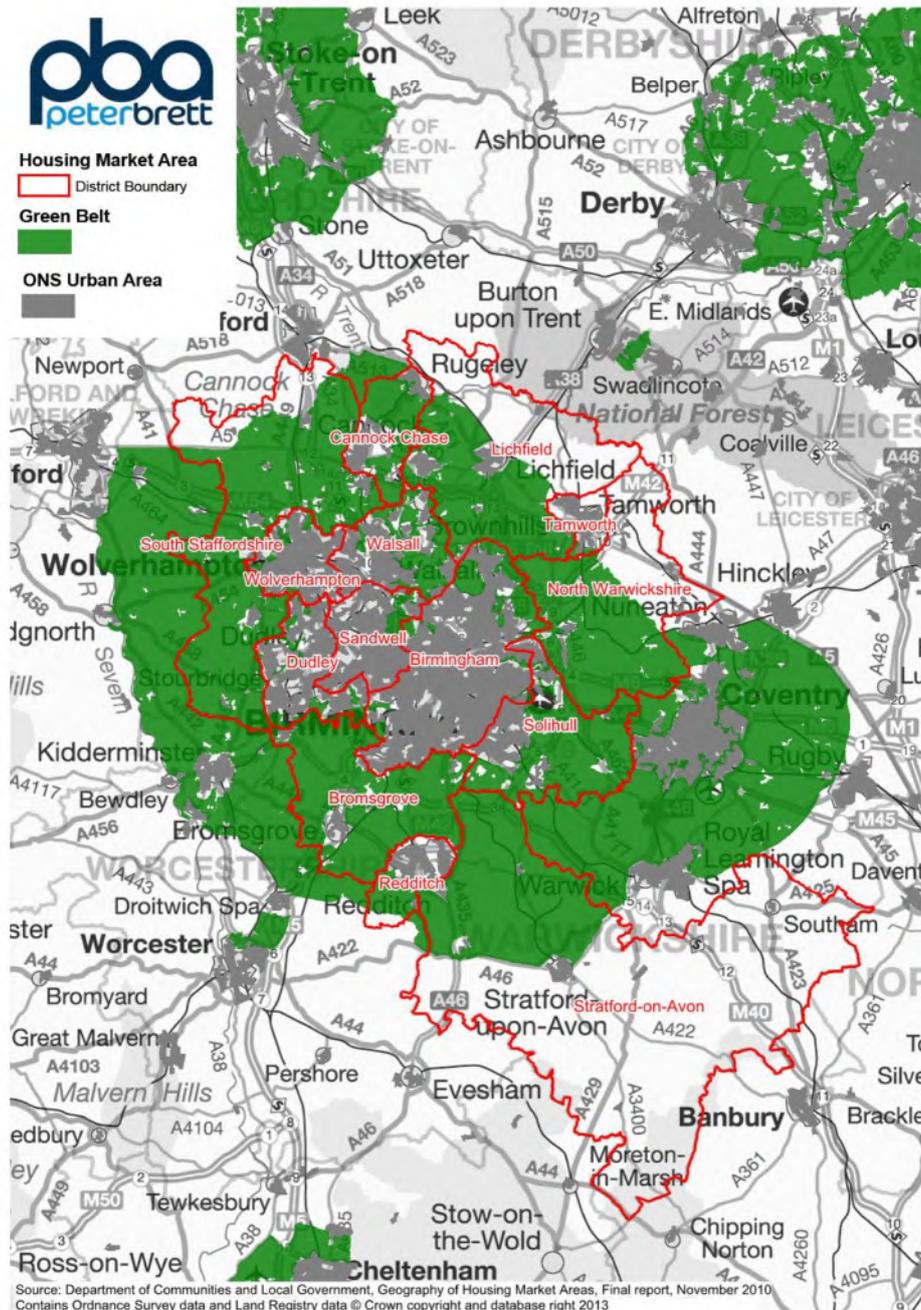
4

Greater Birmingham and Solihull LEP Black Country Local Authorities Strategic Housing Needs Study Stage 3 Report (Peter Brett Associates, August 2015)

<sup>5</sup> A Strategic Growth Study into the Greater Birmingham and Black Country Housing Market Area (GL Hearn Woods February 2018)

their objectively assessed housing need (OAN) and then, where possible, deal with any HMA shortfall.

- 2.6 Birmingham City Council and North Warwickshire Borough Council understand the importance of seeking to meet housing need across the HMA. Not to do so could put at risk the future economic prosperity of the West Midlands and worsen housing affordability.



### 3 The Agreement

- 3.1 It is agreed that:

1. The Strategic Housing Needs Study Stage 3 Report (August 2015) by PBA identified a demographic need for 207,100 additional homes across the HMA between 2011 and 2031, with a shortfall in supply of 37,572 homes (18% of total need).
2. The GL Hearn / Woods Study which updates the PBA Study extends the work to 2036. The report in summary finds that there is a shortfall of some 60,855 dwellings made up of 28,150 dwellings up to 2031 and a further 32,700 dwellings shortfall between 2031 and 2036.
2. The common baseline established through the strategic Housing Needs Study (SHNS) suggests that the adopted North Warwickshire Plan is providing an additional 620 dwellings over and above its own OAN.<sup>6 7</sup> It is agreed that this makes a contribution to meeting the HMA wide shortfall. This provision provides for the 500 dwellings up to 2029 the Borough Council has already agreed to deliver for Tamworth BC. The remaining 120 units will also contribute towards the identified shortfall in the Tamworth Local Plan 2016. To avoid any double counting any further requirement from Tamworth will be considered as part of the wider GB HMA figure.
4. At its Local Development Framework Sub Committee meeting on 3 August 2016, the North Warwickshire Borough Council agreed to aspire to deliver an additional 3,790 dwellings through a new Local Plan. It is agreed that the resultant additional growth over and above local requirements contributes towards to the wider HMA shortfall.
5. It is agreed between the signatory authorities that 3,790 dwellings is the maximum uplift in housing that could be accommodated in North Warwickshire Borough Council as supported by paragraph 9.67 of the GL Hearn / Woods Study which states:  
“The analysis in Table 63 shows that there are particular constraints to introducing further residential land supply in North Warwickshire, which is already planning in its emerging Local Plan to deliver housing growth of 1.8% pa. Given moderate house prices in the District and the very strong rate of housing delivery proposed, our analysis indicates no effective potential for additional supply to be brought forward in North Warwickshire.”
6. The delivery of the 3,790 will be dependent on the provision of and timely delivery of infrastructure. Birmingham City Council will work with the Borough Council and

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<sup>6</sup> Greater Birmingham and Solihull LEP Black Country Local Authorities Strategic Housing Needs Study Stage 3 Report (Peter Brett Associates, August 2015)

<sup>7</sup> The Coventry and Warwickshire Updated Housing Needs and Employment Forecasts Study: GL Hearn, (August 2015) established that an additional 47 dwellings per annum (920 in total 2011 – 2031) were needed in North Warwickshire support economic growth. A subsequent report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (September 2015) set out an MoU for the distribution of housing within the Coventry and Warwickshire HMA; this also considered the Greater Birmingham and Black Country HMA given the overlap. A pro rata distribution based on migration and commuting flows, suggests the following (2011 – 2031):

620 dwellings make a contribution to the GB&BCHMA

320 dwellings make a contribution to the C&WHMA

other partners such as the LEPs in particular Greater Birmingham and Coventry & Warwickshire LEPS) and the Combined Authority to ensure that this can and is provided.

7. In addition to housing North Warwickshire is providing for employment needs to ensure balanced growth. This means that employment provision above that required for their own housing needs must be considered to be providing for a wider than local need.
- 8 The review of the Green Belt as part of the Local Plan preparation process within North Warwickshire has been carried out in line with an agreed set of principles, to ensure there is consistency of evidence and approach.
- 9 The regeneration of urban areas within the HMA is important to the economic and social vitality of the wider HMA. Each local authority will ensure the most efficient use of land, and particularly of brownfield land, is promoted when delivering housing across their area. In doing so density assumptions should be appropriate, justified and deliverable.
- 10 Each signatory authority is committed to ongoing cooperation and engagement by both officers and members in planning to meet the housing needs of the HMA and will ensure that the commitments in this MoU are reflected in policy wording in their respective Local Plans.

#### **4 Limitations**

- 4.1 For the avoidance of doubt, this Memorandum shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment to collaborate and intent to meet the housing needs of the HMA under the Duty to Co-operate.

#### **5 Liaison**

- 5.1 Member level representatives of the signatory authorities will meet as a minimum yearly or more frequently when appropriate, in order to:
  - Monitor the preparation of Local Plans across the signatory authorities and discuss strategic issues emerging from those plans.
  - Agree amendments to the MOU, if necessary.

#### **6 Monitoring**

- 6.1 Annual monitoring of Local Plan targets and site allocations will be carried out by a HMA monitoring group to ensure that sufficient deliverable and developable housing land is allocated to meet HMA housing needs up to 2031.

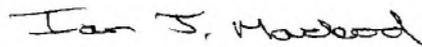
#### **7 Review**

- 7.1 The MoU will be reviewed no less than every five years but will also be reviewed when:
  - 1) new evidence emerges that renders this MOU out of date e.g. Government household projections

- 2) a signatory authority or associated authority changes its position in relation to the its housing figures;
- 3) a signatory authority does not meet the timetable for Local Plan review and this is considered to materially affect achievement of the MoU objectives.

7.2 With the creation of the Combined Authority there are now discussions taking place as to its role and how it can assist the delivery of housing across the HMA. This work may mean that this MoU will need to be updated.

### Signatories



P.R

Signed on behalf of Birmingham City Council  
Waheed Nazir, Strategic Director of Economy

Date: 13/3/18

Signed on behalf of North Warwickshire Borough Council  
Steve Maxey, Assistant Chief Executive & Solicitor to the Council

Date:

**Statement of Common Ground **DRAFT****

**Staffordshire County Council, Warwickshire County Council  
And North Warwickshire Borough Council**

**1 Introduction**

- 1.1 This Statement of Common Ground (SOCG) sets out the position on Duty to Cooperate matters at upper tier authority level in relation to the preparation of the North Warwickshire Local Plan.
- 1.2 The overall aim is to plan for the cross boundary strategic infrastructure planning issues that exist and/or likely to arise in the foreseeable future between Staffordshire and Warwickshire, Local Planning Authority Areas of Tamworth and North Warwickshire.

**2 Purposes**

- 2.1 The main purposes of this SoCG are to:
- establish what the authorities agree on;
  - pinpoint any relevant areas of disagreement; and,
  - set out what future work the authorities are committed to.

**3. Scope**

- 3.1 The scope of this SOCG is to cover:
- Wider transport impacts and mitigation proposals associated with development proposed in the North Warwickshire Local Plan; and,
  - The school place planning implications and education infrastructure requirements associated with housing growth in the North Warwickshire Local Plan.

**4. Specific Co-operation on Development Plan Preparation**

- 4.1 It is agreed that:
- Each authority has consulted the other at every preparatory stage of Plan preparation;
  - The authorities have engaged with each other on specific cross boundary matters arising during the preparation of the North Warwickshire Local Plan.

**5. Meeting Development Infrastructure Requirements**

- 5.1 It is agreed that:
- Cross border infrastructure issues in relation to education and transport infrastructure exist and are relevant duty to cooperate matters.

- The geographical scope for cross border infrastructure impacts relate to proposed allocations and directions for growth in Polesworth and Dordon and the allocation at Land west of Robey's Lane, adjacent to Tamworth.
- North Warwickshire Borough Council will also consult and discuss with Staffordshire County Council in any pre-application discussions and consult on major planning applications in the areas mentioned above.
- Policy LP1 provides where necessary for developer contributions to be utilised to mitigate infrastructure impacts within Staffordshire.

### Transport Infrastructure

5.2 It is agreed that:

- The Strategic Transport Model and Strategic Transport Assessment provide appropriate consideration of the cross border traffic movements associated with the North Warwickshire Local Plan.
- Policy LP25 - Transport Assessments is appropriate and allows for consideration of cross border impacts in assessments

### Educations Infrastructure

5.3 It is agreed that:

- Staffordshire County Council and Warwickshire County Council have and will continue to work together on School place planning matters covering eastern Tamworth and the areas of Warwickshire set out above. This will be set out in an agreed school place planning methodology.
- For the Land West of Robey's Lane Allocation child yield data from Tamworth will be utilised to determine likely school places.
- Timing for the delivery of the new primary school at Land west of Robey's Lane will be agreed between Staffordshire County Council and Warwickshire County Council such that there are no unmitigated interim impacts on Staffordshire schools or developer contributions from the site may be used at a local Staffordshire Primary school to provide necessary places locally.
- At Secondary phases of education Polesworth School historically has attracted pupils from within Staffordshire. Staffordshire County Council and Warwickshire County will devise a strategy to accommodate sufficient places across both Local Education Authority Areas taking into account housing growth in both and maintaining as far as reasonably practicable historic patterns of pupil movement.

## **6 North Warwickshire Local Plan**

6.1 It is agreed that the following minor changes have been made to the Local Plan to make the Plan clearer and assist with the interpretation of policy.

1. In paragraph 1.8 after the sentence "The Borough Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters and has been working with neighbouring authorities to consider their future development needs and if they can

- accommodate them.” add *“The Borough Council alongside Warwickshire County Council is also cooperating on cross border infrastructure issues with Staffordshire County Council.”*
2. At the end of paragraph 1.8 add *“In addition the Borough Council continues to commit to working collaboratively with neighbouring infrastructure providers to ensure housing and employment growth impacts are mitigated.”*
  3. Add an additional sentence after the 2<sup>nd</sup> sentence in paragraph 12.6 - *“The STA will outline the transport infrastructure requirements necessary to mitigate the cumulative impacts of the proposed growth, including where necessary where these impacts occur outside of Warwickshire.”*
  4. Add to the final sentence of paragraph 14.37 *“including consideration of the stretch within Tamworth as identified in the STA.”*

## 7. On-going Matters

- 7.1 Whilst there has been on-going cooperation on cross border infrastructure issues and broad agreement on delivery of solutions there are two issues where more detailed work is required. These will be part of the on-going co-operation between the parties.
- 7.2 The first is in relation to future versions of the IDP. As the IDP is updated it will reflect the STA proposed infrastructure needs within Staffordshire and the education provision section will be amended to reflect the outcome of on-going work in relation to school place planning.
- 7.3 The second issue is in relation to highways. The precise mitigation package for the cumulative impacts of the proposed growth on the Staffordshire road network as set out in the STA will be worked up further including agreeing an appropriate delivery mechanism.

**Signed:**

**For Staffordshire County Council**

**Dated:**

**Signed:**

**For Warwickshire County Council**

**Dated**

**Signed:**

**For North Warwickshire Borough Council**

**Dated:**

# **North Warwickshire Local Plan Submission**

**March 2018**

**North Warwickshire Local Plan  
Submission - March 2018**

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**NOTE:**

Please note after each policy there are two boxes. The first box identifies which Strategic Objective or Objectives the policy is specially addressing. The second box cross-references the new policy to where it has come from:

<i>Document</i>	<i>Abbreviation</i>	<i>Policy Number / Reference (examples)</i>
Saved policy from the 2006 Local Plan	2006 LP	HSG1
Adopted Core Strategy	CS	NW1

**North Warwickshire Local Plan  
Submission - March 2018**

Draft Site Allocations Plan	SAP	SR1
Draft Development Management Plan	DM	10

Once this Plan has been adopted this second box will be deleted.

**Schedule of Changes**

<b>Core Strategy Policy</b>	<b>Policy Title</b>	<b>Draft Local Plan 2016</b>	<b>Local Plan Policy Number</b>
<b>NW1</b>	Sustainable Development	Combined with NW12 and NW22	LP1
<b>NW2</b>	Settlement Hierarchy	Amended with new category of development area Categories 3A and 3B combined	LP2
<b>NW3</b>	Green Belt		LP3
<b>NW4</b>	Housing Development		Chapter 8
<b>NW5</b>	Split of Housing	Deleted – allocations made so no need for policy	-
<b>NW6</b>	Affordable	Taken out reference to 10 or less units	LP9
<b>NW7</b>	Gypsy & Travellers	Incorporated into amount of development new policy	LP10
<b>NW8</b>	Gypsy & Travellers Site	No change	Lp10
<b>NW9</b>	Employment		Lp11
<b>NW10</b>	Development Considerations	Changes following recommendations from Draft DM Plan consultation	LP31
<b>NW11</b>	Renewable Energy & Energy Efficiency		LP37
<b>NW12</b>	Quality of Development	Moved to follow Sustainable Development	LP1
<b>NW13</b>	Natural Environment		LP14
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<b>NW18</b>	Atherstone		Chapter 11
<b>NW19</b>	Polesworth & Dordon	The Meaningful Gap paragraph is put into a stand alone policy	LP5
<b>NW20</b>	Services & Facilities		Chapter 11
<b>NW21</b>	Transport	Expanded into a number of other policies	Chapter 12
<b>NW22</b>	Infrastructure	Combined with NW1	LP1

**North Warwickshire Local Plan  
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	<b>DRAFT DEVELOPMENT MANAGEMENT POLICIES</b>	<b>How incorporated into new Local Plan</b>
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<b>DM2</b>	Green Belt Considerations	LP3, LP4
<b>DM3</b>	Employment Sites	LP12
<b>DM4</b>	Existing Employment Land	LP11
<b>DM5</b>	Development Matters	LP20,LP31, LP35,LP36
<b>DM6</b>	Built Form	LP32, LP33
<b>DM7</b>	New Agricultural, Forestry and Equestrian Buildings	LP34
<b>DM8</b>	New Landscape Features	LP14
<b>DM9</b>	Landscaping Proposals	LP14
<b>DM10</b>	The Historic Environment	LP15
<b>DM11</b>	Rural Employment	LP13
<b>DM12</b>	The Meaningful Gap	LP5, LP21
<b>DM13</b>	Services and Facilities	LP22, LP23
<b>DM14</b>	Transport Considerations	LP25, LP26, LP27, LP28, LP29

### Abbreviations

<b>ATLAS</b>	Advisory Team for Large Applications
<b>CW HMA</b>	Coventry & Warwickshire Housing Market Area
<b>DCLG</b>	Department of Communities & Local Government
<b>GB &amp; BC HMA</b>	Greater Birmingham & Black Country Housing Market Area
<b>HCA</b>	Homes and Communities Agency (part of DCLG)
<b>LNR</b>	Local Nature Reserve
<b>OAN</b>	Objectively Assessed Need
<b>ONS</b>	Office of National Statistics
<b>NIA</b>	Nature Improvement Area
<b>RSS</b>	Regional Spatial Strategy
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SHMA</b>	Strategic Housing Market Assessment
<b>TBC</b>	Tamworth Borough Council

### Glossary

A Glossary of Key Words is included in Appendix A

## **Chapter 1 Introduction**

- 1.1 Welcome to the new Local Plan for North Warwickshire.
- 1.2 The Local Plan takes forward the adopted Core Strategy with some changes and incorporates the site allocation and development management draft policies that have been out for consultation previously. Putting all the documents together in one place will make it easier to understand how development is managed and what policies should be taken in to consideration. There will also be Neighbourhood Plans which when made (adopted) will have policies that will impact on proposals. In addition from time to time the Borough Council may update parts of this plan rather than updating the entire document.

## **What is a Local Plan?**

- 1.3 A Local Plan contains planning policies to guide the development and use of land, which affect the nature of places and how they function at a strategic level as well as providing detailed policies for individual sites and applications. The Core Strategy was adopted in 2014 and sought quality sustainable development in the right place at the right time. It looked forward to 2029. This Local Plan looks forward to 2033 and continues the theme of sustainable development in the right place with the right infrastructure. The Local Plan also gives an indication of where and how development will take place beyond this time frame in order to ensure a continuous supply of land. It explains how much and what type of development there will be and where this will be located.
- 1.4 The policies within this Plan are interrelated and therefore the document should be read as a whole. It will replace the saved policies from the North Warwickshire Local Plan 2006 and the adopted Core Strategy. The National Planning Policy Framework (NPPF) sets the national context for this Plan. In addition the County Council prepares the Waste and Minerals Local Development Documents. The first of these documents sets out sites proposed for waste development whilst the second document will set out potential sites and areas of search for new mineral development. Together these plans make up the statutory planning framework for the Borough. 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.
- 1.5 The Minerals Core Strategy will also define Mineral Safeguarding Areas (MSAs). North Warwickshire has a number of resources such as sand and gravel and coal. The North Warwickshire Coalfield covers a significant area of the Borough from Shuttington in the north-west to the boundary with Coventry to the south east. Some of the reserves identified within the coalfield are shallow and may be accessible by surface mining extraction methods. It will be necessary for non-mineral development proposed by this Local Plan to consider whether mineral resources should be extracted prior to development taking place in order to not needlessly sterilise mineral resources. The environmental and social impacts of such extractions will be important considerations. The Borough Council has concerns about the potential environmental, visual and amenity impacts of extractions. In particular before the Borough Council supports a scheme, it should be satisfied that the potential impact has been addressed and there are no viable, accessible reserves that may be sterilised or trigger the need to surface mine.

- 1.6 A Proposal Map Development Plan Document (known as the Proposals Map) sits alongside this Plan which will show the detailed geographical items. Supplementary Planning Documents (SPD) will be used, where necessary, to add more detail and give guidance on how the Council will implement specific policies.
- 1.7 The Local Plan has been shaped by consultation. Taking into account the consultations undertaken previously in relation to the Draft Site Allocations and Draft Development Management Plan as well as the Core Strategy this document shows the preferred option of allowing development of the appropriate size and scale in a variety of settlements, guided by the updated settlement hierarchy. The settlement hierarchy is based on an assessment of the services, facilities and sustainability of the various settlements within the Borough. This builds on work previously undertaken for the 2006 Local Plan and 2014 Core Strategy.

### ***Duty to Co-operate***

- 1.8 The Localism Act 2011 introduced a requirement for the Borough Council to co-operate with other local authorities as well as organisations and agencies to ensure the effective discussion of issues of common concern to develop sound plans. This Duty is an on-going process and does not stop with the production of a plan. The Borough Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters and has been working with neighbouring authorities to consider their future development needs and if they can accommodate them. The Borough Council has reached an agreement on the amount of development that can be accommodated and an amount that potentially could be delivered if the appropriate infrastructure can be delivered with local authorities from the Coventry & Warwickshire area as well as the Greater Birmingham & Black Country area (including Tamworth). It is considered there is sufficient information to progress this Plan taking into account these needs and providing for them where possible within this Plan. The Borough Council continues to commit to working collaboratively with neighbouring authorities to objectively establish the scale and distribution of any emerging housing and employment shortfalls. In the event that work identifies a change in provision is needed in the Borough of North Warwickshire an early review of this Plan will be brought forward to address this.

### ***Sustainability Appraisal***

- 1.9 Sustainability Appraisals were prepared to accompany the Core Strategy as well as the Draft Site Allocations Plan and Draft Development Management Plan. A further Sustainability Appraisal to look at this comprehensive Plan has been undertaken to further assist with the progress of the Plan and where possible changes have been made to the Plan. However as development pressures increase it is important to recognise that not all development will be able to be accompanied with no adverse impacts so mitigation of those impacts will be very important considerations.

**Chapter 2    Spatial Portrait**

- 2.1 The Spatial Portrait gives the story of the Borough and the issues that it faces. It includes not just the traditional aspects related to land-use planning but it also includes other information/issues that have an impact on how land is used, such as, health, skills and training. All of this information provides an image of the Borough which then feeds into the strategic policies.
- 2.2 North Warwickshire is a rural Borough with over 50 settlements as shown on Map 1, covering 110 square miles/28,526 ha/285 km<sup>2</sup>. The rural nature of the Borough is very important. This is created by the number of rivers – Blythe, Tame, Cole, Anker - Kingsbury Water Park and the canal system, as well as the number of other natural features and the predominantly mixed agricultural and woodland uses operating throughout the Borough. The Borough has an open rural character which is unique compared to many of the surrounding urban areas.
- 2.3 Settlements range in size from Atherstone, and Mancetter, with a population of 10,000 to small hamlets. Atherstone with Mancetter, Coleshill and Polesworth with Dordon are the three market towns and are important to the health of the surrounding rural economy as they provide many services and facilities to the outlying hinterland.
- 2.4 The Borough lies between Birmingham, Solihull, Tamworth, Coventry, Nuneaton and Hinckley, all of which are growing areas. Growth 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 areas. In addition the Borough Council will continue its commitment to deliver 500 dwellings for Tamworth from the previous Core Strategy. There is an additional requirement in the Tamworth adopted Local Plan for a further 825 dwellings and 14 hectares of employment land to be provided in North Warwickshire and Lichfield. The Borough therefore has pressure for growth from all around. This is not only in terms of land being sought in this Borough but in terms of the environmental implications of such growth. For example, traffic passing through the Borough especially along the A5.
- 2.5 The economy of the Borough, since the closure of the coal mines, has seen an increase in employment land, particularly logistics, but a decrease in manufacturing. Large brownfield sites, such as Hams Hall, Birch Coppice, and Kingsbury Link, have been used for development, mainly B8 (storage and distribution uses) the former two sites also benefit from intermodal rail freight interchanges. The Borough is the location for many national and international companies including Aldi, TNT, 3M, BMW, Sainsbury and Subaru. In 2012 it also became home to one of Ocado's national hubs.
- 2.6 There are a number of other older industrial estates in Atherstone, Mancetter, Arley and Coleshill that serve the local and sub-regional employment needs of the Borough comprising mostly of smaller companies. Over 90% of firms in the Borough employ 10 or less employees. Over 50% of workers commute into and out of the Borough. With companies locating in the Borough it is important for local people to have the necessary skills to take up the local job opportunities as well as having the skills to start up in business.
- 2.7 Major roads of national and regional significance pass through the Borough (M6, M6 Toll, A5, M42, and A446) and they form part of the Strategic Road Network. The A5 and A446 although part of this network, are not dual carriageway along their entire

length and has speed limits as low as 40 mph in some parts. The Borough Council is working with Warwickshire County Council, Leicestershire County Council, Highways England from the East and West Midlands, as well as other local authorities along its route, to investigate the issues of growth and how improvements to the route can take place. A Strategy has been prepared for the A5 and the Borough Council will work with partners including the private sector to deal with issues along its route. The capacity of the A5 and A446 will be an on-going concern as major developments are taking place along its route mainly outside the Borough which may impact on how development takes place in the Borough. Such developments include the MIRA Technology Park and sustainable urban extensions in Hinckley & Bosworth and Birmingham; DIRFT in Daventry and Rugby; growth in Nuneaton & Bedworth; HS2 interchange station; UK Central; growth in Birmingham as well as growth in Tamworth, Lichfield and beyond.

- 2.8 Rail also plays an important role in the Borough with the Trent Valley line/ West Coast mainline and the Cross Country line. During 2008 a new station called Coleshill Parkway opened and services have been improved to Atherstone. There are two intermodal rail freight facilities at Hams Hall and Birch Coppice. The improvement of rails services and facilities will be a key issue if growth is going to be delivered.
- 2.9 In January 2012 the Secretary of State announced the route for the first phase of HS2 (High Speed Rail) between London and the West Midlands. This travels through the Borough northwards from the NEC along the Tame Valley up to Middleton and then on to Bassett's Pole. A route also comes out of and goes in to Birmingham to the south of Water Orton. The safeguarded route is shown on the Proposals Map. Work to construct this phase has commenced. The second phase of the route to Leeds via the East Midlands and to Manchester was published in January 2013 and has also been safeguarded. The Leeds leg follows the route of the M42 from a junction near Lea Marston, past Polesworth and then heads towards Ashby. The full impact of the proposals will not be known for some time, but increased traffic, especially through the rural countryside close to the new railway station and monorail depot to the east of the M42 near to the NEC, is likely. The construction of the railway will be an enormous project which will impact the Borough for a number of years. HS2 Ltd has powers to stop development being built if it interferes with the construction programme of the line. This has to be a key consideration in terms of where development takes place within this Plan period.
- 2.10 Improved public transport connections will be extremely important to mitigate this impact as well as substantial landscaping and absorptive noise barriers along its route. Other mitigation measures, including community benefits will be needed and will be progressed through discussions with HS2 Ltd and the Department of Transport. There will be pressure for development expanding out of the new HS2 railway station at the NEC.
- 2.11 The Borough Council recognises that when HS2 takes place, it will impact on a number of properties. The Council will work with owners to mitigate the loss of properties wherever possible.
- 2.12 In addition to the above transport corridors there is 7km of the Birmingham & Fazeley Canal and 17km of the Coventry Canal within the Borough. The canal system has many uses from regeneration to tourism to being important biodiversity corridors. They are an important recreation and tourism resource.

- 2.13 There are three main airports close to the Borough boundary – Birmingham International, East Midlands and Coventry Airports. Implications on North Warwickshire of any expansion plans for the airports will be considered particularly in relation to the increase in the amount of traffic. However the opportunities of improved access to jobs and services will also be exploited. Development within the Borough will need to consider the constraints imposed by their close proximity.
- 2.14 Individually the schemes and developments above will have an impact on the Borough but collectively it means that there is pressure from around the Borough. In terms of the Birmingham Airport there are expansion plans which may include a new runway. Their plans are in their infancy. In addition, UK Central and Arden Cross are being developed in the Solihull MBC area. Pressure on the western and southern boundaries are expected but cannot yet be quantified and thus mitigated.
- 2.15 The Borough’s own objectively assessed housing need and the need to consider delivering further growth for neighbours means that growth is much greater than ever experienced in the Borough before. This will bring many challenges. In particular due to the rural nature of the Borough making quality places that are integrated into the existing fabric of settlements wherever possible will be important. Making settlements work will be just as important as delivering a specific site as this will lead to their long lasting success.
- 2.16 The Borough has historically been seen as a good place to be, particularly for logistics companies, due to its location. Broadening the employment base is very important to the Borough Council. MIRA Technology Park is directly adjacent to the Borough with access off the A5 in this Borough. Its primary focus is research and development. It provides the opportunity to extend the opportunities within the area. The Borough Council will work with partners to ensure that those living in North Warwickshire have the right opportunities, training and skills to take advantage of and access the additional jobs. The way that buildings will be built and integrated into the landscape and existing settlements will also be an important consideration too.
- 2.17 The Borough has a special and important natural environment shaped by its landscape and mining legacy. It has four major river corridors – the Tame, Blythe, Cole and Anker - and holds the largest and most important area of inter-connected wetlands in the sub-region along the Tame Valley. Cumulatively this area forms a migratory bird route of regional significance. The Borough also has notable concentrations of heathland, ancient woodlands and acid grasslands associated with post-industrial habitats, which are otherwise scarce within the county. The natural environment provides many vital ecosystem services to the Borough, such as natural flood defence, carbon sequestration and the maintenance of biodiversity and air quality. These services help to underpin the local economy and make a valuable contribution to the quality of life of its residents.
- 2.18 North Warwickshire has a high level of energy consumption with 61% being used by transport (particularly caused by the high levels of petroleum consumption), 25% by industrial uses and 13% by domestic (Source Quality of Life 2009 page 99).
- 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 the Council will not support surface mining

operations especially where it will have a direct effect on local residents and an adverse environmental impact.

- 2.20 North Warwickshire contains a number of major hazard sites and pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. There are therefore consultation zones for each major hazard site and pipeline. In determining whether or not to grant planning permission for a proposed development within these consultation zones, the Borough Council will consult the Health and Safety Executive to determine the risks for the proposed development.
- 2.21 As mentioned above the Borough of North Warwickshire is made up of a number of different settlements each with their own characteristics but sometimes showing similar issues. The County Council has prepared Locality Profiles for the Borough which divides the Borough into four areas to coincide with the Area Forum Boundaries.

### **Villages & Hamlets**

- 2.22 There are a number of other settlements, without a development boundary, that do not have the same range of services and facilities but provide significantly to community life within the Borough. With the emphasis in the past for development to be targeted at the main settlements (Atherstone/ Mancetter and Polesworth/Dordon, as identified by the Warwickshire Structure Plan, 1989) it put the smaller villages in a difficult position in that they were losing services and facilities without the support of the planning policies, to recognise their importance to the rural nature of the Borough. Local requirements have changed as the residents of the countryside have changed, but there are many people who live in the smaller settlements and the countryside, who have difficulty accessing services/facilities and affordable housing. Local planning policies should allow for these needs to be catered for in a sensitive and innovative way. Such settlements include Middleton, Corley, Lea Marston and Furnace End.

### **Countryside**

- 2.23 With the Borough covering over 110 square miles and with over 50 settlements ranging in size from the largest conjoined settlement of Atherstone and Mancetter having a population of 10,000 to places with a few houses, means that the countryside plays an important role in the Borough. Many small settlements do not have a development boundary but are important to the local communities. The countryside gives the rural context in which all other things operate. Its landscape is diverse and varied.
- 2.24 There are three major private estates of Packington, Blythe and Merevale, which have influenced the landscape of the Borough. Agriculture is a major influence on the character of the Borough.
- 2.25 Within the countryside there are 8 golf courses, including The Belfry and the Forest of Arden; major tourist attractions, such as Kingsbury Water Park; as well as more local facilities. A thriving rural economy is important to the Borough. However, a balance needs to be struck between allowing development that is appropriate in terms of scale and character, whilst protecting and emphasising the rural context of the Borough.

### **Chapter 3 Issues**

- 3.1 It is clear that there are a number of cross cutting issues that have consistently been highlighted or raised throughout the development of this Plan.
- 3.2 Access is an important issue in respect of both the physical means of accessing services and facilities, as well as accessing education, employment, debt/benefits advice/health services, leisure and recreation and housing provision and support. This issue is exacerbated by an increasing elderly population, higher than expected adverse health issues, cross cutting the generations (obesity/smoking/drinking/infant death rates) and increased fuel costs impacting on fuel poverty and transport costs. These raise major implications and potential pressures for future service needs and how to address the form and location of their provision and how those who need those services can access them
- 3.4 There are also strong links with the armed forces community, with approximately 6300 forces veterans living within the Borough. This community faces a number of issues in terms of health, support services and housing and the Borough recognises this and is actively involved as a signatory to the Armed Forces Covenant.
- 3.5 The Sustainable Community Strategy (SCS) recognises that with limited resources, partnership working needs to be more focussed in order to ensure delivery. This is not to say that other issues are less important to either individual organisations, or groups of organisations, which can be tackled outside of the SCS arena. It has therefore focussed on three priorities that it considers the North Warwickshire Community Partnership (the Local Strategic Partnership) as a whole can be effective at delivering results. These are:
1. Raising aspirations, educational attainment and skills
  2. Healthier Communities
  3. Transport, Access and Communications
- 3.6 In terms of the Local Plan the aim is to look at spatial linkages to these issues. For example there are clear links between issues of poor health, obesity and open space/recreation provision, education and the skills gap, rural transport and isolation and where the opportunities and needs are for seeking planning gain or financial contributions from any proposed commercial/housing developments.
- 3.7 The Borough has, is and will continue to look for ways of tackling these issues. This will be through a range of opportunities including, the LEADER programme, the Borough's Community Hubs, Section 106 contributions, as well as continuing to work with a range of partners from the public, private and voluntary sectors. The Local Plan can assist in ensuring a lasting legacy from any development that takes place.

### **Delivery of infrastructure**

- 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 infrastructure to ensure that 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 growth is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensuring that infrastructure is achieved and delivered.

**So what makes North Warwickshire unique?**

- 3.9 In conclusion the list below summarises the key qualities that makes North Warwickshire unique:
1. Quality of its natural and historic environment. The Borough has a pleasant rural character distinct from its growing urban neighbours with a large number of natural and historic assets. There are 10 Conservation Areas, over 600 listed or Scheduled Monuments and buildings, as well as many wildlife and geological sites of varying designations.
  2. The Borough has a number of unique biodiversity habitats and species that are only or predominantly found in the Borough, such as heathland.
  3. Dispersed settlements. There are over 50 settlements within the Borough, ranging from Market Towns to small hamlets, each with a different character.
  4. Mix of architectural styles. Whilst there is no distinctive Borough-wide building style there are very local styles either in character or in form that leads to places being very different from one another.
  5. Former mining legacy. The Borough had a number of mines and there are still ex-mining communities in need of assistance, in particular with the standard of housing and access to skills, training and access to better health care.
  6. The Borough has some unique transport issues. It has national road and rail routes going through the Borough – M6, M6 (Toll), M42 and West Coast Mainline. The A5 itself is a unique part of the Borough. It is a road which is multi-functional, serving a national as well as a local requirement. High Speed Rail will bring with it its own unique issues. However access to jobs and training is still an issue.
  7. A range of major employers. The Borough is the location for national and regional headquarters of both national and international companies with two rail freight facilities, which is unusual for such a relatively small Borough. In addition the Borough is close to the Enterprise Zone at the MIRA Technology Park.

## Chapter 4 Spatial Vision

4.1 This leads us to the Spatial Vision for the Local Plan. This Vision builds on the Community Strategy Vision and gives it a spatial dimension.

4.2 The Spatial Vision for the Borough is thus:

*Rural North Warwickshire: a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents is sensitive to the local environment and contributes to a high quality of life. A place which is safe and inclusive, well planned, built and run and offers equality of opportunity and good services for all.*

*The rural character of North Warwickshire will be retained and reinforced to ensure that when entering the Borough it is distinctive from the surrounding urban areas.*

*The Borough will accommodate development in a balanced and sustainable way, placing a high priority on quality of life, ensuring the protection, restoration and enhancement of valuable natural and historic resources and providing the necessary supporting infrastructure.*

*New homes, new employment proposals, local services and community facilities will be integrated carefully into the Borough's existing areas respecting local distinctiveness. The majority of the development will be focused on the Market Towns and Local Service Centres.*

*Employment generation will benefit local residents and ensure long lasting benefits to the Borough, including improved skills, reducing out commuting and regeneration of industrial estates where appropriate.*

*Housing catering for the needs of residents will be provided in order to give choice of tenure and location and will be located to take advantage of good public transport accessibility and to help maintain and enhance the vitality and viability of settlements.*

*Existing communities will retain their distinctiveness and identity through good quality, inclusive design. New development will be designed to a high quality following urban design, sustainable development and construction principles and giving high importance to the public realm as well as good access and provision of Green Infrastructure, open space, sports and recreational facilities.*

*Important natural and historic areas and buildings help to create the distinctive character and identity of the Borough and its settlements are protected and enhanced.*

**Chapter 5 Strategic Objectives**

5.1 The following table gives the Strategic Objectives for the Local Plan that flow out of the Spatial Vision and the National Planning Policy Framework in respect of its presumption in favour of sustainable development, with a short paragraph giving an outline of the sort of things they would cover. All of the objectives are interlinked and so should be read together. The Local Plan policies will flow from these. In addition, policies in other Development Plan Documents, including Neighbourhood Plans will also use these objectives.

**1 To secure a sustainable pattern of development reflecting the rural character of the Borough**

5.2 This will include giving priority to re-using previously developed land and buildings within Market Towns and Local Service Centres, 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.

5.3 This will be achieved by:

- seeking the development of previously developed land
- concentrating the majority of development within existing settlements
- recognising regeneration opportunities
- protecting the local character and appearance of our settlements
- reducing the need to travel
- protecting community facilities and services
- improving access to those facilities
- limiting exposure to flood risk and other constraints
- protecting the Borough's environmental assets

**2 To provide for the housing needs of the Borough**

5.4 This will ensure there will be a sufficient supply and appropriate size, mix and tenure of housing to meet the identified requirements of residents

5.5 This will be achieved by:

- ensuring that the type of housing built reflects local requirements
- ensuring that housing requirements are delivered
- providing for affordable housing throughout the Borough
- enabling specialist housing needs, including for the elderly, to be met in appropriate locations
- improving infrastructure to support new development
- promoting the construction of energy efficient and sustainable homes
- promoting a high quality of design which reflects the local setting

**3 To develop and grow the local economy for the benefit of local residents**

5.6 This will be achieved by working in partnership with local businesses, landowners and developers to provide land and buildings; improve infrastructure to support economic development and by facilitating regeneration initiatives that capture local economic benefits for local residents' especially higher skills aspirations.

- 5.7 This will be achieved by:
- providing new employment land
  - improving infrastructure to support new development
  - facilitating regeneration initiatives
  - enabling local economic opportunities to benefit local residents
  - protecting existing employment uses of buildings and land
  - managing change within town centres so as to strengthen their vitality
  - managing sustainable tourism where there is an economic and community benefit
  - reducing the need to travel
  - reducing adverse environmental impacts

**4 To maintain and improve the vitality of the Market Towns**

- 5.8 This will be achieved by making the best use of land and buildings; facilitating regeneration and building on their historic strengths

- 5.9 This will be achieved by:
- making the best use of land and buildings
  - using regeneration opportunities when they arise
  - building on their historic strengths
  - protecting a range of facilities and services
  - protecting their conservation and heritage assets

**5 To promote rural diversification**

- 5.10 This will be achieved by supporting investment that maintains and extends services and facilities that directly benefit rural needs and maintains and enhances the environment.

- 5.11 This will be achieved by:
- supporting investment that maintains and extends services directly benefitting rural needs
  - enabling appropriate farm diversification schemes
  - encouraging appropriate re-use of rural buildings
  - mitigating adverse environmental impacts

**6 To deliver high quality developments based on sustainable and inclusive designs**

- 5.12 This will raise the quality threshold of developments; promote sustainable construction practices including energy efficiency, recycling and addresses crime and safety issues

- 5.13 This will be achieved by:
- raising the quality of design in all developments
  - promoting sustainable construction practice in all new developments including energy efficiency and the use of re-cycling
  - promoting sustainable design which mitigates and adapts to climate change
  - managing development so as to reflect the local character and appearance of our towns and villages
  - limiting adverse impacts on bio-diversity and ecology assets
  - providing and enhancing the provision of open and green spaces
  - reducing the perception of crime

- reducing crime, anti-social behaviour and the perception of crime through the application of Secured by Design standards.
- reducing adverse impacts on neighbourhood amenity
- promoting sustainable water and drainage management
- reducing the impact of traffic on the environment
- reducing the impact of contaminated land

**7 To protect and enhance the quality of the natural environment and conserve and enhance the historic environment across the Borough**

5.14 This will be achieved through securing good sustainable design that addresses environmental issues, including flood risk and the creation and restoration of habitats, enhancing local distinctiveness and safeguarding important environmental, historic and archaeological assets

5.15 This will be achieved by:

- addressing adverse impacts arising from flood risk, contaminated land and other forms of pollution
- safe-guarding designated environmental Historic and archaeological sites
- protecting and improving green infrastructure including wildlife habitats
- managing new development so as to integrate with its setting
- linking new development to the enhancement of the local natural and historic assets

**8 To establish and maintain a network of accessible good quality Green Infrastructure, open spaces, sports and recreational facilities**

5.16 This will promote well-being, social inclusion and community cohesion, in addition to both economic and environmental benefits

5.17 This will be achieved by:

- protecting existing and promoting community facilities
- providing and promoting healthy and safe ways to relax and play through the design and layout of new developments
- enhancing the overall well-being of the community
- linking new development to the enhancement of local facilities
- seeking sustainable design which minimises environmental impacts

**9 To ensure the satisfactory provision of social and cultural facilities**

5.18 This will secure the social and physical infrastructure necessary to improve the health, education, life-long learning and well-being, safety and security of all sectors of the community

5.19 This will be achieved by:

- securing opportunities to link new development to the provision of new facilities and services
- linking new development where appropriate, to the improvement of health, education and life-long learning
- maintaining and enhancing the availability of key services and facilities within communities
- securing access to these services and facilities

**Chapter 6 Sustainable Development**

- 6.1 When considering development proposals that accord with policies in the Local Plan, the National Planning Policy Framework is also a material consideration. As delivery of the Local Plan is very important to the Council it will take a positive approach that reflects the presumption in favour of sustainable development. The Borough Council will always work proactively with applicants and other stakeholders jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development which sustainably improves the economic, social and environmental conditions in North Warwickshire.
- 6.2 Planning applications that accord with the policies in this Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
  - Specific policies in that Framework indicate that development should be restricted.
- 6.3 Place making is a key part of considering development proposals and making them sustainable whatever their size. There are two overarching elements that make development proposals work for the long term. These are ensuring the development is of a quality that is long-lasting and that infrastructure is provided.

*Quality of Development / Place*

- 6.4 The quality of development is important and can be helped through early consideration of the development. This is particularly the case in considering the natural and historic environment and how this will be dealt with. Considering biodiversity at an early stage of the planning process will assist in building in beneficial features to aid biodiversity.
- 6.5 The Council will work with and look to developers to contribute effectively to maintaining and developing local Quality of Life and assisting in the delivery of the Sustainable Community Strategy, through high standards of development; the type and character of buildings and uses proposed and from measures of the type set out below:
- ensure that the impact of development on the social fabric of communities is considered and taken into account;
  - seek to reduce social inequalities;
  - address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing (particularly affordable housing), education, shops, leisure and community facilities;
  - take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
  - deliver safe, healthy and attractive places to live; and,
  - support the promotion of health and well-being by making provision for physical activity including walking and cycling.

- 6.6 In addition to delivering suitable forms of development in appropriate locations, a main objective of the Core Strategy was to promote high quality development at all times. This continues in this Local Plan and policies in this Plan are formulated with this objective in mind. Quality developments rely on a combination of factors including aesthetics of the buildings; how water is dealt with and how development fits within the landscape, both rural and urban. Other policies play an equal part in the achievement of quality developments such as how access is gained to a site and how cars and lorries are treated within a scheme. All are crucial in achieving high quality developments within the Borough and making places work.
- 6.7 The Design Council has developed the Building for Life (BfL)<sup>1</sup> standard, in conjunction with the Home Builders Federation and is supported by government as the standard for the design quality on new homes. BfL provides a means of ensuring new housing meet appropriate design standards; respect their setting and are sustainable, thus creating quality places.
- 6.8 The Borough Council will encourage the use of the BfL standard within new residential developments. It will look to promote Building for Life and where appropriate, offer specific guidance drawing on this initiative. Consequently, the aim is to ensure that all new housing developments achieve a good standard of design as defined by the BfL standard and serve the needs of the existing and future residents.
- 6.9 Ensuring high quality design across the commercial and industrial sector is equally as important. Many elements of the BfL standard apply to non-domestic buildings and the Council will seek that development achieves a good standard.
- 6.10 The Council recognises the importance of planning development to reduce the opportunity for crime, including terrorism. Whilst crime levels across the Borough are generally lower than other areas of the West Midlands, design should ensure such figures are maintained and further lowered where possible. The fear of crime especially at night is still an issue. The Borough Council will use the Secured by Design<sup>2</sup> principles, which are widely accepted to contribute to lowering crime rates.
- 6.11 North Warwickshire is made up of a number of communities and thus there are very differing styles. With the Borough having over 50 settlements it is important that the local distinctiveness is reflected in any developments. This is particularly important in settlements that for the settlement hierarchy have a co-joined settlement boundary. This does not detract from the fact that these places consider themselves separate with each having their unique identities.
- 6.12 The Landscape Character Appraisal and individual Settlement Appraisals have been carried out and will be developed further into Supplementary Planning Documents and should be used as the basis for creating locally distinctive proposals. The Landscape Character Assessment identified landscape sensitivity areas surrounding settlements and these will be used when assessing impacts from developments. The Borough Council has Design Champions and they will be used to promote and encourage local distinctiveness in new developments.
- 6.13 Development can adversely affect public rights of ways. The Borough Council wants to see access to the countryside maintained and improved. Therefore it wants to

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<sup>1</sup> Design Council 2015; Building For Life, <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

<sup>2</sup> ACPO CPI, 1989; Secured by Design, [www.securedbydesign.com](http://www.securedbydesign.com)

avoid any adverse effects on the current provision and where possible, see the expansion of public rights of way.

- 6.14 Planning applications should be submitted with evidence to show how the design, scale and layout match the historic pattern of the surrounding development, its built form, density and overall appearance.

#### *Implementation and Infrastructure*

- 6.15 The delivery of infrastructure at the right time and in the right place will be essential to the success and delivery of developments for this Local Plan. Infrastructure can range from the provision of services and facilities to the provision of the open spaces to the provision of emergency services and waste collection services serving new homes. Considerable importance is attached to the need to ensure that existing and future local communities in North Warwickshire have reasonable access to a range of services and facilities.
- 6.16 A number of factors underpin the importance of planning agreements and Section 106 contributions in North Warwickshire;-
- The area is relatively remote with a small but dispersed population and this has an impact on the cost of service provision.
  - The Borough Council has a history of working in partnership with developers to secure and deliver local benefits through the Planning process.
  - The area does not benefit from any significant UK, regional nor EU regeneration regimes.
  - There are significant public concerns to ensure the impacts of development are mitigated.
  - Again, there is public concern to maintain the provision of local services that are vital to community life.
  - Limited Council resources reflecting a small and rural population.
- 6.17 These may be required by planning conditions or sought in the form of Planning Obligations in accordance with Circulars 11/95 and 05/05 respectively (or their successors) and the National Planning Policy Framework.
- 6.18 Alongside this Local Plan is an Infrastructure Delivery Plan. This sets out the known infrastructure requirements to accommodate the growth within the Borough. This will be updated on a regular basis. The Plan will feed in to a Community Infrastructure Levy (CIL) which is a new planning charge that came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). The Borough Council will work with partners to develop a Community Infrastructure Levy charging schedule as well as seek alternative funding opportunities. Both S106 obligations and CIL will need to have regard to viability issues to ensure the level of levy set or obligations sought does not prevent the delivery of development in general.
- 6.19 The policies give a framework within which assessments of S106, CIL or other legal agreements will be made. These will be supplemented, where necessary, over time by further advice in the form of guidance notes and Supplementary Planning Documents.

### *Future Growth*

6.20 The Borough Council recognises that the pressure for growth will extend beyond 2033 and that this needs to be considered at an early stage. It will explore with partners and stakeholders options for future growth of the Borough beyond 2033 to ensure options are explored and the required infrastructure is provided in a timely manner. This will enable a wide range of options to be explored, ensure infrastructure and the funding of it will be provided accordingly and that places are created that are sustainable.

#### **LP1 Sustainable Development**

Planning applications that accord with the policies in this Plan (and where relevant, with other policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

1. 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
2. Specific policies in the Framework or other material consideration indicate that development should be restricted.

#### ***Quality of Development / Place***

All development proposals must;

- provide the required infrastructure
- demonstrate a high quality of sustainable design that positively improve the individual settlement's 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 and wildlife corridors.

Development should protect the existing rights of way network and where possible contribute to its expansion and management.

#### ***Implementation and Infrastructure***

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:

- 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.

Delivery of Strategic Objectives: All

**CS NW1, CS NW12, CS NW22**

**Chapter 7    Spatial Strategy**

- 7.1    The Local Plan sets out the long term strategic policies and proposals. It identifies a Borough-wide pattern of development and sets out the sites to bring forward the required development.
- 7.2    The Spatial Strategy is a key component of the Local Plan for delivering a sustainable way of living and working and considering the appropriate distribution for development. It seeks to allow development to take place in a controlled pattern throughout the Borough. The pattern of development has been influenced by considering how the Borough functions, as well as the impact of surrounding cities and towns. Future development will take place in accordance to the size of the settlement taken, with its range of services and facilities and is influenced by considering if the settlement is in or outside of the Green Belt. This will mean that the majority of development will take place in the larger settlements, with more limited development in the smaller rural settlements and in particular those not in the Green Belt. This will benefit those who currently live, work and visit the Borough and future generations and ensure that development is directed to the most appropriate place.
- 7.3    This strategy moves forward the settlement hierarchy principles, which were introduced in the Local Plan 2006 and the adopted Core Strategy 2014. The Local Plan's approach is still to steer most development to the Main Towns and then in a cascade approach in other settlements with very little development towards the countryside. A limited amount of development is targeted to the smaller settlements which follow the recommendations of the Matthew Taylor Report which advocated more development in the rural areas, to assist in maintaining the vitality of the rural settlements.
- 7.4    The Matthew Taylor Review on the Rural Economy and Affordable Housing showed that historically, settlements can grow incrementally and this can help to maintain the balance between restraint and the continuing vitality of the settlements. In the Core Strategy this approach was widened to consider the holistic development of services and facilities to help maintain and enhance thriving communities. The constant aim is to provide these in the most sustainable way, without it stimulating pressure on the countryside, in particular, the Green Belt to make suitable provision for development necessary to sustain rural communities, by focussing rural housing development and supporting facilities on a network of Local Service Centres, but with limited development provision in other smaller settlements, identified with a development boundary on the Proposals Map. Elsewhere, other than where specifically provided for in the Plan, development will be limited to that requisite for agriculture, forestry or other uses that can be shown to require a rural location. This Local Plan carries this forwards.
- 7.5    The difficulty arises in determining how much development should be allowed in the smaller settlements, particularly as 60% of North Warwickshire is within the Green Belt. For example, it has been estimated to warrant an additional primary class that over 150 new dwellings would be required. In many locations this is not feasible when trying to balance the needs of the local community, the protection of the local environment, the character of the settlement/landscape and ensuring that the development is as sustainable as possible. To keep a village shop profitable is indeterminable, as changing shopping habits can easily skew this. In some locations a small village can sustain a village shop, whilst in other locations the shop is not

- profitable. In these instances however, it is not just seeing shops as shops, but it is the need to protect those premises as a community asset with wider potential.
- 7.6 The Core Strategy sought to develop a broad distribution pattern for development, with the majority of development being directed to the Main Towns, in order to achieve vibrant sustainable communities within a sustainable pattern of development. This policy sets out the settlement hierarchy for the Borough. This Plan continues the hierarchy set out in NW2 of the Core Strategy with a slight change as outlined below. The result is that, Atherstone with Mancetter and Polesworth with Dordon, are the Main Towns. Coleshill is also recognised as a Market Town due to its range of services and facilities but development will be smaller in scale due to the Green Belt wrapping around the settlement. There are five Local Service Centres located throughout the Borough, which provide important local services and facilities. Housing growth has generally been distributed to the Market Towns (including Coleshill) and then to Local Service Centres. In settlements, villages and hamlets beyond these, development that provides for local housing needs and help support local services will be permitted.
- 7.7 The amount of development now being envisaged means that the Borough Council has had to consider whether it is appropriate or possible that all the required development can fit into this settlement hierarchy. As the hierarchy underpins many of the policies within the Plan it is important to ensure there is flexibility to ensure development is delivered. As a result it is considered necessary to allow developments that may be on the outer boundary of the Borough that are close to sustainable settlements outside of the Borough such as Tamworth and Nuneaton.
- 7.8 This Local Plan allocates strategic and non-strategic housing sites. Further allocations may come forward through Neighbourhood Development Plans, prepared by Parish Councils. All development proposals from housing, employment and retail will be expected to accord with the settlement hierarchy and be proportionate to the size and scale of the settlement.
- 7.9 Although in the past it was only local affordable housing that could be supported in the smaller settlements, now a small proportion of market housing as well as affordable has been allocated to some of the smaller settlements in order to assist with maintaining the vitality of these smaller communities. So in smaller settlements small scale housing developments that help regenerate and support the rural economy or meet proven affordable housing needs (via a local housing needs assessments) can still be considered. If plan monitoring shows that this distribution is not being maintained through planning permissions, the position will need to be redressed through a revision to this policy.
- 7.10 In the Core Strategy it was suggested that in Category 4 settlements sites would normally be no larger than 10 units at any one time. The reason behind this was to ensure small communities were not swamped by new developments but could grow organically and naturally to be sustainable. This is still the case and continues to be the stance of the Council. However it is clear in the production of this Plan that sites that have been put forward for development are not the smaller incremental sites and tend to be larger. For this reason there are some allocations that are larger. In these cases the Borough Council will discuss phasing options where viability permits.
- 7.11 Work is continuing at a sub-regional level with neighbouring authorities to develop a Sub-Regional Spatial Strategy. This will build on the work already carried out and will reflect issues arising from the creation of the Coventry & Warwickshire Local

Enterprise Partnership (CWLEP). It is not expected that this work will alter the specific Spatial Strategy for North Warwickshire.

**LP2 Settlement Hierarchy**

Development within the Borough will be distributed in accordance with the Borough's settlement hierarchy.

All development will take place inside development boundaries as shown on the Proposals Map unless permitted by policies elsewhere in this Plan or a Neighbourhood Plan.

**Category 1: Market Towns of Atherstone with Mancetter and Polesworth with Dordon and the Green Belt Market Town of Coleshill**

Development for employment, housing (including affordable housing), services and other facilities will be permitted within the development boundaries of the Market Towns.

**Category 2: Settlements adjoining the outer boundary of the Borough**

Development for employment, housing (including affordable housing), services and other facilities will be permitted directly adjacent to built up areas of adjoining settlements if:

- a) the site lies outside of the Green Belt or an identified Gap
- b) development is clearly part of a wider sustainable development
- c) has a clear separation to an existing North Warwickshire settlement to ensure the character of North Warwickshire settlements are preserved; and,
- d) linkages are made to existing North Warwickshire settlements to ensure connectivity between places especially via walking and cycling

**Category 3: Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton**

Development will be permitted in the development boundaries of the Local Service Centres subject to the proposal being considered to be appropriate to its place in the settlement hierarchy.

**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**

Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan. It will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability. A Neighbourhood Plan may allocate more.

**Category 5: Outside of the above settlements**

**All Development**

Outside of development boundaries only development for agricultural and forestry purposes or for other uses requiring a rural location will be permitted, subject to the need being justified.

***Housing outside of development boundaries***

Development for housing outside of development boundaries will only be permitted where it is affordable or for agricultural and forestry purposes or for other uses requiring a rural location.

In the case of affordable housing it is subject to there being a proven local need; it is small in scale and is located adjacent to a village.

In the case of housing for agricultural and forestry purposes or for other uses requiring a rural location they will be permitted, subject to the need being justified in terms of demonstrating all of the following criteria:

- a) an essential functional need and business link to the proposed location and scale of the dwellings(s);
- b) that there are no other suitable and viable options including the re-use of existing buildings to meet this need, and
- c) that the business is viable such that it can sustain the number and scale of the dwelling(s) proposed.

In the event that planning permission is granted, then occupancy restrictions will be attached to reflect the nature of that functional need. Permitted development rights relating to future enlargement will be withdrawn

Occupancy restrictions will only be removed where it can be shown that they are no longer appropriate or needed; that a robust marketing process has been undertaken to verify that the dwelling(s) cannot provide for another functional need and that the property cannot be reasonably used for affordable housing.

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

Delivery of Strategic Objectives: 1, 2, 3

**CS NW2, DM1**

**Green Belt**

7.12 National Green Belt policy operates over two thirds of the Borough. Within Green Belts the primary aim is to maintain the open nature of the area and there is a general presumption against development that is inappropriate, except in very special circumstances. The National Planning Policy Framework provides the strategic policy guidance. It gives advice on where and what development is appropriate or inappropriate in the Green Belt. This policy builds on the NPPF, provides the local context and provides how it will be implemented in certain instances.

7.13 The pressure on the Borough from surrounding urban areas means that the longevity of the Green Belt needs to be considered making sure that future needs can be catered for within the Borough. Two studies have been carried out relating to the Green Belt.

- 7.14 The first relates to how broad areas and parcels of land perform in relation to the five purposes of Green Belt as defined by the NPPF.<sup>3</sup> The Joint Green Belt Study highlighted some areas as relatively poor performing in some aspects of the purposes of Green Belt. Taking into account the needs of the Borough, the pressures for further development and the environmental impacts it is considered some of these sites will be either allocated now for development or safeguarded for development as and when required whether in this Plan period or the next. This is explained further in this Plan.
- 7.15 The maintenance of the Green Belt is seen as a vital component in protecting and enhancing the Borough as an area of pleasant countryside, especially by preventing the incursion of nearby urban areas. It is not just the wholeness of the Green Belt designation that is important but having defensive boundaries. As a result a second Study of the Green Belt has been carried out looking at the future boundaries of the Green Belt in relation to the outer limits and the detailed boundaries around settlements.<sup>4</sup> The study has been undertaken to look at ensuring that the boundaries continue to be defensible and follow clear physical features. The detailed boundaries of the Green Belt are shown on the Proposals Map.
- 7.16 It is accepted that settlements surrounded by the Green Belt have smaller scale opportunities than those outside the Green Belt. This is in essence the role of the Green Belt, in protecting the openness between places. However there may be opportunities for limited infill and redevelopment in villages still washed over by the Green Belt designation. Two settlements exhibit a clear, focussed and cohesive settlement pattern with limited infill potential. Middleton and Lea Marston are considered to have the potential for one or two true infill plots. Therefore infill boundaries have been drawn to indicate where infill and limited redevelopment would be permitted and are shown on the Proposals Map.
- 7.17 It must be stressed that a Green Belt Infill Boundary is not the same as a Development Boundary. A Green Belt Infill boundary is only intended to accommodate that type of development defined as “infill” or “infilling”. The policy defines “limited” through the use of a boundary rather than by a number or indeed leaving the matter open to interpretation on a case by case basis. This is the same approach adopted for settlement and town centre boundaries. The village however remains “washed over” by Green Belt and development within the village continues to be controlled by National and Local Green Belt policy. The restriction on development classed as “inappropriate” within a Green Belt therefore still applies. A Development Boundary however excludes the area within it from the Green Belt and its policy constraints. It establishes the principle for development and enables all types of development to be accommodated (site availability and other policies permitting). This includes redevelopment of existing buildings and plots, such as the demolition of large properties in large plots or the redevelopment of garden areas for higher density housing proposals.
- 7.18 Individual residential properties within Green Belt can be redeveloped but only where they *“would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”*. This prevents the demolition of a dwelling and its replacement with multiple dwellings that are larger in overall volume than the dwelling they replace or that have a greater impact on the “openness” of the Green Belt (determined by a comparison of the footprint, volume

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<sup>3</sup> Joint Coventry & Warwickshire Green Belt Study – Stage 2 Report April 2016

<sup>4</sup> North Warwickshire Green Belt Study 2016

and dispersal/spread of development between the original and new development), unlike redevelopment within a normal development boundary where this can occur.

- 7.19 It is not considered that the NPPF alone is all that is necessary for the management of new development proposals in North Warwickshire's Green Belt. The spatial vision and the strategic objectives set out in the Core Strategy 2014 and this Local Plan, emphasise that it is the rural character of North Warwickshire that distinguishes it from its neighbours. That character is to be retained by safeguarding that countryside and protecting its openness from encroachment. The Council therefore has to have robust and consistent policies to implement these objectives. The NPPF provides the background to do so, but it lacks definition when it comes to some of the details of handling planning applications. The policy below provides that definition as the alternative would be to rely on the wording of the NPPF and thus determine each application on its merits. This could result in an inconsistent approach, but on the other hand the use of stricter definitions should not be seen as prescriptive.
- 7.20 In particular it is some of the adjectives used in the NPPF that are considered to lack precision and it is the purpose of the policy below to make these explicit. It therefore addresses the main definition issues that are likely to arise when dealing with new development proposals in the Green Belt. There are two key quantitative adjectives "disproportionate" and "materially larger". In addition it is considered necessary to consider how previously developed land is dealt with. These are explained below.
- 7.21 The present saved 2006 Local Plan policy ENV13 includes a figure of 30% as a guide in order to assist in the assessment as to whether extensions are disproportionate or not. This has been applied consistently since that Plan was adopted; it is well understood, it has been upheld throughout that period on appeal, and it has impacted on new development proposals. It is not considered that there is reason to vary this figure. However the policy below does address a constant issue arising with its use and that is the relationship with permitted development rights. Each application will be dealt with on its merits against this policy. However there may be circumstances whereby larger extensions might be deemed acceptable. Examples could include the existing building's setting, proximity and relationship with other buildings; its prominence in the landscape and whether there would be a substantial improvement in the overall design of the building. These considerations would also need to be assessed against the 30% figure set out in the policy.
- 7.22 The figure of 30% also is included in this Policy 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 case for different quantitative figures. The term "not materially larger" might suggest a lesser amount of development than "disproportionate". This is why it is also important to assess each application on its merits using the same considerations as set out above where appropriate. An additional consideration would be to look at the merits of replacing a building either on the same footprint as the existing or another.
- 7.23 It is considered that the use of a quantitative measure in these instances is a very useful indicator as to what the Council considers to be the meaning of these adjectives. Given the importance of retaining the Green Belt to the Council and to the consistent successful use of the measure since the adoption of the 2006 Local Plan, it is considered that it should be retained.
- 7.24 The NPPF gives guidance on how to deal with applications for the partial or complete redevelopment of previously developed land. Redevelopment within the lawful use of

the previously developed land is acknowledged as being appropriate development. A redevelopment proposal for an alternative use that is itself appropriate within the Green Belt by definition in the NPPF is clearly acceptable. Other development proposals are still appropriate development by virtue of the NPPF, but other material planning considerations may have to be considered in the final planning balance.

**LP3 Green Belt**

- 1 The outer extent of the West Midlands Green Belt as well as the detailed development boundaries in North Warwickshire are shown on the 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 Proposals Map, or, where the site is clearly part of the built form of the village where there is built development on at least three sides.
4. Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build. Housing sites would have to be locally affordable in perpetuity. A community or other use would be required to show how it would remain in community use in perpetuity.
- 5 When considering proposals within the Green Belt in addition to the NPPF, regard should also be had to the following considerations:
  - a) 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.
  - b) Extensions will be considered to be disproportionate if they individually or cumulatively exceed 30% in volume of the original building. 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, 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.
  - c) A replacement building will be considered to be materially larger if it is 30% larger in volume than the building it replaces. 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.
  - 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 issues such as visual impact and impact on neighbouring residential amenity, are material.
  - 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.

Delivery of Strategic Objectives: 1, 2, 3

**CS NW3, DM2**

**Safeguarded Land**

7.26 The Green Belt boundaries as explained earlier can be altered when a Local Plan is reviewed. As Green Belt boundaries should have a degree of permanence it is important to consider where possible what the impact of longer term growth will have on the area and to reflect this where necessary. A Local Planning Authority can therefore safeguard land for future development. This essentially takes the land out of the Green Belt. The identification of any safeguarded land ensures that Green Belt boundaries will last beyond the end of the Local Plan period. Safeguarded Land, which is land that has been taken out of the Green Belt to meet longer term development needs (if required) is treated as though it is in the Green Belt until it is formally allocated for development through a development plan. This is in accordance with national planning policies which state the intention for Green Belt boundaries to have permanence in the long term.

7.27 Safeguarded land is identified as land to be protected from development during the current Local Plan period but will only be considered for development through a review of the Local Plan. Although development will not generally be appropriate on safeguarded land, it is recognised that not all development will prejudice the function and the value of the land. It will therefore, be appropriate to permit development required in connection with established uses, or change of use to an alternative open land use or to temporary uses which would not prejudice the possibility of development after the plan is reviewed, nor is detrimental to the character of the site and its surroundings.

7.28 The consideration of the permanent development of safeguarded land, such as for housing or employment, will only occur through a change to the allocation through a review of the Local Plan. During the review, the reassessment of safeguarded land will involve determining for each site whether in the prevailing circumstances there is a case for releasing some or all of the land for development, or whether it should be maintained as safeguarded land until the next review of the Plan

**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.

Delivery of Strategic Objectives:

**CS None, DM2**

**Meaningful Gap**

- 7.29 Polesworth with Dordon is one of the Market Towns in the Borough. Due to its location it has a close relationship with Tamworth. NW19 of the Core Strategy 2014 referred to a meaningful gap between Polesworth and Dordon. This was to avoid coalesce with Tamworth. The Core Strategy however did not define where the boundaries of this area would fall and it was expected that this would be through the emerging Site Allocations Plan. As this Local Plan has superseded the production of the Site Allocations Plan it is now included in this Plan.
- 7.30 A detailed technical study has been carried out to look at the area and to determine where the detailed boundaries should be drawn. A separate consultation was carried out by the Council to consider the extent of the “gap” and this has informed the designation as shown on the Proposals Map.
- 7.31 Following the approval of the site at the south-eastern site of junction 10 M42 and A5 for employment use the area south of the A5 is removed from the Meaningful Gap as proposed in the Draft Site Allocations Plan and Draft Local Plan. This means that any consideration of a contiguous area linking the Green Belt northwards cannot be considered. The Meaningful Gap north of the A5 is therefore free standing. Its purpose is clear in that it is to maintain the gap, both visually and in landscape terms between the urban areas of Polesworth, Dordon and Tamworth.
- 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.

**LP5 Meaningful 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.

Delivery of Strategic Objectives:

**CS NW19, DM12**

**Amount of Development**

**Housing Numbers**

- 7.33 National planning policy sets out the requirement for a local plan to identify and meet housing needs including mix and tenure within the relevant housing market area. North Warwickshire sits within two Housing Market Areas of Coventry & Warwickshire and Greater Birmingham. This makes the picture of determining the housing requirement for the Borough more complicated. To establish the housing requirement for the Borough it requires looking at the need for the Borough and then considering the housing requirements of neighbours.

*Objectively Assessed Need (OAN)*

- 7.34 The Coventry & Warwickshire Strategic Housing Market Assessment (CWSHMA) 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. 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.

*Needs of Neighbours*

- 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 so far 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.
- 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.
- 7.37 The Borough Council agreed through the Core Strategy to deliver 500 dwellings for Tamworth. This 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.
- 7.38 Table 1 shows the emerging housing requirement:

*Table 1: Emerging Housing figures 2011 – 2033*

			<i>Annual Requirement</i>
Initial housing need (updated SHMA 2015)		3800	
Economic uplift that can be attributed to the two housing market areas: CW HMA (35%) = 320 GB / BC HMA (65%) = 620*	940		
Objectively Assessed Housing Need (OAN) (3800 + 940)		4740	
Redistribution from CW	540		
Emerging Housing Requirement (540 + 4740)		5280	264 pa
Extension to Plan period	528	5808	264 pa

Note\* the figure above will provide for the 500 dwellings already agreed with Tamworth Borough Council – this will avoid double counting

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- 7.39 In order to progress a new Local Plan the Borough Council took the decision in September 2015 to look at testing a possible provision to assist with the shortfall for the Greater Birmingham & Black Country HMA particularly as the Birmingham Local Plan would be adopted prior to the adoption of the new Local Plan. Based on migration and commuting patterns it was considered that a figure of 10% of the shortfall should be tested. This would mean a potential additional number of dwellings of 3790. This is reflected in a Memorandum of Understanding between the Borough Council and Birmingham City Council.
- 7.40 Further work is ongoing with partners across the Greater Birmingham & Black Country HMA as well as other local authorities beyond the two housing market areas to agree a redistribution of the identified housing shortfall. This work is ongoing, therefore, although the plan period has been extended by a further to 2 years only the OAN and needs of Coventry & Warwickshire are reflected.
- 7.41 Table 2 indicates the full housing requirement that the Local Plan will seek to deliver over the Plan period.

*Table 2: Overall Housing Requirement*

	<b>Total</b>		<b>Annual Nos</b>
Objectively Assessed Need including economic uplift includes 500 for Tamworth Borough Council	4740		
Redistribution from Coventry & Warwickshire Housing Market Area up to 2031	540		
<i>Sub-total</i>		5280	264
To test the potential delivery of up to 3790 for Greater Birmingham & Black Country Housing Market Area (this would include any amount required for Tamworth BC)	3790		190
<b>Sub-total</b>		<b>9070</b>	<b>454</b>
To extend the plan period from 2031 to 2033	<b>528</b>		<b>264</b>
<b>Total for Plan period 2011 to 2033</b>		<b>9598</b>	

- 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.
- 7.43 Monitoring will be carried out covering the supply of housing and completions of housing within the Borough. However just as importantly will be the monitoring of the situation in the Housing Market Areas and in particular Tamworth, Birmingham and Coventry. It is important that sites in North Warwickshire are not seen as “quick wins”, which means that sites in the other areas do not come forward for development. This would be unacceptable.

### **Employment Requirements**

- 7.44 With the abolition of the Regional Spatial Strategy the Borough Council has to consider its employment land target. Looking at the available evidence it has been decided to continue with the target to equate to 11 hectares over a 5 year period. Therefore over the Plan period this equates to a total of 60 hectares.
- 7.45 The 2013 Employment Land Review (ELR) identified a need for 60 hectares for employment needs and this was reflected in the 2014 Core Strategy. At that time it was understood that 2 hectares of land at Spring Hill Industrial Estate, Arley, would be lost from employment use. The site has however remained in employment use and is now fully used. The continued use of the land for employment purposes reduced the need to find those 2 additional hectares elsewhere.
- 7.46 Consultants have revisited the Employment Land Review providing the evidence to show that there is still a need for 58 hectares (excluding 2 hectares at Spring Hill) of employment land within the Borough. The indications are that this requirement will be sufficient to deal with the minimum growth of 5280 dwellings. Further employment land will be required if further housing growth is possible. If the full 9600 dwellings is delivered around 100 hectares of land will be required between 2011 and 2033.
- 7.47 Unlike during the preparation of the Core Strategy the Borough Council has now been approached to deliver employment land for a neighbouring local authority. Tamworth Borough Council is seeking the Borough to deliver a proportion of 14 hectares in partnership with Lichfield District Council. A site allocation has been identified to satisfy a part of these 14 hectares. Lichfield DC has confirmed that they are looking to provide for the balance of 6.5 hectares in their emerging Local Plan. As any additional housing and employment needs to be considered in balance and Tamworth lies within the Greater Birmingham HMA any proportion delivered will be within the overall employment land requirements and are not additional. This will avoid double counting.
- 7.48 Within the Coventry & Warwickshire HMA consideration has been given to the employment land requirements across the HMA. As a result a Memorandum of Understanding has been agreed on the delivery of additional employment land to address a shortfall in provision from Coventry City Council. There is no additional land requirements that the Borough must consider.
- 7.49 In addition, since the preparation of the Core Strategy two studies<sup>5</sup> have made it clear that there is a wider than local need for large sites. This provision does not necessarily have to be provided for within North Warwickshire. The Borough Council will continue to work with other local planning authorities to see what opportunities there are around the East and West Midlands to deal with this need. There are large scale sites coming forward in other areas such as Daventry, Market Harborough, North-West Leicestershire and South Staffordshire. It is not therefore considered an issue that North Warwickshire needs to consider further. It is considered more important for the Borough to focus its attention on widening the employment base and to build on the opportunities that the Horiba MIRA Technology Park can provide and seek the provision of aspirational job opportunities within the Borough.

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<sup>5</sup> CBRE 2015 and West Midlands Strategic Sites Study 2015

**Gypsy, Travellers and Travelling Show People**

- 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 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.
- 7.51 The Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth, published in June 2013 examined the necessity for further pitches in the study area. The study was conducted by a team of researchers from the Salford Housing and Urban Studies Unit (SHUSU) at the University of Salford. The study was greatly aided by research support and expertise provided by members of the Gypsy and Traveller communities
- 7.52 For North Warwickshire this assessment, which took in to account the 17 pitches at the Warwickshire County Council rented site at Alvecote, indicated there is a need for an additional 9 residential pitches (2 up to 2017, 3 up to 2022, and 4 up to 2028) and up to 5 transit caravan pitches up to 2028. The end target date is 2028 and not 2033 as in the case of the housing and employment targets. There was no evidence of any requirement to provide pitches for travelling show people.
- 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 through future assessments and reviews
- 7.54 In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, a site criteria policy is included in this Local Plan. It follows the principles of the settlement hierarchy.

**LP6 Amount of Development**

Between 2011 and 2033 there will be:

- 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.

Between 2011 and 2028, 9 residential and 5 transit Gypsy and Traveller pitches will be provided.

The actual amount of development delivered over the Plan period will be governed by the provision of infrastructure to ensure developments are sustainable.

Delivery of Strategic Objectives:

**CS NW4, CS NW7, CS NW9**

**Chapter 8 Housing**

8.1 The Borough Council is seeking to provide a variety of types and tenures of housing throughout the Borough, but will specifically seek the type and tenure to reflect the local settlement. Information for this can be found in a variety of sources including the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Studies

**Table 3: Change in Age Structure 2001 to 2014**

	Under 15	15-29	30-44	45-59	60-74	75 and over	Total
North Warwickshire	-12.3%	1.0%	-21.8%	5.9%	35.3%	28.6%	1.1%
Coventry/Warwickshire	2.7%	19.7%	-5.5%	11.1%	24.8%	19.4%	9.9%
West Midlands	2.1%	14.8%	-7.0%	11.4%	21.2%	20.2%	8.2%
England	4.2%	12.9%	-4.0%	16.0%	24.1%	17.5%	9.8%

Source: Mid-Year Population Estimates

8.2 Work was carried out for the CW SHMA and it is projected that between 2011 and 2031 there will be a population change of some 6.3% with the greatest growth in the over 60's age group as outlined in Table 4.

**Table 4: Population change 2011 to 2031 by fifteen year age bands (2012-based SNPP (as updated))**

	Under 15	15-29	30-44	45-59	60-74	75 and over	Total
North Warwickshire	0.6%	-5.8%	-5.2%	-13.9%	23.7%	88.5%	6.3%
Coventry/Warwickshire	18.1%	8.1%	12.5%	1.6%	26.4%	72.2%	17.3%
West Midlands	7.9%	1.3%	3.4%	-3.4%	24.7%	67.1%	10.7%
England	11.0%	2.3%	4.9%	1.9%	31.4%	69.2%	13.8%

Source: JGC Demographic Projections

8.3 Evidence suggests that developments should provide for special needs accommodation for the elderly and for those with mobility issues. The Borough has an ageing population. It is clear from the data available that the Borough has an ageing population with also well over 20% considering they have bad or very bad ill-health. This evidence indicates that the type of housing being developed in the Borough must reflect this need.

**Table 5: Health & Care Indicators 2011, %**

Indicator	North Warwickshire	County	England
General health very bad (%)	1.4	1.1	1.2
General health bad or very bad (%)	6	4.9	5.5
Limiting long term illness or disability (%)	19.2	17.1	17.6
Provides 1 hour or more unpaid care per week (%)	12.1	10.9	10.2
Provides 50 hours or more unpaid care per week (%)	2.9	2.3	2.4

Source: ONS Census

8.4 The Borough Council will seek housing developments to be at a density of at least 30 dwellings per hectare. However this should not compromise the quality of proposals and it attaches considerable importance to maintaining and improving the quality of the local environment. Within in the town centres in the Market Towns as defined on

the Proposals Map can accommodate a higher density of housing development. For this reason, higher densities, of 50 dwelling per hectare (dph) or more, may be considered appropriate in the defined town centre areas.

### **LP7 Housing Development**

Housing developments will be required to:

#### *Housing Mix*

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:

- homes for those with mobility issues;
- homes for older people;
- homes for young people; and
- plots for custom / self builders.

#### *Older People*

Independent living units for the over 55's will be a key way to provide for some of these needs.

#### *Self-build and Custom Build*

Proposals of 100 or more homes will make 5 per cent of the plots available for self-build and actively marketed. On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. Plots that are not taken up by self builders or custom builders within three years of becoming available can, having provided evidence to the Borough Council, be built out by the site developer.

#### *Special Needs*

- Provide for an element of special needs housing. This will be sought in all developments (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.

#### *Density*

Housing is expected to be built at a net density of no less than 30 dwelling per hectare. In town centres, net densities of 50 dwellings per hectare or more will be sought. In all cases making more efficient use of land must not compromise the quality of the environment.

#### *Infrastructure*

Provide for the necessary infrastructure. Development will only occur if the appropriate infrastructure is available or can be made available.

Delivery of Strategic Objectives:

**CS NW4**

**Windfall Allowance**

- 8.5 A windfall site is one that has not been 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.
- 8.6 Analysis has been carried out as to how many sites than have come forward since 2011. This Plan seeks to allocate sites larger than 0.2 hectares or more than 5 dwellings. The 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.

*Table 6: New applications on sites of 0.2 hectares or less than 5 dwellings:*

<b>Year</b>	<b>Windfall Applications</b>
<b>2011-12</b>	211
<b>2012-13</b>	57
<b>2013-14</b>	96
<b>2014-15</b>	73
<b>2015-16</b>	104
<b>2016-17</b>	48
<b>TOTAL</b>	589
<b>Average per annum</b>	98

- 8.7 The analysis has been careful not to count all sites that could have been counted as windfall since 2011. As there were few allocations within the relevant plans it would have skewed the analysis and showed much higher windfalls than would be expected when more sites are allocated. It is not proposed to allocate these sizes of sites within this Plan.
- 8.8 Within this Local Plan it is not proposed to incorporate a windfall allowance for the period 2011-2016. However a windfall allowance of 60 dwellings per annum for the next 15 years (2018 - 2033) has been included in the land requirement calculations. It is a conservative figure expecting opportunities in a Plan-led system to reduce over time. The total amount of housing anticipated on windfall sites during the plan period is therefore 900 dwellings. The level of housing completions and planning consents will be continuously monitored to avoid any adverse impact on the Borough's housing delivery.

**LP8 Windfall Allowance**

A windfall allowance of 60 dwellings per annum will be used from 2018 - 2033.

Delivery of Strategic Objectives:

**None**

**Affordable Housing**

- 8.9 Generally affordable housing is defined as housing that is non-market for those whose need is not met by the market. National guidance indicates that this can include a wide variety of delivery methods such as socially rented and intermediate

- housing. Following royal assent of the Housing & Planning Act starter homes are now part of the affordable housing definition. Further guidance is awaited on how this will impact on housing provision within the Borough.
- 8.10 The Council undertook a Housing Market Assessment in 2013 to provide up to date evidence and information for the Core Strategy. Affordable housing needs still remain high with a need of 112 units per annum.
- 8.11 The need for affordable housing as identified by this assessment is significant. The analysis further shows that the ratio of income to house prices/market rental in the Borough is such that the greatest amount of need is for socially rented accommodation. Since the adoption of the 2006 Local Plan therefore “local affordable housing” for North Warwickshire has related to the provision of socially rented housing provided by a Registered Social Landlord, or housing of a similar standard that is available at an equivalent or lower cost (in terms of weekly or monthly repayments or rent). The changes to the socially rented accommodation is not the only provision of local affordable housing but it is a means of comparison to ensure that the housing that is provided is affordable for those in housing need in North Warwickshire. However, nationally changes to the grant funding scheme introduced a new type of home (Affordable Rented homes) with rents charged at up to 80% of market rents and less secure tenancies than social tenancies. Where affordable housing for rent is provided as part of a development proposal it is expected that this will be primarily through “affordable rent” properties unless social rent can be achieved viably through development of Council or other public owned land and assets.
- 8.12 Further changes to the Planning Policy Guidance through the Housing and Planning Act have introduced an exception site policy which enables applications for development for Starter Homes on under-used or unviable industrial and commercial land that has not been currently identified for housing. Starter Homes are new affordable housing products which first-time buyers can purchase at a discount of at least 20% on the market value. Such properties are expected to be offered to people who have not previously been a home buyer and want to own and occupy a home, and who are below the age of 40 at the time of purchase. It is noted that these affordable starter home properties should be exempt from any future community infrastructure levy and housing and tariff-style contributions to enable developers to help deliver the discounted sale price.
- 8.13 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.
- 8.14 Provision of affordable housing remains one of the main priorities for the future. ‘Right to buy’/acquire has exacerbated the local situation leaving a dwindling supply of housing held by the Council or Registered Social Landlords. In villages with a population of less than 3000 it is possible to curtail the right to acquire from Registered Social Landlords (RSL’s). Thresholds and percentages are justified and pursued in the Plan and sites will be identified to provide exclusively for affordable housing.

- 8.15 In terms of delivery of housing sites the Borough Council has been working with the Homes & Communities Agency and other local authorities in the sub-region to prepare a Local Investment Plan (LIP). This includes a list of priority sites that it will pursue with Registered Social Landlords and the private sector to deliver. In addition, the Borough Council itself has built affordable units and will pursue this again where possible, by looking to its own and other public sector land to unlock further opportunities.
- 8.16 Any local affordable housing will have a cascade of eligibility from local ward up to Borough level. It is important that the housing provided caters for the local affordable housing need and that this is maintained as such in perpetuity. In the first place, priority will be given to those who currently live or work in the ward where the development is taking place. Secondly, the needs of those living in adjacent wards will be considered, followed then by the wider needs of the Borough. Those who have been offered a job with a permanent contract in North Warwickshire and need to move into the area, but cannot afford a house will also be eligible if they can provide proof of the job offer.
- 8.17 Each housing site will be expected to provide for housing in order to meet the target of 20, 30 or 40% of housing to be affordable depending on the type and size of site over the plan period. This provision will be provided through onsite provision, off-site financial contributions and/ or land, with a minimum of 20% of the affordable element delivered through “*Starter Homes*” provision. The methodology in the Affordable Housing Viability Report will be used to calculate any financial contribution. In all cases viability issues will determine the nature and scale of provision, and reflect any National planning policy requirements. Planning conditions will be imposed or planning obligations be sought for social or affordable rental provision, in order to ensure that the affordable housing provision is provided, in a way that meets local needs and is locally affordable in perpetuity. Innovative ways of providing affordable housing will need to be pursued and may involve combining commuted sums from a number of developments that collectively, can provide a viable sum and the availability of a suitable site to provide affordable housing elsewhere in the Borough.
- 8.18 Housing sites will be dealt with on a comprehensive rather than piecemeal basis to ensure that the affordable housing requirement of each site is met. This means that where sites come forward at different stages but are clearly part of a larger site they will be treated as if they are part of the larger site. This will avoid situations where there are incremental increases in numbers thus avoiding the requirements of this policy.

**LP9 Affordable Housing Provision**

On schemes of more than 10 dwellings 30% of housing provided on-site will be affordable except in the case of Greenfield (previously agricultural use) sites where 40% on-site provision will be required.

This will be achieved through on site provision or through a financial contribution in lieu of providing affordable housing on-site. This will be calculated using the methodology outlined in the Affordable Housing Viability report or subsequent updated document and is broadly equivalent to on-site provision.

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.

The Council and other partners will continue to maximise numbers of affordable housing on other sites.

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.

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

**Affordable Housing Mix**

A target affordable housing tenure mix of 85% affordable rent and 15% suitable intermediate tenure will be provided wherever practicable.

**Delivery of Strategic Objectives:**

**CS NW6**

**Gypsy & Travellers**

- 8.19 In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, a Gypsy & Traveller Plan will be brought forward and will include pitch allocations and follow the principles of the settlement hierarchy. The allocations will be informed by the Gypsy and Travellers Accommodation Assessment (GTAA) and any subsequent update and review.
- 8.20 Sites for Travelling Show people will not be allocated specifically as no need has been identified. However appropriate sites would be groups of farms buildings close to main roads throughout the Borough. In addition, there would be a need to meet the criteria reflected in government guidance. Further work will be required to identify specific sites to meet any identified need. If sites arise then they will be treated in accordance with the Policy LP10 below.
- 8.21 A criteria based policy will assist the provision of sites. Where sites fall outside the development boundary preference will be given for them to be located on previously developed land.
- 8.22 Any permission granted under this Policy will be subject to a condition limiting occupancy to Gypsy and Travellers.
- 8.23 It is important that sites permitted as Gypsy and Travellers sites (whether residential or transit sites) are safeguarded for their continued use. If sites are lost this could lead to a reduction in site availability and increase the potential for unauthorised sites. Safeguarding will ensure that the levels of Gypsy and Traveller accommodation are maintained.

## LP10 Gypsy & Travellers Sites

### *New Sites*

Sites will be allocated and/or permissible inside, adjoining or within a reasonable safe walking distance of a settlement development boundary outside of the Green Belt. Site suitability will be assessed against relevant policies in this Core Strategy and other relevant guidance and policy. Sites will also be assessed using the following criteria:

- 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 public transport service, with access to a range of services including school and health services;
- Avoiding areas with a high risk of 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.

### *Safeguarding Established Gypsy, Traveller and Travelling Show people Sites*

Existing Authorised sites listed in Appendix E will be safeguarded for Gypsy and Traveller Use for the number of pitches permitted.

Any new Gypsy and Traveller sites granted planning permission will also be safeguarded for Gypsy and Traveller use for the number of pitches permitted.

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."

Delivery of Strategic Objectives:

**CS NW8**

**Chapter 9    Employment**

- 9.1 Economic growth is a key Government goal and Local Enterprise Partnerships have been developed to pursue this. The Borough Council wants to work with the private sector to create long lasting local employment opportunities as well as mitigate any adverse impacts and enhance the rural character of the Borough.
- 9.2 Historically North Warwickshire had a number of large brownfield sites that have been redeveloped. Two of the largest sites are Hams Hall and Birch Coppice, which were seen as regional logistic sites in the abolished Regional Spatial Strategy and benefits from intermodal rail freight facilities. Many of the main settlements have a range of industrial estates.
- 9.3 Although North Warwickshire has seen one of the largest growths in terms of logistics and support facilities in the West Midlands it is still a fragile economy, with a high dependency on a narrow range of sectors and larger employers,. The growth of the small to medium sized enterprises, in particular, will continue to be supported. Both appropriate rural diversification and regeneration of existing sites will be part of the long term strategy to address the economic issues that the Borough faces.
- 9.4 There is the Horiba MIRA Technology Park, an Enterprise Zone, south of the A5 primarily aimed at research and development. Plans for the development of UK Central around the HS2 Interchange Station on the south west border of the Borough are also expected to provide higher skilled jobs opportunities. With the development of the latter two sites, this will change the local market and will provide opportunities to diversify the local economy for different types of employment growth. The Borough Council is keen to exploit these opportunities.
- 9.5 In addition, to target the priority issues and needs identified through the Sustainable Community Strategy, it is considered that all employment related development, should support and assist improvements to access to services, health, skills training and education opportunities through appropriate contributions or specific service delivery. The aim is to address the skills and education deficit and improve aspiration, opportunity and choice of employment. Delivery will need to provide a more focused match between available local employment and the existing and aspirational local employee skill base, in order to meet local economic needs and to address the large scale out-commuting pattern that presently exists in the Borough.
- 9.6 The Borough Council will work with neighbouring authorities and relevant Local Enterprise Partnerships to develop and assist companies. In particular research and development and other knowledge based companies/ facilities would be welcomed in order to broaden the range of higher skilled employment generating uses.
- 9.7 The provision of high speed broadband throughout the Borough will be important to allow businesses to grow, develop and exploit the opportunities coming forward as a result of the MIRA Technology Park.
- 9.8 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.

### **LP11 Economic Regeneration**

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.

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:

- 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.

Support and encouragement will be given to small scale rural businesses to expand where this does not impact detrimentally on the countryside character in environmental or sustainable terms.

Proposals for limited infilling and the partial or complete redevelopment of existing employment land outside of development boundaries will be considered against Policy LP1 and LP2 in order to retain the rural character, appearance and openness of the countryside throughout the Borough.

Delivery of Strategic Objectives:

**CS NW9, CS NW17, DM4**

### **Employment Areas**

9.9 There are a number of industrial areas throughout the Borough. Some are purpose built whilst others like Manor Road have grown out of the location of other historical uses. It will be expected that the majority of employment generating uses will be concentrated into this areas.

### **LP12 Employment Areas**

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:

- 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

Within all of these estates, changes of use between the B1 light industrial, B2 general industrial and B8 warehouse and distribution Use Classes will be permitted provided there is no disproportionate concentration of B8 uses on any one estate. However at Collier's Way, New Arley and at Manor Road, Mancetter B8 uses will not be permitted.

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.

Delivery of Strategic Objectives:

**DM3**

### **Rural Employment**

9.10 The Local Plan seeks to support and encourage small scale rural businesses to develop and to enable their expansion where this does not impact detrimentally on the countryside character in environmental or sustainable terms.

#### **LP13 Rural Employment**

##### *Farm Diversification*

Proposals for farm diversification through the introduction of new uses onto established farm holdings will be supported where it can be demonstrated that:

- 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 an 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,
- 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.

##### *Re-Use of Existing Rural Buildings*

Proposals for the re-use and adaptation of existing rural buildings will be supported provided that the following three pre-conditions are all satisfied:

- 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.

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. However, 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.

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. 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.

Delivery of Strategic Objectives:

**DM11**

**Chapter 10 Environment**

- 10.1 North Warwickshire is characterised by distinctive and open countryside with market towns and many small villages and hamlets. Large country estates make up part of the Borough and much of this open character is in part due to their existence. The overwhelming land use is agriculture, often in extensive estates and accompanied by countryside recreation. The Borough has many Sites of Special Scientific Interest (SSSI), areas of Ancient Woodland, Local Sites (Wildlife and Geological), Parks and Gardens of Historical Interest, Country Parks and Warwickshire Wildlife Trust Nature Reserves. However, biodiversity is not only restricted to these sites, but also extends into the wider countryside where protected, rare and endangered species exist, forage or rest, such as individual veteran trees. Assets are not only statutory and non-statutory sites, including potential sites, but also those that maintain connectivity within the landscape. Some of these assets have already been identified but are continually being updated. Therefore Supplementary Planning Documents will be prepared in order to allow the information to be updated. Contributions will be sought to assist with the delivery of creating and maintaining the Borough's biodiversity and geo-diversity assets.
- 10.2 The Local Plan, therefore, recognises that it is essential for a healthy and diverse landscape to be protected and enhanced to ensure species movement throughout the Borough as well as into neighbouring authorities. This flow will assist with climate change adaptation by enabling species to expand populations as well as move to more favourable areas.
- 10.3 Due to the area's natural assets and growth pressure from surrounding areas the primary planning policy will be appropriate development of the appropriate size in the appropriate location. As a consequence it is important to ensure that new developments treat landscape and bio-diversity as integral parts of the whole proposal. This should assist in retaining, protecting and strengthening the visual amenity and bio-diversity of the setting.
- 10.4 The Borough has seen proposals that themselves change the landscape – e.g. new fishing pools. Either individually or cumulatively these can change landscape character as well as the hydrology of the area. The impacts of these proposals are therefore often much wider than perhaps just the immediate setting. Initial assessment of these impacts is thus important.
- 10.5 Regeneration of the Market Towns particularly through mixed-use development will allow the primary assets of the Borough - its countryside and settlements - to be protected and enhanced. Policies to protect and improve the Countryside beyond defined settlement boundaries and expected growth will continue through this Core Strategy.
- 10.6 It is intended that mineral workings 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.

## **LP14 Landscape**

In particular within identified landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced.

### **A Landscaping Proposals**

New development should retain existing trees, hedgerows and nature conservation features with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping.

Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows are allowed to grow to maturity without causing undue problems, for example by impairing visibility, shading or damage.

Development will not be permitted which would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows.

### **B New Landscape Features**

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 Landscape Character Areas. 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.

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.

Delivery of Strategic Objectives:

**CS NW13, DM8, DM9**

## **Historic Environment**

10.9 North Warwickshire has been shaped by human activity over many thousands of years, and the distinctiveness of its present landscapes and settlements reflects this historic character. Amongst the more prominent features of its historic environment are remains of a number of monastic sites from the middle ages, whilst the economic exploitation of the Borough's geology has left a rich heritage of industrial archaeology. The 24km of canal system also adds to the industrial heritage of the Borough. The Warwickshire Historic Environment Record contains records of over 1350 archaeological sites, of which 29 are Scheduled Monuments. There are 579 Listed Buildings, 10 Conservation Areas and 3 Registered Parks and Gardens.

- 10.10 Apart from these discrete sites, the entire landscape has intrinsic historic interest which contributes to the local sense of place and is valued by residents and visitors. It has been systematically characterised through the national programme of Historic Landscape Characterisation, a regional programme of Historic Farmsteads Characterisation and a Countywide Historic Town Study and results of this work have informed this Core Strategy and will further inform the planning and design of developments.
- 10.11 The Historic Environment is a finite and non-renewable resource. 14 designated assets were identified by English Heritage as being 'at risk', mainly from disuse or neglect, in 2017. Kingsbury Hall is undergoing major work and Astley Castle has seen major works completed. The Borough Council will continue to work with owners to seek ways of securing their future. The Borough Council has an on-going programme for updating the areas Conservation Area Appraisals and will undertake management plans for them where appropriate. It will seek opportunities for enhancement through development and links with other projects and partnerships.
- 10.12 The Borough recognises the role of the Historic Environment in shaping the distinctiveness of the Borough and in contributing to quality of life and quality of place. It is committed to protecting and where possible, enhancing its historic assets including identification of areas where development might need to be limited in order to conserve heritage assets or would be inappropriate due to its impact upon the historic environment. Proposals for new development should reflect this commitment, with design that reflects local distinctiveness and adds value to it. The re-use and restoration/conservation of historic buildings can be a catalyst for regeneration. The Council have successfully implemented a Conservation Area Partnership Scheme in Atherstone and will seek ways of building on this success including the use of Neighbourhood Plans in the promotion of positive improvements to the Borough's historic environment. Proposals which may have an impact upon the Borough's Historic Environment will be assessed in accordance with local and national policy and guidance."

#### **LP15 Historic Environment**

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 enhanced. In particular:

- Within identified historic landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and,
- 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 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.
- Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.

All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the Proposals Map.

***Understanding the Historic Environment***

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.

***Conserving the Historic Environment***

Great weight will be given to the conservation of the Borough's designated heritage assets.

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.

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:

- i) 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,
- ii) 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.

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.

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.

***Traffic and the Historic Environment***

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.

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.

Delivery of Strategic Objectives:

**CS NW14, DM10**

**Natural Environment**

- 10.13 The Borough Council recognises the need to establish a coherent and resilient ecological network in order to contribute towards the Government's target of halting the loss of biodiversity by 2020. The Local Plan aims to achieve this by providing robust protection for these biodiversity assets that have a significant role and function in the Borough's existing ecological network and by seeking enhancements and gains where deficiencies are identified.
- 10.14 The natural environment contributes towards the health and wellbeing of the community and provides many services such as pollination, flood alleviation and carbon sequestration: helping to adapt to climate change and creating a resilient environment.
- 10.15 For clarification habitats includes: Habitats, species and features identified under Section 41 of the National Environment and Rural Communities Act as a principal of importance; proposed and designated Local Wildlife Sites and Local Geological Sites; Local Nature Reserves; ancient woodlands and veteran trees; river corridors and canals; networks of natural habitats and legally protected species, including linear features and wildlife corridors, such as hedgerows.
- 10.16 All of these make a substantial contribution to the Borough's natural environment. The network however is not restricted to these sites but other features of biodiversity that add, buffer and link to the wider countryside, providing connectivity and facilitating species movement in response to climate change. There are also sites in other local authority areas which must also be considered, in particular, the River Mease Special Area of Conservation (SAC), Ensor's Pool SAC and the Cannock Chase SAC. Accumulative effects of development will be important considerations for both areas.
- 10.17 The Borough Council considers that virtually all habitats have a biodiversity value. The Warwickshire, Coventry and Solihull Green Infrastructure Strategy (or subsequent update) sets out the local approach to Biodiversity Offsetting; where the impact of the development on biodiversity is assessed and offsetting used to compensate for any calculated loss. Offsetting is the creation and/or enhancements of off-site habitats, where the long term management and maintenance of habitat features is secured. Offsets should be created where they benefit local, regional or national ecological networks.

#### **LP16 Natural Environment**

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.

#### **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). 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.

#### **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.

Development should help ensure that there is a net gain 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, 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

Encouragement will be given to the planting of street trees, wherever possible.

Delivery of Strategic Objectives:

## **CS NW15**

### ***Green Infrastructure***

10.18 Green Infrastructure (GI) is a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The Borough already has higher than average accessibility to woodland providing an excellent basis from which to develop a Borough wide network. However there are still local deficiencies which need to be tackled as well as the creation of further woodlands helping to extend corridors.

10.19 The Borough Council along with other authorities in the sub-region and Natural England have developed a Sub-regional Green Infrastructure Strategy. This strategy has established criteria to identify sub-regional Green Infrastructure assets of Landscape, Accessibility and Biodiversity importance. The Borough is also a partner in the Coventry, Solihull and Warwickshire Biodiversity Offsetting pilot. Biodiversity Offsetting provides a standardised mechanism for quantifying and delivering compensation where adverse impacts on biodiversity cannot be avoided or mitigated on site. The outcome of this work and any additional local work will be taken forward

in other Development Plan Documents as well as an explanation of how the formulae and offsetting will be translated into further guidance. Policy will need to set clear standards for when and how biodiversity offsetting may be used within the planning system.

10.20 The two canals in North Warwickshire can contribute towards the provision of significant local and strategic Green Infrastructure, as they provide important wildlife corridors and can support significant biodiversity along their length. The definition of Green Infrastructure includes “blue infrastructure and blue spaces” such as waterways, towpaths and their environs. They also provide important open spaces. Further detail on the definition of “Green Infrastructure” can be found in the Glossary.

10.21 Opportunities exist throughout the Borough where development takes places. In particular the use of mineral sites provides an opportunity to create links and for biodiversity offsetting potential, for example the quarry sites of Purley, Jubilee and Oldbury. Offsets would be sought towards enhancements of the wider ecological network in line with local, regional and national priorities for nature conservation. In addition, the development of HS2 will also provide a corridor in its own right but equally could cause links across the railway line to be broken.

#### **LP17 Green Infrastructure**

Development proposals must, where appropriate, demonstrate how they contribute to maintaining and enhancing a comprehensive and strategically planned Green Infrastructure network. With reference to the sub-regional Strategy for Green Infrastructure and the local Green Infrastructure resource development should:

- Identify, maintain and enhance existing Green Infrastructure assets;
- Optimise opportunities to create links between existing Green Infrastructure within the district and to surrounding sub-regional networks;
- Help deliver new Green Infrastructure assets where specific need has been identified.

Where new Green Infrastructure cannot be provided on site, or where an existing asset is lost or adversely affected, contributions will be sought towards wider Green Infrastructure projects and improvements within the district or, where appropriate, in the sub-region.

Delivery of Strategic Objectives:

#### **CS NW16**

#### **Tame Valley Wetlands Nature Improvement Area (NIA) including Kingsbury Water Park**

10.22 The River Tame and its valley extend from the Black County across Birmingham into North Warwickshire, through Tamworth and beyond. It is an important ecological area which is a regional asset that needs to be proactively considered and where possible enhanced as a tourist destination. The area has many functions – wildlife, flood storage, nature, and tourism. This is particularly true of the Tame Valley Wetlands, which cover the whole of the Tame Valley in North Warwickshire (and North Solihull, Castle View and Tamworth) covering the Birmingham & Fazeley Canal and the River Tame and tributaries, including the River Cole, River Blythe SSSI, River Bourne and River Anker. The Tame Valley Wetlands is designated as a Nature Improvement Area and is shown in Appendix L.

- 10.23 The Tame Valley Wetlands was designated as a Nature Improvement Area (NIA) by the Warwickshire, Coventry and Solihull Local Nature Partnership in October 2016. NIA's are recognised in the NPPF as important areas. The area includes many sites important for nature conservation: there are 5 SSSI's and 12 LNRs which are statutory sites plus a further 48 Local Wildlife Sites of county importance. The NIA is delivering aspects of the Local Nature Partnerships strategic vision.
- 10.24 NIA's were established to create joined up and resilient ecological networks at a landscape scale; a mechanism identified in the Government's 2011 White Paper to help us leave our natural environment in a better state than we inherited it. They are designated by the Local Nature Partnerships and consist of areas with opportunities to establish and improve ecological networks via a shared vision for the natural environment, which will also offer multiple benefits to the community.
- 10.25 The Tame Valley Wetlands Landscape Partnership focuses on the Tame Valley area lying within North Warwickshire. The Partnership is led by Warwickshire Wildlife Trust and the Borough Council is a partner of this group which is seeking to enhance the area for people and wildlife. The Vision for the NIA "is to create a wetland landscape, rich in wildlife and accessible to all" by working with a range of partners, organisations, landowners and the local community. This will be achieved by taking a landscape-scale approach to restoring, conserving and reconnecting the physical and cultural landscape of the Tame Valley. By re-engaging local communities with the landscape and its rich heritage, a sense of ownership, understanding and pride will be nurtured to ensure a lasting legacy of restoration and conservation.
- 10.26 Opportunities exist within the NIA to adopt a landscape-scale approach to nature conservation in order to protect habitats and species as they adapt to a changing climate, engage communities and promote sustainable tourism and land management so as to improve the social and economic wellbeing, and secure continued funding for the landscape.
- 10.27 Part of the valley includes the Kingsbury Water Park. Kingsbury Water Park grew out of the old, gravel workings in 1975 and has become a haven for bird watchers and walkers alike, attracting over 100,000 visitors per annum. It is an important local and regional visitor attraction providing important habitats as well as camping and visitor facilities. The route of Phase 2 of HS2, as suggested, will go through the site and potentially affect many of the buildings. The Borough Council recognises the importance of the site to both the local area and region. It therefore wishes to indicate its support for its continued existence which may require replacement of the buildings within the envelope of the site.

**LP18 Tame Valley Wetlands NIA including Kingsbury Water Park**

Encouragement will be given to the maintenance and enhancement of the Tame Valley Wetlands NIA to encourage greater connectivity across the landscape – both in terms of (i) bigger, better and more joined up habitats and (ii) responsible and safe access for people – in keeping with the vision for the area and Policy LP17.

Encouragement will be given to natural flood management opportunities and the restoration of water courses in line with Policy LP35.

Where no local mitigation for habitat loss can be provided, the Tame Valley Wetlands NIA will be identified as a potential recipient site for appropriate and high quality habitat mitigation and offsetting projects.

The Tame Valley Wetlands NIA will be supported and used by the Borough Council as a flagship example of an important landscape to protect and enhance as it is where effective partnership working at a landscape-scale is taking place through the Tame Valley Wetlands Landscape Partnership.

Replacement buildings as a result of the proposed HS2 will be permitted elsewhere within the Kingsbury Water Park, as shown on the Proposals Map, to ensure its continued existence.

Delivery of Strategic Objectives:

**None**

### **Local Nature Reserves**

- 10.28 The Borough Council control a number of sites which have potential for enhancing and improving biodiversity and the natural environment while facilitating access for educational, recreational needs and community health and well-being. Some sites are already accessible, and serve their communities as informal recreation, providing natural open space. Those that are currently not accessible there is the intention to develop as Local Nature Reserves and further facilitate access and biodiversity improvements. The designated Local Nature Reserves are Dafferns Wood, New Arley; Abbey Green Park, Polesworth and Cole End Park, Coleshill. There is a proposed Local Nature Reserve along the River Anker, Atherstone
- 10.29 Daffern's Wood is about 2.42 hectares in size and was purchased by North Warwickshire Borough Council in 1992. It once was part of Arley Wood which in turn was part of the Arden Forest covering most of Warwickshire. The wood is classified as Ancient Woodland. Ancient Woodland is an important habitat for many rare and threatened species of animals and plants. Ancient Woodlands date back to 1600 or before and developed naturally (without manmade planting). Only 20% of the total wooded area in Britain is Ancient Woodland making its preservation and management of great importance.
- 10.30 The Riverside site is located behind the Carlyon Road industrial estate in Atherstone. The area is a small but long band of grassland following the river Anker with a narrow band of newly planted trees screening the rear of the industrial units. Running through the area is a public footpath which leads to a bridge over the river and links the area with Witherley in Leicestershire and other walking routes.
- 10.31 Kingsbury Meadow Local Nature Reserve and Linear Park, designated in 2013, is a wildlife area with unmarked mown grass paths and has links to Heart of England Way long distance walk. Kingsbury Meadow is a small remnant floodplain meadow comprised of a narrow corridor of open land either side of the Hurley Brook, which is a tributary of the River Tame. It is located to the north of Mill Crescent and east of Coventry Road.
- 10.32 The River Anker flows through the Abbey Green site in Polesworth. The silted up channels and reed beds make it an interesting area to develop for wildlife. The aim is to create a riverside wildlife area following the Anker and creating a focal point for the park. There is also potential to create a riverside walk and fishing platforms.

- 10.33 The project in Coleshill focuses on the area of the park south of the River Cole, in particular the area linking the children's play area accessed from Old Mill Road with the park. This area is currently boggy and overgrown with the invasive weed Himalayan Balsam. The project will create a nature walk from the play area and areas of native planting, wildflower meadow and woodland within this part of the park.

**LP19 Local Nature Reserves**

The following sites are designated as Local Nature Reserves and are shown on the Proposals Map:

- Dafferns Wood, New Arley
- Riverside, Atherstone (proposed to be designated)
- Kingsbury Meadow, Kingsbury
- Abbey Green Park, Polesworth
- Cole End Park, Coleshill

The sites will be protected and enhanced.

Delivery of Strategic Objectives:

**SAP LNR1**

**Green Spaces**

- 10.34 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. 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.

**LP 20 Green Spaces**

The Green Spaces as shown on the Proposals Map will be retained, protected and wherever possible enhanced.

The Green Space Strategy will provide information which will be used in determining the amount of land, facilities and/or contributions which will be required as part of development proposals

Neighbourhood Plans may designate additional areas.

Delivery of Strategic Objectives:

**DM5, SAP OS1**

**Chapter 11 Services & Facilities**

- 11.1 Local Services and facilities are an important element in ensuring the vitality of the towns, villages and hamlets in the Borough, including social, health and cultural infrastructure. The Local Plan will protect and support local services and facilities across the Borough and will ensure community involvement in the consideration of the means of achieving this. Further advice and guidance will be developed.
- 11.2 Retail uses will be focused towards the Market Towns to help maintain their viability and vitality. Existing retail uses will be protected in accordance with the settlement hierarchy and developed further within the site allocations plan.
- 11.3 The most common types of facilities found in our towns and villages are as follows:

**COMMUNITY FACILITIES**

Allotments, Cemeteries, Clinics, Colleges, Health Centres, Indoor Sports Facilities, Libraries, Local Authority Offices, Places of Worship, Playgrounds, Fire Stations, Police Stations, Schools, Sports Facilities, Sports Grounds & Fields, Village Halls, Surgeries, Theatres, Social Club, Youth Centres & Venues for Community Art/Crafts.

- 11.4 Poor health and in particular obesity, is an issue throughout the Borough, but with some local high concentrations. In addition there is increasing concern over betting. Planning cannot restrict takeaways or betting shops completely. Where there is a local problem, local policies may seek to restrict the number of takeaways or betting shops or other uses, in order to maintain the variety of retail uses and to assist in achieving a healthy resident population.

**LP21 Town Centres and Neighbourhood Centres**

A Town Centre Boundary with a defined Core Shopping Frontages zone is defined on the Proposals Map for the Market Towns of Atherstone with Mancetter, Coleshill and Polesworth with Dordon.

The following areas are designated as Neighbourhood Centres:

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

Within the Core Shopping frontages and Neighbourhood Centre shopping parades further loss to non-retail uses such as hot food takeaway, estate agents or other A2 (Non Deposit-taker) and A3 uses will be restricted unless:

- clear evidence is available justifying the loss and change of use, and
- there will be no adverse impact on the retail choice and availability in the frontage or centre.

Proposals that would have a detrimental impact on the viability and vitality of centres will not be permitted.

*Disproportionate Concentration*

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.

Delivery of Strategic Objectives:

**DM13, SAP**

11.5 The provision of new and the maintenance of existing services and facilities is an important consideration for the Borough Council. It is these services and facilities that make a settlement work for both the existing and future residents. They are also important for the local business community. It is expected larger settlements will have a wider range of services and facilities that fit with their place within the settlement hierarchy.

**LP22 New Services and Facilities**

Development proposals for new shopping, office, entertainment, hotel and leisure uses together 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.

Dual or multiple uses of sites or “hubs” providing services and facilities for individual or groups of settlements will be encouraged.

In all developments over 15 units 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 land and / or financial contributions will be sought to enable the provision of additional services and facilities to take place.

Delivery of Strategic Objectives:

**DM13**

**LP23 Loss of Services and Facilities**

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:

- a) an equivalent facility or service is wholly or partially provided elsewhere, in an equally or more accessible location within that settlement;
- b) the land and buildings are shown to be no longer suitable for continued use in terms of their location, design and/or construction,

- c) it can be demonstrated by evidence that there is no realistic prospect of an alternative service or facility using the site, such as through an appropriate marketing campaign or the internal procedures of the parent organisation; and,
- d) its loss will not harm the vitality of the settlement.

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.

Delivery of Strategic Objectives:

**DM13**

### **Recreational Provision**

- 11.6 As part of any development it is important that provision is made for recreation whether this is indoor or outdoor. The health and wellbeing benefits of such provision can improve the quality of life for residents.
- 11.7 Work is currently being undertaken to update the Council's Open Space, Sport & Recreation Audit and Green Space Strategy and the North Warwickshire Playing Pitch Strategy and a review of Leisure Services built facilities. This is expected to be completed by the end of 2017. This work will feed into the future plans of the Borough Council and also will influence advice and guidance given on development proposals. All proposals will take account of this updated evidence when published.
- 11.8 Long term maintenance is a key issue. Therefore improvements may be more appropriate to improve off-site facilities / sites rather than creating new on site provision. This will be particularly relevant to smaller scale sites. A review is

### **LP24 Recreational Provision**

Development proposals will be expected to provide a range of new on-site 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.

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.

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.

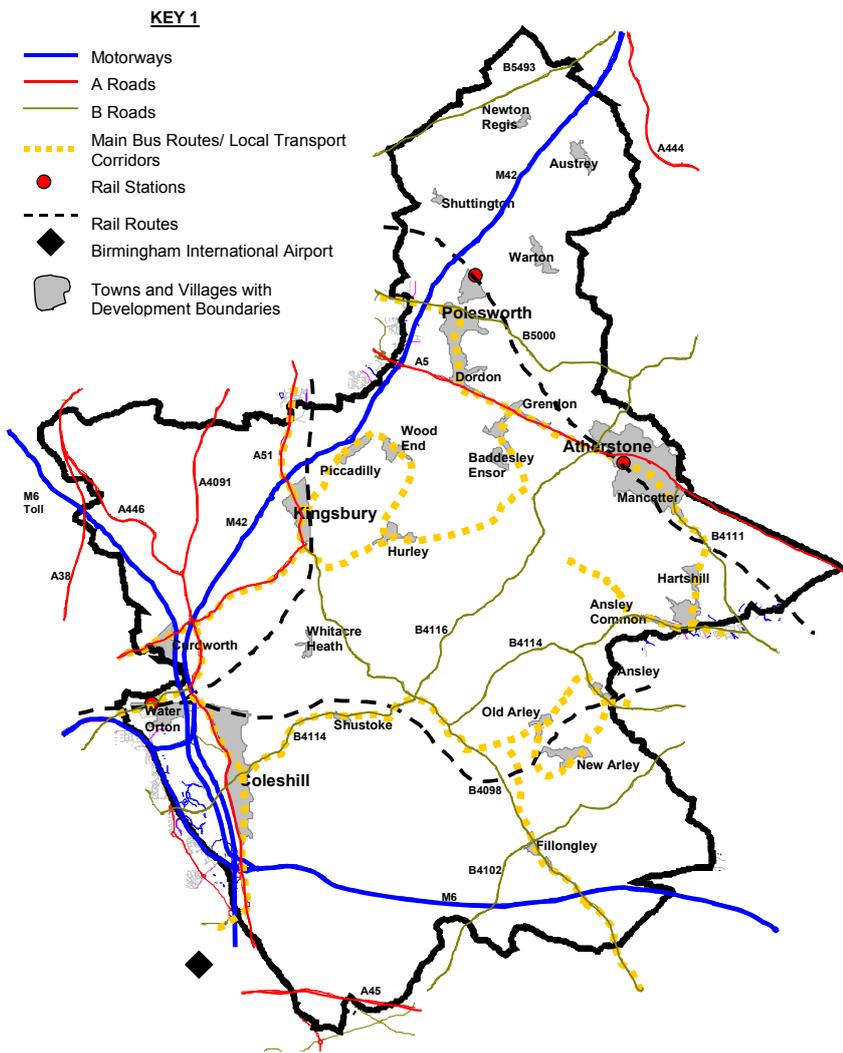
Delivery of Strategic Objectives:

**None**

**Chapter 12 Transport**

12.1 Transport, especially in a rural area, gives everyone the means of accessing services and facilities as well as jobs and training. The Local Plan seeks to maintain and improve public transport links between the Market towns, Local Service Centres and other villages to help sustain a viable local economy. The Borough Council will pursue transport improvements through development and will seek mitigation measures from any transport developments.

**Figure 3 Transport Network in North Warwickshire**



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12.2 With the development of High Speed rail and the new Station at the NEC there are implications on road traffic that will need to be carefully considered and mitigated against, especially through the rural roads of North Warwickshire. Opportunities will be sought to improve public transport links in to the rural parts of North Warwickshire and improve access to a wider range of services and facilities.

- 12.3 Birmingham International Airport is close to the western boundary of the Borough. It is near to junctions on the M6 and M42 and there is a direct rail link from the airport to Birmingham. Two bus routes travel to the airport through the Borough from Nuneaton and Atherstone.
- 12.4 The proximity of the airport brings significant economic benefits and opportunities to North Warwickshire. However disturbance is caused along the flight-paths over residential areas. Airport traffic is a factor in the growth of road traffic in the Borough and the presence of the airport has created a demand for remote vehicle parking. The Borough Council will seek improvements to public transport wherever possible.
- 12.5 Arrangements are in place to consult with the Civil Aviation Authority on the height of proposed development in the Borough. Maps showing safeguarded areas for Birmingham International and Coventry airports can be viewed at the Borough Council offices.
- 12.6 It is important that when development proposals are submitted elements of transport are considered. A Strategic Transport Assessment (STA) is being updated for the Plan as a whole but individual site considerations will still be necessary. In addition the Borough Council has a priority of reducing the “killed and serious accidents” year on year.
- 12.7 Transport Assessment and Travel Plans are an important element in determining if a development can be carried out in a workable way without leading to traffic problems.
- 12.8 The Borough has a number of level crossings on the rail network. Development will need to address its impact where necessary to avoid any adverse impact or interference to the rail network. Potentially where there is an expected increase in people using a level crossing then early discussions need to take place with Network Rail and consideration should be given to the replacement of the crossing with a bridge.
- 12.9 Warwickshire County Council, in partnership with the Borough Council and a range of other organisations, is preparing a Transport Strategy for the Borough. This will bring together, into one document, the long term strategy for transport improvements throughout the Borough. The strategy will consider the implications of development taking place both in and around the Borough. It is expected that this will be completed by spring 2018.

#### **LP25 Transport Assessments**

Transport Assessments will be required to accompany development proposals 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.

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.

The Assessments should assess the impact on level crossings in the vicinity of the development.

Travel Plans will be required to be submitted alongside these Assessments.

### **Travel Plans**

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.

## **Delivery of Strategic Objectives:**

### **DM5, DM14**

#### **Rail**

- 12.10 Rail also plays an important role in the Borough with the Trent Valley line/ West Coast mainline and the Cross Country line. There are four stations in the Borough. Atherstone and Polesworth are on the Tamworth to Nuneaton stretch of the West Coast Mainline. Water Orton is situated along the Leicester and Nuneaton line to Birmingham. During 2008 a new station called Coleshill Parkway opened. There are two intermodal rail freight facilities at Hams Hall and Birch Coppice. These routes and stations are shown in Figure 3.
- 12.11 Local rail services have improved since the 2006 Local Plan. Services have been improved to Atherstone and the new station in Coleshill has meant greater patronage. Polesworth is virtually closed with only one service in the morning going north. In patronage terms Atherstone has seen an increase of 125% between 2013/14 and 2014/15. Use of Water Orton station has reduced slightly whilst Coleshill Parkway continues to increase.
- 12.12 Kingsbury once had a railway station and a replacement station is still being pursued by Centro, alongside the Camp Hill Chord proposals for the Birmingham to Lichfield line that passes through Kingsbury past Dosthill and on to Tamworth. This has been a long standing proposal having been included in Warwickshire's Local Transport Plan 3 and policy TPT4 from the North Warwickshire Local Plan 2006. In addition Network Rail have highlighted in the West Midlands Route Utilisation Strategy and the Initial Industry Plan, the need to improve the rail access to Birch Coppice/Kingsbury Depots, which would facilitate new and enhanced passenger rail services on the Birmingham to Tamworth rail corridor. These schemes are now being advocated through the West Midlands Combined Authority which recently won the franchise to run the rail services within the West Midlands. 9 new rail routes are being sought into the City.

- 12.13 A new station on the Birmingham to Nuneaton line is included in the Warwickshire Local Transport Plan. Although the exact location is not known it is in the Arley area.
- 12.14 The improved provision of train services to Atherstone is supported. Investment has been made to improve the platforms and the train information signage. Further improved train services were introduced in December 2012 which cut the journey time to London by a further 20 minutes. There remain issues over car parking and access to the western platform under the bridge on the Watling Street. Lighting has been improved and the footbridge has been removed. However, replacement of the footbridge is still supported. In addition, opportunities to improve parking for both the station and the town will be pursued.
- 12.15 Polesworth Station has remained “open” only through the stopping of one train per day in one direction. With the proposals for development in and around Polesworth and Dordon work will be carried out to investigate the reopening of the station. This will also consider whether the current site is the best location for a station in the 21<sup>st</sup> Century.

#### **LP26 Stations**

##### **Existing Stations**

Further improvements will be encouraged and sought at existing stations. 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.

##### **New Railway Stations**

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.

#### **Delivery of Strategic Objectives:**

#### **CS NW21, SAP TP1, DM14**

- 12.16 In January 2012 the Secretary of State announced the route for the first phase of HS2 (High Speed Rail) between London and the West Midlands. This travels through the Borough northwards from the NEC along the Tame Valley up to Middleton and then on to Basset's Pole. A route also comes out of and goes in to Birmingham to the south of Water Orton. The safeguarded route is shown on the Proposals Map.
- 12.17 Phase 2b of the route to Leeds via the East Midlands and to Manchester was published in January 2013. The Leeds leg follows the route of the M42 from a junction near Lea Marston, past Polesworth and then heads towards Ashby. The formal announcement of the route was made in November 2016.

12.18 The full impact of the proposals will not be known for some time, but increased traffic, especially through the rural countryside close to the new railway station and monorail depot to the east of the M42 near to the NEC, is likely. Improved public transport connections will be extremely important to mitigate this impact as well as substantial landscaping and absorptive noise barriers along its route. Other mitigation measures, including community benefits will be needed and will be progressed through discussions with HS2 Ltd and the Department of Transport. Pressure for development around the new HS2 railway station at the NEC will be resisted.

## **LP27 Railway Lines**

### **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.

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.

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.

### **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 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 future use of the routes as a railway or other form of transport unless a suitable diversion or alternative is provided.

Delivery of Strategic Objectives:

**CS NW21, SAP SR1, DM14**

## **Road**

### **A5**

12.19 The A5 is an important part of the Strategic Road Network and forms a key arterial route through the Borough. The A5 is an important strategic route for the sub-region and nationally but it is also an important local road serving the local community. It therefore has both local and national significance.

12.20 The Borough Council has been working with 14 other local authorities and the Highway England to develop a Strategy for the A5. As a trunk road its maintenance and improvements essentially lies with Highways England, who are developing and reviewing their Route-wide Strategies. The A5 is one of these key routes.

12.21 There is growth proposed along the A5 both within and outside of the Borough. It is difficult to see how the current road will be able to cater for such growth without substantial investment. Investment will unlock a number of development sites. Any growth along its route will need to carefully consider the implications of additional traffic.

12.22 The Strategic Transport Assessment 2017 confirms that development can take place along the A5 but it is limited unless there is substantial investment in the route. The Borough Council is working with a range of agencies and organisations to ensure that it can be improved to ensure the delivery of all of the development proposed within this Plan.

**A446**

12.23 In addition the A446 runs parallel to the M42 and is another major route through the Borough which has both local and national significance. As part of the HS2 proposals the bridge over the River Tame will be built so the road can be dualled in the future. Investment will be sought to complete this work so that the road is fully dualled south of Dunton Island (junction 9 M42).

**LP 28 Strategic Road Improvements**

**A5**

A study has been undertaken in respect of the future of the A5 Trunk Road and the outcome of this will become a material planning consideration in respect of future development proposals that might impact on the A5.

The Council will work alongside the appropriate Agencies to develop the A5 Strategy and options and funding opportunities for its dualling.

Land to the north of Grendon through Site RH1 will be protected from any development to ensure the dualling of the A5 can take place. If RH1 is brought forward for development no part will prejudice the implementation of the future dualling of this route.

When the dualling of the A5 trunk road has been implemented the existing Watling Street will be down graded, wherever possible, and walking, including the provision of pedestrian crossings, and cycling routes will be actively encouraged and promoted.

**A446**

Improvement of the A446 including the dualling over the River Tame will be sought as well as improved cycling links.

Delivery of Strategic Objectives:

**CS NW21, DM14**

**Walking and Cycling**

12.24 Walking and cycling can bring mental and physical health and wellbeing benefits. Encouragement will be given wherever to improve and expand the walking and

cycling routes throughout the Borough. Canal towpaths can also provide the opportunity for non-vehicular traffic free routes.

12.25 The *Northern Warwickshire Cycleway* covers approximately 35 miles around the Borough with more localised routes in Atherstone, Polesworth, Coleshill and Kingsbury. This provides for leisure uses. There has been little in the way of cyclist provision for commuters, apart from that proposed at the Station at Hams Hall. The Borough Council will pursue the introduction of improved cycling and pedestrian links throughout the Borough. This will also have health benefits and will be supported through the recently announced Cycling and Walking Investment Strategy by Central Government as well as support the A5 Sustainable Travel & Transport Strategy.

#### **LP29 Walking and Cycling**

The Borough Council will develop a Walking and Cycling Strategy.

All developments should consider what improvements can be made to encourage safe and fully accessible walking and cycling.

Encouragement will be given to establishing and promoting responsible access to the natural environment, for example in the Tame Valley Wetlands NIA.

#### **Delivery of Strategic Objectives:**

#### **DM14**

12.26 Within the Borough there remain a number of level crossings, many public footpaths. With both increased frequency of trains, speed of trains and a higher population there are increased safety concerns. Network Rail will seek closure of level crossings, and either replacement with a footbridge or inclusion of a diversionary route where there is an increase in type or volume of users.

#### **LP30 Level Crossings**

Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Wherever possible level crossings will be closed, and either replaced with a footbridge or by a diversionary route.

## **Chapter 13 Development Management**

- 13.1 The Council recognises the importance of sustainability. In this respect, all development should demonstrate that it is sustainable. This will be achieved by being well designed, laid out and constructed in a manner to ensure the long term retention, adaptation and re-use of premises; where services and facilities link and support development they must be protected and improved where necessary; and that promotion of sustainable transport is prioritised, as there is a reliance on private vehicular transport. This is in line with the Government's intentions towards sustainable patterns of movement.
- 13.2 High quality design and place making should be the aim of all those involved in the development process. This policy aims to ensure that a high quality of design is achieved in North Warwickshire. The Policies in this section retain the approach taken in the existing Core Strategy and 2006 Local Plan.
- 13.3 Development proposals will be expected to adopt principles of good design so that they make a positive contribution to the character and quality of the area. Regard should therefore be had to good practice set out in '*By Design – Urban Design in the Planning System: Towards Better Practice*' (DETR/ CABE 2000) and '*By Design - Better Places to Live*' (DTLR 2001)
- 13.4 Reference should also be made to the design SPG's produced by the Borough Council. This includes 'A Guide for Shop Front Design', 'A Guide for the Design of Householder Developments' and 'A Guide for the Design of Lighting Schemes'. In addition to this the Council plans to prepare further design guidance. The timetable for this will be brought forward through the Local Development Scheme.
- 13.5 Equal opportunities are an increasingly important matter in planning. Recent legislation sets out the Council's obligations in ensuring that development is suitable for people of all ages, abilities and backgrounds. In addition, promoting healthy and active lifestyles is a key local priority, as set out in the North Warwickshire Sustainable Community Strategy<sup>6</sup>.
- 13.6 Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. Settlement Character Assessments will be undertaken to identify public spaces within the settlements and will seek to protect and enhance them. The Council's Open Space, Sport & Recreation Audit and Green Space Strategy<sup>7</sup> and the North Warwickshire Playing Pitch Strategy identify existing shortfalls in provision, as well as further classifying the importance of existing open spaces and working to improve and protect sports facilities across the Borough.
- 13.7 People within the Borough should be able to enjoy places without undue disturbance or intrusion from neighbouring uses. This protection of amenity in the public interest accords with paragraph 66 of the National Planning Policy Framework. The Council will look to protect and improve, where possible, living and working conditions through development proposals, which will be enforced by planning conditions or through the Council's Environmental Health powers.

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<sup>6</sup> North Warwickshire Community Partnership, 2010; North Warwickshire Sustainable Community Strategy

<sup>7</sup> NWBC, 2008; North Warwickshire Green Space Strategy

- 13.8 The Rivers Tame, Blythe and Anker are all wildlife sites in the Borough. All are at risk of pollution, particularly the River Blythe, which is a Site of Special Scientific Interest. In addition, despite flood alleviation works in some parts of the Borough, a significant amount of residential and employment land along and near these corridors is at risk of flooding.
- 13.9 The Council has been monitoring and reporting on air quality across North Warwickshire for several years. An air quality review and assessment in 2000 concluded that the national objective levels for nitrogen dioxide would not be achieved beyond 2005 at an isolated farmhouse. The exceedance of the objective level was due to the dwelling being at the point where the M6 and M42 motorways converge to the south of Coleshill and this was subjected to significant vehicle emissions from congested traffic. As a result an Air Quality Management Area (AQMA) was declared in this location and a continuous automatic monitoring station was acquired to monitor more closely nitrogen dioxide and other pollutant levels in the vicinity. The monitoring carried out in recent years has not found any new objective level exceedances. However it has shown a continued reduction in annual mean nitrogen dioxide levels at the affected farmhouse within the Air Quality Management Area (AQMA). During a round of assessment in 2012 it was proposed to revoke the AQMA as it no longer exceeded the objective level for nitrogen dioxide and the farmhouse was no longer a relevant receptor. This course of action was agreed by Defra and as a result the AQMA was formally revoked by the Borough Council and the Revocation Order came into effect on 1<sup>st</sup> February 2013. The automatic monitoring station was subsequently decommissioned
- 13.10 Nitrogen dioxide levels are being monitored at various locations across North Warwickshire. If air quality levels worsen this could result in a future AQMA. The Borough Council is continuing to work in partnership through the Coventry and Warwickshire Air Quality Alliance, which is made up of the Borough, Districts County Council and City Council as well as and Public Health England.
- 13.11 The Council seeks to reduce this risk 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. In line with guidance, where there is considered to be a risk of flooding, developers will be required to conduct a Level 2 flood risk assessment as a Level 1 Strategic Flood Risk Assessment was carried in 2009. 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.
- 13.12 The raw material, heavy infrastructure and disposal needs of the adjacent Birmingham conurbation and other nearby major urban areas have resulted in additional pressures on the Borough's land resources, including potential contamination. The Borough still has a legacy from extensive coal mining and other extraction. The Minerals and Waste Core Strategies will address specific detailed policies including how to assess viability of sites. Whilst the County Council sets out the strategic approach for mineral extraction and waste disposal, the Borough retains control over contaminated land issues. In line with national requirements and the intentions of the Council's Environmental Health section to identify and reduce the amount of contaminated land across the Borough, development proposals must identify contaminated and potentially contaminated land and secure land remediation where appropriate. Such identification may be necessary prior to determination of proposals depending on the sensitivity of the end use. In addition, strict control of the

use and disposal of hazardous substances is necessary to safeguard land, premises and people.

- 13.13 Waste should be considered as part of the design of any development. This can be done through Site Waste Management Plans (SWMP's) or their successor. Attention should be given to opportunities to minimise the generation of waste as a by-product and development and ensuring waste arising and managed sustainably.
- 13.14 Development proposals particularly of facilities which attract members of the public will need to consider the measures it will need to take to make the sites as safe as possible and to deter terrorism.
- 13.15 'Secured by Design' (now owned by the Mayor's Office for Policing and Crime, MOPAC, on behalf of the UK police services) and NaCTOS (The National Counter Terrorism Security Office) provide on-line advice and guidance towards designing out crime and reducing vulnerability to the potential impact of terrorism in new development schemes as part of sustainable development proposals. The local police's Crime Prevention Design Adviser (CPDA) will also be able to provide advice on measures addressing particular types of crime or anti-social behaviour for both specific developments, or Design and Access Statements where compliance with the Secured by Design award scheme is sought.

#### **LP31 Development Considerations**

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:

1. Be targeted at using 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, 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,
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,
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,                          |
| 16. | provide for information and communication technologies; and,  |
| 17. | seek to reduce crime and in particular the threat of terrorism.   |

Delivery of Strategic Objectives:

**CS NW10, DM5**

**Built Form**

- 13.16 The Council does not wish to stifle innovative design. However it is expected that new buildings and extensions or alterations to existing buildings integrate well into their surrounding environment so that a local sense of place is reinforced.
- 13.17 The impact of a large extension to a building is greater when the building is located in the countryside rather than inside the development boundary of a settlement. This policy seeks to protect rural character and openness and to avoid suburbanisation of the countryside.
- 13.18 The policy introduces a set of criteria against which design issues can be assessed. The Borough Council has prepared Design Guides in order to illustrate these matters.
- 13.19 Planning applications should be submitted with evidence to show how the design, scale and layout match the historic pattern of the surrounding development, its built form, density and overall appearance.

**LP32 Built Form**

*General Principles*

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:

- 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.

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.

#### *Specific Development Types*

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.

#### *Alterations, Extensions and Replacements*

Extensions, alterations to and replacement of existing buildings will be expected to:

- 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
- d) leave sufficient external usable private space for occupiers, and
- e) satisfy the design criteria set out in Appendix H.

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.

Delivery of Strategic Objectives:

**DM6**

### **Shop Front Design, Signage and External Installations**

13.20 The principle purpose of a shop-front is the advertisement and display of goods and services provided inside the building. Good design will reinforce the shop'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 as an integral part of the whole building and street frontage without focussing exclusively on the retail outlet alone.

- 13.21 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, guidance and examples of the preferred approach to development affecting all shop fronts and commercial properties. In particular:
- 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.

### **LP33 Shop Fronts, Signage and External Installations**

Development proposals involving change to existing, or the introduction of new shop fronts will be expected to have regard to the host building and the wider street scene in terms of their scale, proportion and overall design. The design criteria set out in Appendix I to this Plan or that set out in a Neighbourhood Plan will need to be satisfied.

External illumination 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 set out in Appendix I or that set out in a Neighbourhood Plan will need to be satisfied.

Delivery of Strategic Objectives:

**DM6**

### **New Agricultural, Forestry and Equestrian Buildings**

- 13.22 The rural character of the Borough is very important. Any buildings within the countryside can have an adverse effect on the locality generally and on local amenity specifically. Agricultural and equestrian buildings, in particular, can have substantial visual impacts. Encouragement will be given to the use of existing buildings wherever possible. Any impacts will be balanced against the economic need for such buildings.

**LP34 New Agricultural, Forestry and Equestrian Buildings**

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 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.

Delivery of Strategic Objectives:

**DM7**

**Water Management**

- 13.23 Water Management is an important issue that must be addressed in any development proposal. Flooding events, in particular, are making headlines on a more regular basis. Existing issues may not be able to be addressed completely but they should not be made any worse by development taking place and where possible improvements should be made. Any development should have no greater run-off than a greenfield site.
- 13.24 The Water Framework Directive has resulted in a number of River Basin Management Plans covering the whole country. Two specifically relate to North Warwickshire. Humber River Basin Management Plan covers the majority of the Borough and a smaller area north of Coventry is covered by the Severn River Management Plan. The Rivers Tame, Blythe and Anker are all subject to pollution. Particular attention will be paid to remediation measures to benefit the River Blythe Site of Special Scientific Interest, which is currently under serious threat from pollution run-off.
- 13.25 The Borough Council will consider the impact of 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.
- 13.26 Effective flood protection requires proper maintenance of watercourses and the control of water discharge through drainage systems. Ponds and ditches form an important natural drainage function that should where possible be protected and enhanced. 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.

13.27 Natural flood management and the re-naturalisation of water course and their flood plains can help to reduce flood risk and water pollution and can increase biodiversity and contribute to improving public health.

### **LP35 Water Management**

In line with the objectives of the Water Framework Directive, development proposals must not affect the ecological status of a waterbody and where appropriate, incorporate measures to improve its ecological value.

Opportunities should be sought to de-culvert rivers, reduce back-up flows and under capacity where this does not exacerbate flooding elsewhere. If de-culverting is not proposed evidence will be required to demonstrate why this is not possible. River channel restoration should also be undertaken to return the water course to its natural state and restore floodplain to reduce the impact of flooding downstream.

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 rates and developments should hold this water back on the development site through high quality Sustainable Urban Drainage (SuDS), reducing pollution and flood risk to nearby watercourses. The culverting of watercourses will only be approved in exceptional circumstances.

The multifunctional benefits of natural flood management and the re-naturalisation of watercourses and their floodplains will be promoted when considering any developments in the Borough.

New development proposals in Flood Zone 3 should:

- i) provide floodplain compensation on a level-for-level basis;
- ii) leave an 8 metre strip from the top of the banks to ensure access for maintenance,
- iii) have raised finished floor levels,
- iv) have agreements in place that “less vulnerable” uses are prevented for changing to those that are more vulnerable, and
- v) not contain single storey residential development.

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.

Delivery of Strategic Objectives:

**DM5**

## **Parking**

- 13.28 Transport in a rural area has a different dynamic to that in a built up area. There is a strong dependence on the use of the motor car, as rural bus services may not provide the required journey at the relevant time to access employment sites, in particular. This issue is being exacerbated by the cut in funds to bus operators. This reliance on the motor car can lead to local issues that may result in a greater need for on-site parking and thus result in localised parking standards. It is important that there provision is made for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards;
- 13.29 Parking reviews undertaken in recent years have indicated the Borough's historic town centres are approaching capacity at peak times. Nevertheless, the reviews note that, if managed correctly, there was sufficient capacity to meet demand until at least 2018. The reviews also noted that the impact of the increased rail service on parking would be minimal and this appears to be borne out by recent assessments particularly for Atherstone, although the private car park provision at both Coleshill and Water Orton are often over capacity at peak hours resulting in spill over parking occurring. Coleshill town centre currently suffers from insufficient publically accessible parking to serve both its commercial, economic and residential needs and functions.
- 13.30 With the likely introduction of Civil Enforcement and a further parking study underway there may be implications for the Market Towns. Until this study has been completed this is still unclear. The Borough Council will consider the results of the study and will consider what action will be required.
- 13.31 However, increased development levels expected to be accommodated in this Local Plan are likely to significantly increase pressure on available spaces. To enable adequate capacity to serve the commercial function of the town centres it is recommended that new housing development within the identified Town Centres should provide a minimum level of private parking to reduce the pressure on current public provision.
- 13.32 The Government has taken the decision that by 2040 no new diesel vehicles will be produced. The implication is that more electric vehicles will be on our roads as prices reduce and batteries improve. This has implications on the need to provide the right infrastructure to support this decision. Rapid charging points will be particularly important in the public domain. In addition, all domestic properties and commercial premises need to provide for the opportunity to charge vehicles close to the parking of vehicles.

### **LP36 Parking**

Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the standards at Appendix K. 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.

*Town Centres*

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:

- 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.

*Airport Parking*

Proposals for remote car parking of passengers or visitor vehicles in the Borough will not be permitted.

*Electric Vehicle Charging points*

Electric charging points will be provided as part of all developments. 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.

**Delivery of Strategic Objectives:**

**DM5, DM14**

- 13.33 Climate change is a key priority for all and over the coming years the move to zero carbon will influence the future policy background. Changes, especially with the improvement in green technology, can have a major long lasting impact. The Borough Council is committed to reducing the carbon footprint of the Borough and encourages changes that lead to such improvements. It has worked with other authorities in the sub-region to produce a Renewable Energy Study. This indicated there was little opportunity for large scale wind generation or district and community heat and power schemes. The report also highlighted how a reasonable proportion of properties in the Borough are still not connected to mains gas supply. In addition it has worked with the sub-regional authorities and the Carbon Trust to produce a renewable energy toolkit.
- 13.34 Wind turbines are a means of providing renewable energy. A key factor of their development will be their impact on the landscape and the local community. A study has been undertaken to consider the possibility of using district heating schemes. This showed that there was limited scope but large development should look at the possibility of such proposals.
- 13.35 All proposals will be required to provide detailed information on associated infrastructure required, including roads and grid connections, impact during construction and operational phases of the development, including visual impact, noise and odour issues and provisions made for restoration of the site.

### **LP37 Renewable Energy and Energy Efficiency**

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.

New development will be expected to be energy efficient in terms of its fabric and use. Major development will be required to provide a minimum of 10% of its operational energy requirements from a renewable energy source 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.

Viability and suitability will be considered when renewable energy provision is being planned for developments in order to provide the most suitable type.

Delivery of Strategic Objectives:

### **CS NW11**

### **Broadband**

13.36 The roll out of superfast broadband is critical in helping to assist in providing a wider skills base within the Borough and allow for home working and homebased businesses to thrive. This will particularly help rural businesses.

13.37 The Coventry, Warwickshire and Solihull Superfast Broadband Project continues to deliver the Government's 2015 targets that every property should be able to access broadband speeds of at least 2Mbps and that superfast broadband (defined as providing more than 24Mbps) should be available to 90% of premises in each local authority area. The project is supported by the Coventry & Warwickshire and Greater Birmingham & Solihull Local Enterprise Partnerships (LEPs). This Plan however looks beyond the aims of the sub-regional broadband project and seeks all new development to have connections enabling download speeds of 30Mbps in accordance with the Government's commitment to the EU2020 Digital Agenda. Where no strategic telecommunications infrastructure is available, developers should provide suitable ducting to the premises for later connection.

### **LP38 Information and Communication Technologies**

New development will contribute to and be compatible with local fibre or other high speed 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, fibre, satellite, microwave, etc.), and a description of how the development will connect with or contribute to any such networks.

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:

- the public highway; or
- a community led local access network; or
- another location that can be justified through the connectivity statement.

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.

Delivery of Strategic Objectives:

**None**

**Chapter 14 Allocations**

14.1 In order to be able to allocate the right amount of land it is important to understand the components of supply within the Borough.

*Housing Land*

14.2 Housing supply is made up of completions (sites already completed), commitments (sites with planning permission), windfalls (unidentified sites coming forward for development during the Plan period) as well as new site allocations and proposals.

14.3 The Borough Council has to maintain a 5-year housing supply. The National Planning Policy Guidance introduced a requirement for either a 5% or 20% buffer depending on whether the Council has a good record or not of maintaining and delivering a five year housing supply. The Borough Council will monitor its housing delivery to ensure that good delivery is maintained. There is therefore a 5% flexibility included in the five year housing supply.

14.4 Table 7 indicates the amount of housing that is required for the remaining Plan period.

14.5 The Strategic Housing Land Availability Assessment 2016 indicates that there is sufficient land to cater for the housing requirement up to and beyond 2031. In addition, the Borough Council is actively pursuing development on land it owns as well as County Council owned land to ensure the continuous supply of readily available sites. Specific allocations are brought forward through this Plan. Additional sites could be brought through a Neighbourhood Plan.

14.6 The Government has launched a consultation on a new methodology for assessing housing need. In the accompanying spreadsheet North Warwickshire's housing need goes down from 237 to 169 dwellings per annum. However this does not take account of the duty to co-operate in respect of both Coventry and Birmingham. The figure from Coventry, for example, takes the overall reduction down to 820 over the plan period or 54 per annum. Given the limited weight that can be attached to this consultation it is not proposed to change any of the allocations but it may be that certain sites may go beyond the plan period in terms of delivery.

*Table 7: Housing Supply*

<b>Housing Supply Sources / Allowances</b>	<b>Explanation</b>	<b>Amount to be Added / Subtracted to reach the requirement for new housing allocations</b>
Housing requirement up to 2033	The amount of housing required over the plan period includes Strategic Housing Market Assessment and redistribution from GB HMA (including Tamworth BC) and CW HMA	9070 +264 +264 = (528) = (9598) 9600
Net housing completions (2011/17)	New homes built in the first part of the plan period	- 1069
Sites with planning permission at 01/04/2017	Remaining capacity on existing planning permissions for new homes	- 1135
Windfall allowance	An allowance of 60 per annum (2018 to 2033)	- 900
Sub-Total of land to be allocated in the Local Plan	Total derived from above five rows	= 6496
5% flexibility rate on site allocations	To ensure flexibility, choice and competition in the market for land	+ 325

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<b>Total amount of land to be allocated in the Local Plan</b>	<b>Total taking account of need, net completions to date, planning permissions, windfall allowance and flexibility rate</b>	<b>= = 6820</b>
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- 14.7 The housing allocations are listed in LP39. These total a figure of 6821. This means if all sites were delivered and all windfalls came forward total completions would be 9598 by 2033. The range of sites provides added flexibility.
- 14.8 The number of new housing and its delivery alongside the relevant infrastructure will be challenging. The Borough Council will work with funding agencies and organisations particularly the Local Enterprise Partnerships and the Combined Authority to access additional funding.

<b>LP39 Housing Allocations</b>		
The following sites are allocated for housing and shown on the Proposals Map:		
	Area (ha)	No.
<b>Category 1 - Market Towns</b>		
<i>Atherstone &amp; Mancetter</i>		
H1	Land at Holly Lane Atherstone	32.7 531
H2	Land to north-west of Atherstone off Whittington Lane	71.2 1282
H3	Land off Sheepy Road, (football ground)	2.2 46
<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 &amp; Dordon</i>		
H7	Land to east of Polesworth and Dordon	160.8 2000
H8	Land west of Woodpack Farm, Polesworth	1.5 32
H9	Land off Fairfields Hill, Polesworth	0.4 9
H10	Former Polesworth Learning Centre, High St, Polesworth	0.7 14
H11	Land at Windy Ridge Dunns Lane, Dordon	0.6 9
H12	Former Chapel House site, Dordon	0.3 7
<b>Category 2 - Adjacent adjoining settlements</b>		
H13	Land west of Robey's Lane, adjacent Tamworth	66.1 1270
H14	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7 141
<b>Category 3 - Local Service Centres</b>		
<i>Baddesley Ensor/Grendon</i>		
H15	Land at Church Farm, Baddesley	2.2 47
H16	Land north of Grendon Community Hall (former Youth Centre)	0.3 7
<i>Boot Hill Grendon</i>		
H17	Land off Spon Lane Grendon (former Sparrowdale School site and former recycling centre site)	2.1 60
H18	Dairy House Farm (Phase 2), Spon Lane, Grendon	9 120
<i>Hartshill/Ansley Common</i>		
H19	Land between Church Rd and Nuneaton Rd, Hartshill	30.4 400
H20	Land south of Coleshill Road, Ansley Common	17.2 450
<i>Water Orton</i>		
H21	Former School redevelopment site (excluding original historic school building)	2.8 48
<b>Category 4 - Other Settlements with a Development Boundary</b>		
<i>Ansley</i>		
H22	Land at Village Farm, Birmingham Road	0.6 12

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<i>Newton Regis</i>				
H24	Manor Farm		1.0	21
<i>Shuttington</i>				
H25	Land south of Shuttington Village Hall		1.2	24
<i>Warton</i>				
H26	Land north of Orton Rd		4.2	88
H27	Land off Barn End Road		4.5	80
<i>Wood End</i>				
H28	Land south of Islington Farm, r/o 115 Tamworth Rd		1.3	28
<b>Total Allocations</b>				<b>6821</b>

*Note: Site H23 (Austrey) has planning permission granted before April 2017 so to avoid double counting is not included in the above table.*

#### *Additional Reserve Land*

14.9 The delivery of housing land can alter and change over the Plan period. In order to take account of this and to allow an additional element of flexibility two sites will be reserved and released earlier if a number of criteria are fulfilled.

14.10 The first site is land to the north of Coleshill Road, Ansley Common and is reserved for future housing land. The land totals some 21.6 hectares and could deliver a further 388 units. Access to the site needs to be investigated further. Land to the north is a local wildlife site.

14.11 The second reserve site is land to the north and east of Dairy House Farm, Grendon. This site also provides for the future dualling of the A5. Land will be thus protected to provide at least the width of a dual carriageway as well as providing for a landscape strip which will include a 50m buffer around the ancient woodland.

#### **New Policy LP39 (a) Reserve Housing Sites**

The following sites are allocated as reserve housing sites to be released earlier if there is a need to maintain supply against the annual target of 264 per annum and if the access issues can be addressed:

RH1	Dairy House Farm Phase 3 and safeguarding route for dualling of A5	46.8	360
RH2	Land north of Ansley Common	21.6	388
<b>Totals</b>		<b>68.4</b>	<b>748</b>

Both sites will require a Concept Plan and phasing plan to be agreed by the Council prior to development being brought forward.

Site RH1 will provide for:

1. 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;.
2. housing will be located to the south of the new road;
3. a 50m (or as agreed) buffer zone will be provided around the ancient woodland;
4. a landscaped buffer along the new A5;
5. 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
6. improved cycling will be provided along the Watling Street.

Site RH2 (land north of Ansley Common) will provide for:

- 1 improved walking and cycling through the site to link to the various footpaths;
- 2 provide an access road through the site which is useable by public transport; and,
- 3 will assess and then implement a package of measures to protect and enhance the biodiversity assets in the locality including Moorwood Wood.

### Employment Land

14.12 Table 8 provides information on the employment supply for the Borough. These figures do not include the outstanding planning permissions for Hams Hall and Birch Coppice, as they were originally designated as Regional Logistics Sites in the Regional Spatial Strategy Phase 2. In addition, the car storage area at Baddesley now occupied by JLR was not included. These sites have provided for 145.26 hectares of completions on employment land between 2011 and 2016. Following the abolition of the Regional Spatial Strategy, local monitoring is taking over to take account of all employment land. This is however takes time to bring forward and will be incorporated within the local monitoring process.

*Table 8: Employment Land 2011 – 33*

		<i>Lower Requirement</i>	<i>Higher Requirement</i>
<b>A</b>	Total Employment Land Requirement	58	100
<b>B</b>	Completions in ha from 2011 to 2016*	3.22	3.22
<b>C</b>	Extant Planning permissions / allocations	31.58 + 25 + 20	31.58 + 25 + 20
<b>D</b>	<b>Total Supply (B + C)</b>	<b>79.8</b>	<b>79.8</b>
<b>E</b>	Remaining Employment Land Requirement Sum = A – D	<b>-33</b>	<b>21.1</b>

\*these figures exclude completions at Hams Hall, Phases 1 and 2 Birch Coppice and the former Baddesley Colliery between 2011 and 2016.

<b>LP40 Employment Allocations</b>		Area (ha)
<b>Category 1 – Market Towns</b>		
<i>Atherstone</i>		
E1	Land south of Rowlands Way east of Aldi (for Aldi expansion)	6.6
<i>Polesworth / Dordon</i>		
E2	Land to the west of Birch Coppice, Dordon	5.1
E3	Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm	3.5
<b>Category 2 – Adjacent adjoining settlements</b>		
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone	42
<b>TOTAL</b>		<b>57.2</b>

## **Other Allocations**

- 14.13 The Local Plan identifies sites for other uses other than for housing and employment uses. In particular it identifies a new school site in Water Orton and a cemetery extension in Coleshill. These are described in more detail in the next section.

## **Details for Site Allocations**

- 14.14 This section is split following the settlement hierarchy in LP2 and indicates all allocations for that particular settlement that require additional policy information beyond the requirements in this Local Plan. It is expected that any Concept Plans and Master Plans will be developed in consultation with the local community.

## **Category 1 Market Towns**

### **Atherstone with Mancetter**

#### *Atherstone*

- 14.15 Atherstone is one of the three Market Towns within North Warwickshire and is extremely important to the vitality of the Borough as a whole. It has continued to struggle within the overall economic climate. It has a variety of shops, large employment areas, historical areas as well as recreational facilities, providing a wide range of services and facilities. However due to the easy access to surrounding larger towns and cities these services and facilities are constantly under pressure.
- 14.16 Atherstone grew as a town through its association with agriculture and because of its location in relation to Watling Street, and the canal and railway network. It continues to exhibit a distinctive character, being underpinned by its historic plan form which has medieval origins. The prosperity of the town during the 18<sup>th</sup> and 19<sup>th</sup> centuries is evidenced with its two and three storey townhouses, with Georgian facades which line Long Street and surround the Market Place/Church Square. There is a legacy of past industries, most importantly the production of felt hats, with examples of industrial buildings from the 19<sup>th</sup> century onwards. A Heritage Partnership Scheme with Advantage West Midlands and English Heritage assisted in improving some of the important frontages within the town centre.
- 14.17 Atherstone has two main employment sites. The oldest of these, at Carlyon Road, was built during the 1970's and 1980's. It is the quality of many of the units<sup>8</sup> that is now an issue with many of the units not standing up to modern day needs. The other site off Holly Lane is dominated by the presence of TNT and Aldi. Land has been allocated for further expansion at this estate. The landowner now wishes to retain this land for their expansion plans. Therefore, although available, it is for a specific end user of Aldi themselves. Both estates offer redevelopment and regeneration opportunities.

#### *Mancetter*

- 14.18 Mancetter although sharing a development boundary with Atherstone and is considered as an integral part of the Market Town in planning terms it is clearly seen, locally as a settlement in its own right with its own character. It has its own historic

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<sup>8</sup> Chesterton Report 2001 and CB Richard Ellis 2007

core formed from surviving historic buildings and with important archaeological remains dating back to the Roman period. It also has a conservation area. Mancetter has its own industrial estate offering a range of unit sizes starting from small starter units. Ridge Lane lies within the Mancetter Parish and following the adoption of the Mancetter Neighbourhood Plan has a development boundary.

### *Housing*

- 14.19 The Core Strategy identified that due to constraints around Atherstone that growth would take place to the north-west of the town. Some development has already taken place and further applications are currently under consideration. There are two main housing allocations being proposed to the north-west of the town. Land off Holly Lane was shown as an allocation in the Draft Site Allocations Plan. An outline planning application is currently being considered for this site. If for any reason this application is withdrawn it will be expected that it will be considered as part of the new allocation to the north-west.

#### **H1 Land at Holly Lane Atherstone**

32.7 hectares of land off Holly Lane, Atherstone is allocated for around 530 dwellings.

- 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.

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.

#### **SAP sites ATH20 & ATH 22**

- 14.20 Land beyond the above allocation is now put forward as an area of future growth for Atherstone. This site will be considered through a Concept and Master Plan which will be brought together with the local community and ensure the comprehensive development of the area. There are a number of heritage assets within and close to the site, which will need detailed assessment of their heritage values and significance in order to avoid, and where necessary, minimise the impact of development on these assets.
- 14.21 Additional access over the West Coast Mainline will be required to open the area for development. The bridge at Whittington Lane could be utilised. Its strength will need to be investigated and, if required, work carried out to bring it up to a suitable standard or a new bridge be provided.
- 14.22 The site includes 1.1km of the Coventry Canal and is an attractive section for boaters. It has three bridges, one of which is listed as well as two listed locks. The canal is an important asset that can be utilised for encouraging walking and cycling

for both commuting and leisure. The future concept and master planning of the site will need to consider how the canal can be improved and incorporated into the development as well as improving linkages and in particular to Atherstone town centre, whilst maintaining its popularity for boaters.

- 14.23 Although Atherstone has a range of service and facilities the growth of the town will place pressure on these. A full study will need to be carried out involving the local community to ascertain the exact requirements. The Borough Council will work with ATLAS (Team for dealing with large planning applications in the Homes & Communities Agency), the local community and landowners to agree a Concept Plan and Master Plan for the area.

## **H2 Land to the north-west of Atherstone, off Whittington Lane**

Some 71.2 hectares to the north-west of Atherstone is allocated for future growth. It is expected that it will deliver at least 1280 dwellings. Development will take place in accordance with a Concept and Master Plan, agreed by the Borough Council, to ensure the comprehensive delivery of the area. These Plans will consider and provide for in particular but not exclusively:

- 1 the significance, including the contribution of setting, of the heritage assets within and close to the site, including:
  - Merevale Hall and its historic Park and Garden;
  - listed buildings, including the farmstead at Whittington and the canal locks;
  - the listed buildings at Whittington to be incorporated into a service centre allowing for their conservation and preservation; 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.
- 2 health services and facilities in terms of land and financial contribution;
- 3 education facilities in terms of land and financial contribution;
- 4 access to and from the A5 which will be accessible by public transport;
- 5 access over the West Coast Mainline;
- 6 pedestrian and cycling links and facilities will be required to access the services and facilities in Atherstone, Grendon and Baddesley; and,
- 7 green infrastructure links will be provided to access and open routes along the River Anker corridor and the Coventry Canal.

## **None**

- 14.24 The site of the football ground off Sheepy Road, Atherstone is proposed for development. The site is owned by the Borough Council and has been provided to the occupier on an annual licence for a number of years. Discussions have been ongoing with the occupier. Alternative provision should include improvements to sports / leisure facilities which are available for the local community to use. Development of the current site should also take account of the proximity to the electricity sub station on the western boundary.

**H3 Land off Sheepy Road, (football ground) Atherstone**

Some 2.2 hectares of land at the football ground off Sheepy Road, Atherstone is allocated for housing development. A Strategic Flood Risk Assessment Level 2 will be required to address potential flood issues.

**SAP site ATH14**

*Employment Land*

- 14.25 Land north-west of Atherstone off Holly Lane/Rowland Way (6.8 hectares) will be brought forward as a long term employment site subject to the single user restrictions. The landowner, Aldi, now wishes to retain this land for their expansion plans. Therefore, although available, it is for a specific end user of Aldi themselves.
- 14.26 The site lies partially within flood zones 2 and 3 to the eastern end of the site. A Level 2 Strategic Flood Risk assessment will therefore be necessary to assess the implications. However, this area can be targeted for uses that will not affect flood storage capacity, such as parking, landscaping and natural open space to reduce impact on flooding and surface water drainage and maintain the capacity of the site.

**E1 Land at Holly Lane, Atherstone**

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.

If the land is no longer required for this purpose it will continue to be safeguarded as a long term employment site for smaller scale, mixed B1 and B2 uses appropriate to the location reflecting the proximity with existing residential development to the north and accessed off Holly Lane and/or Abeles Way.

Innage Brook will be protected and enhanced by a 10m semi-natural buffer between any development and the bank of the brook.

**2006 Local Plan allocation, SAP EMP8**

**Coleshill**

- 14.27 Coleshill is one of the three Market Towns and lies to the west of the Borough. It has a wide range of services and facilities. It is surrounded by Green Belt. The town's historic core continues to reflect its medieval plan form, whilst architecturally the town displays a considerable variety of buildings varying in size, type and date. The built character of the historic core is dominated by two and three storey Georgian townhouses and its medieval church. There are many listed buildings and two conservation areas within the town. Since 2008 it has had its own railway station, Coleshill Parkway, with a bus interchange, which is proving to be very successful.
- 14.28 Coleshill Industrial Estate / Gorse Lane lies to the north of the settlement with Hams Hall Business Park and rail freight terminal beyond this. Coleshill lies to the north of

the NEC and Birmingham Airport. HS2 Phase 2 will run to the west of the Town with the new Interchange Station just to the south.

14.29 Development in the Core Strategy was limited to land inside the development boundary. This was taken forward in the Draft Site Allocations Plan. Although there are a few opportunities it is considered necessary to allocate land outside of its current boundaries and remove land from the Green Belt. This will allow for some development to take place and maintain Coleshill as a Market Town.

14.30 There are a number of constraints to development around Coleshill. These are physical barriers such as flood plain to the historic view of the Church setting within the conservation area. Land around Coleshill within the Joint Green Belt Study generally performed well in relation to Green Belt principles.

### *Housing*

14.31 There are some outstanding allocations from the Draft Site Allocations Plan which are brought forward as part of this Plan. These are the sites at Blythways, Blythe Road, Coleshill and the former Police and Leisure Centre sites to the south of Coleshill town centre. On the site of the former police station a residential nursing home is being built. Although this reduces the site area for residential development it is expected that the former leisure centre will still provide for the same number of units.

14.32 Within the 2006 Local Plan and the Core Strategy it was expected that there would be no development outside of the current development boundary other than possibly for locally affordable housing. Due to the Green Belt beyond the development boundary of Coleshill this will continue during this plan period.

#### **H4 Former Leisure Centre site, Coleshill**

0.9 hectares of land on the site of the former leisure centre is allocated for approximately 25 units.

#### **H5 Land at Blythways, Coleshill**

Some 1.3 hectares of land is allocated for housing at land at Blythways, Coleshill. Local heritage assets will need to be considered and taken into account in the design and form of the future development of the site and the proximity of the site to the Coleshill Conservation Area.

14.33 A further housing site is being proposed on the site of the allotments adjacent to the Memorial Park, Coleshill. Access would need to be gained through the site of the former police station. Replacement of the allotments will be required.

#### **H6 Allotments adjacent to Memorial Park, Coleshill**

1.4 hectares of land, currently used as allotments, adjacent to the Memorial Park, Coleshill is allocated for residential development. Replacement allotments will be required. Land has been allocated, Policy C1, to the east of Coleshill to allow for this provision.

**None**

*Community Facilities*

- 14.34 Coleshill Town Council identified, as part of work on the Infrastructure Delivery Plan a need for a cemetery extension. They have also expressed this need within their emerging Neighborhood Plan. The most optimum site for such a use is directly adjacent to the existing cemetery.

**C1 Land off Maxstoke Lane, south of St Peter and St Paul's Cemetery**

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 use for the Parish and Coleshill Community.

**None**

**Polesworth and Dordon**

- 14.35 Polesworth and Dordon make up one of the three Market Towns and lies to the north of the Borough. Polesworth has the historic core centred on Polesworth Abbey and the Conservation Area. Polesworth and Dordon have a close geographical relationship with Tamworth, for a range of services and facilities. However residents also use the services and facilities in other neighbouring settlements of Atherstone, Nuneaton and Coventry. Hospital referrals are mainly accessed via the George Eliot or University Hospitals. This puts the services and facilities in Polesworth and Dordon under pressure. It still retains some key services but these are generally small in scale.
- 14.36 Polesworth and Dordon are important areas for growth and provide an opportunity to deliver new development of character and distinction. The varied landscape and topography, together with inherent natural features of value, will form the basis for a standard and quality of place making that is unique within North Warwickshire. The character of Polesworth and Dordon should be used to inform type of place created and integration between old and new communities will be a key aspiration. There are however constraints to their growth: To the north and east is the issue of coal reserves. To the west, the gap between the built up boundary of Tamworth and the rural areas up to Polesworth and Dordon in North Warwickshire, are extremely important locally and to the Borough as a whole. The industrial area and the housing to the south of the A5 are separate from the main body of the settlement and any development in this area needs to consider how this issue could be addressed.
- 14.37 Access within and around Polesworth and Dordon is an issue. The junction of the A5 and Long Street needs to be improved or changed if development in this area can be taken forward. In addition, Long Street itself may constrain the number of developments that take place to the north of the A5 and needs to be addressed in any development proposals that look towards the A5 for access. The B5000 also needs to be considered and appropriate proposals be implemented.
- 14.38 It is clear the issue of coal reserves needs further investigation to ascertain the exact areas for development to the east of Polesworth and Dordon

14.39 A major challenge is to ensure that any development growth in Polesworth and Dordon makes a positive contribution to its sustainability by embracing a mix of housing and other uses, especially small scale employment uses, is supported by all the necessary infrastructure and services while protecting the separate identity of the two distinct communities

*Housing*

14.40 A strategic allocation is identified at Polesworth and Dordon, to the immediate east of the existing settlement and to the north of the A5 and as shown on the figure 1. The allocation will provide for a minimum of 2000 new homes over the plan period.

14.41 The development will create a high quality extension of the Polesworth and Dordon communities, maximising the opportunities afforded by the topography of the site and the presence of a number of Local Wildlife sites. There are a number of heritage assets within and close to the site, which will need detailed assessment of their heritage values and significance in order to avoid, and where necessary, minimise the impact of development on these assets. A mix and range of housing types, styles and tenures, will be provided to assist in meeting the housing needs of the Borough and in particular, providing aspirational, quality homes to retain families within North Warwickshire. New retail facilities will meet local needs and be located in an accessible location, with new community provision either within the development or as part of enhanced existing provision nearby. Primary school facilities will be provided within the site and contributions will be made to ensure that secondary school facilities are available locally.

14.42 Strong green infrastructure will be a key feature, connecting through the new development into the existing settlements of Polesworth and Dordon and out to the surrounding countryside, to encourage walking, cycling and recreation. The existing local wildlife sites will provide a focus for the green infrastructure network. The use of sustainable urban drainage will be explored as an option to assist with flood alleviation and can combine with the green infrastructure corridors where possible.

14.43 A north-south vehicular route will be provided, linking the A5 with the B5000 to facilitate north-south traffic movement. Off-site improvements to the existing, surrounding strategic highway network will be provided, to ensure the satisfactory and safe movement of vehicles.

<p><b>H7 Land to the east of Polesworth and Dordon</b></p> <p>Land to the east of Polesworth and Dordon between the A5 and B500 will be allocated for development of a minimum of 2000 homes.</p> <p>Before planning permission is granted for development on the site, a Masterplan Framework and Design Guide for the whole site will be prepared by the landowners, in conjunction with and approved by the Council. The Framework will ensure that development for the whole site is delivered in a comprehensive and co-ordinated manner and the Design Guide will ensure a high quality of place is created. The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will include the following:</p>
--

1. The minimum provision of 2000 homes of mixed styles, types and tenures (market and affordable) with the potential for custom build and provision for the elderly (to include independent living for the over 55's and bungalows)
2. A new two form entry primary school to meet the needs of the development
3. A financial contribution to existing Secondary School provision, to ensure the satisfactory availability of school places in a locally accessible location
4. A focal point for retail and health facilities to meet the needs of the new development, in a location that is accessible. Uses that create vibrancy, activity and interest should be considered, including community uses and the provision of a pub and/or restaurant and other small scale commercial uses within the site should also be explored.
5. A strong and clear network of footpaths and cycle ways that allow for and encourage sustainable movement through the site. This network should connect to the existing settlements of Polesworth and Dordon and to the wider countryside and make use of existing rights of way.
6. A comprehensive transport assessment for the development and setting out the details of:
  - 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
7. Provision of a site wide, multi-functional Green Infrastructure network that is focussed on and has regard to:
  - the existing Local Wildlife Sites of The Hollies (known locally as the Blue Bell Wood), The Orchard, The Former Colliery and The Pond. Opportunities to enhance appropriate public access to these sites should be explored to create a useable asset for local residents. The Hollies in particular, provides a strong natural feature of the containing Ancient Woodland with local ecological value. A 50 metre landscaped/open buffer should be retained around the woodland, unless demonstrated otherwise to the satisfaction of the Council, forming a transitional area, to ensure suitable protection to the Ancient Woodland from nearby development;
  - retaining and enhancing existing natural features such as hedgerows and field boundaries wherever possible;
  - the proposed footpath/cycleway network as far as is practical. Options should be explored to combine these 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
8. 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.

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.
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; and ensuring the delivery of high quality design throughout
11. Community and key stakeholder consultation, engagement
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.

**SAP HS1, SAP OS3, SAP TP2, Site DOR26 POL7 & POL13**

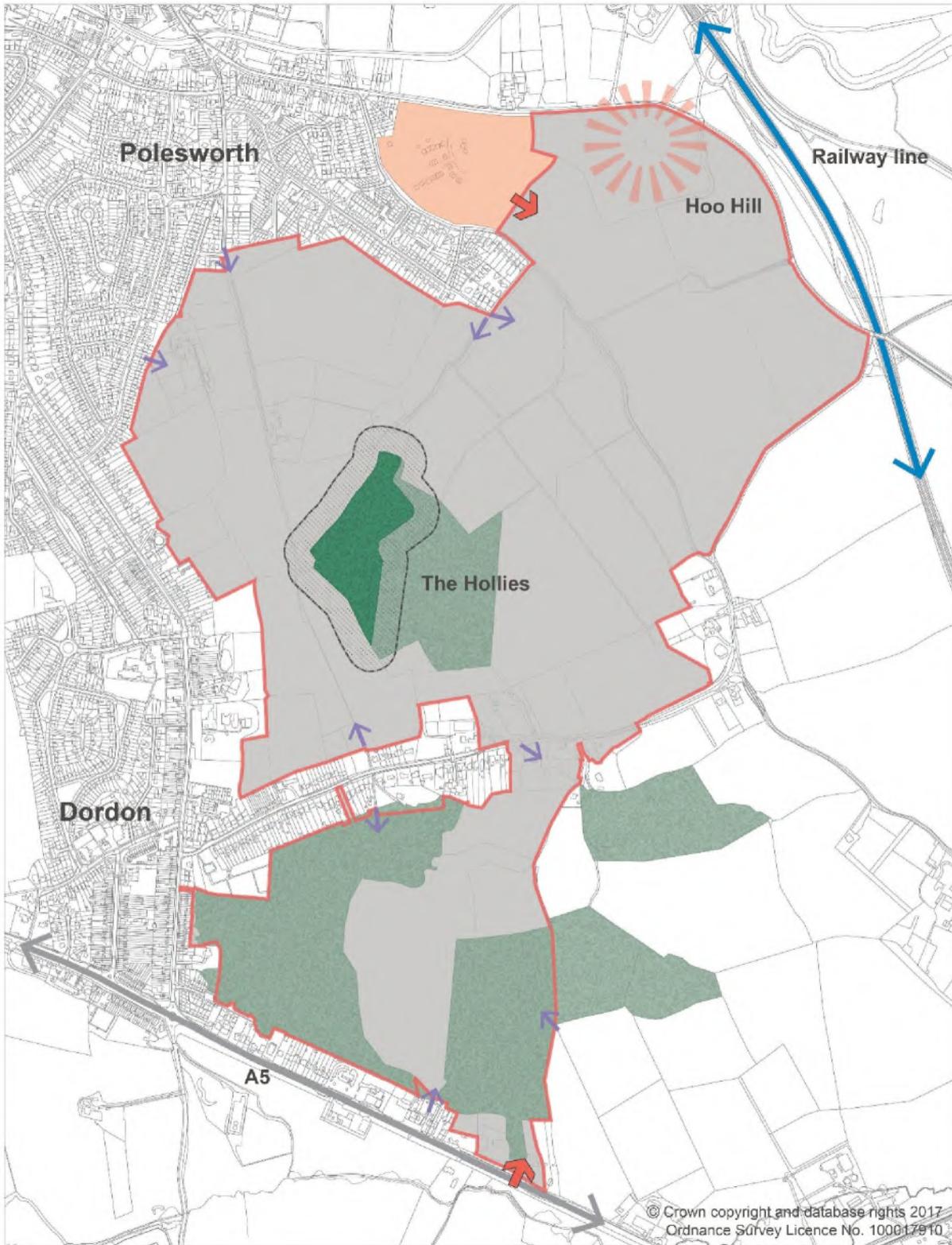
**Figure 1 - Polesworth and Dordon Strategic Site Allocation**

**Polesworth and Dordon**  
Strategic Site Allocation

**Legend**

-  Site allocation - area within the red line only (160.8 hectares)
-  Local Wildlife Sites (see also Policy LP16)
-  Ancient Woodland at The Hollies Local Wildlife Site
-  50m protection buffer around Ancient Woodland (see Policy H7(7))
-  Indicative locations for north/south link road access points
-  Some of the access points for walking and cycling routes
-  Route of the railway line to the east of the Strategic Site Allocation
-  Route of the A5 to the south of the Strategic Site Allocation
-  Grade II listed Obelisk - key landmark on site of St Leonard's Chapel
-  Consented site for 145 homes (currently under construction)

Figure 1 - Polesworth and Dordon Strategic Site Allocation



- 14.44 Land to the east of Polesworth, between the B5000 and Coventry Canal is proposed for residential development. Design should take into account the sites proximity and relationship to the canal. Access into the site should be via the new roundabout on the B5000, currently serving the residential development to the south. Potential for further development to the east exists but this should be accommodated and accessed through the proposed site.

**H8 Land west of Woodpack Farm, Polesworth**

Some 1.5 hectares of land west of Woodpack Farm, Polesworth, to the north of B5000, is allocated for housing and will deliver approximately 32 units. Subject to the agreement of the highways authority access to the site will be from a fourth arm of the new roundabout recently built to access the land to the south.

- 14.45 Land adjoining the Coventry Canal to the rear of properties off Potters Lane at Fairfields Hill is proposed for residential development. Access to the site will require demolition of some existing buildings accessing onto Fairfields Hill. Design should take into account the sites proximity and relationship to the canal and the presence of the surrounding residential development. An archaeological assessment should also be undertaken to reflect the sites location and relationship with early local industry.

**H9 Land off Fairfields Hill, Polesworth**

Some 0.4 hectares of land off Fairfield's Hill, Polesworth is allocated for housing and will provide for approximately 9 units.

- 14.46 The site is a brownfield redevelopment opportunity in a highly sustainable location, close to the town centre and community facilities on the site of a former primary school and secondary and adult education centre. The site lies close to the 12th century Abbey church, now the parish church of St Editha, which is a Grade II\* listed building, the 14th century gatehouse, also Grade II\* listed and the site of Polesworth Abbey a former medieval Benedictine nunnery as well as a close relationship to the Polesworth Conservation Area. Two of the heritage assets are also Scheduled Monuments. Detailed assessment of the heritage values and significance of these assets will be required in order to avoid, and where necessary, minimise the impact of development on that significance. The development of the site will therefore require sensitive design and, where possible, retain or enhance existing views from the High Street into the Church, Abbey and grounds.
- 14.47 The opportunity to retain the vacant 19th Century former school building as part of any redevelopment proposal, through conversion and re-use should be sought to retain links with the history of educational use on the site.

**H10 Former Polesworth Learning Centre, High St, Polesworth**

A brown field site of approximately 0.7 hectares of land south of High Street, north of Polesworth Abbey, on the former Polesworth Learning Centre is allocated for residential redevelopment. Any development will need to consider the significance of the heritage assets within and close to the site and ensure that this is conserved and, where appropriate, enhanced in the design and form of any future development.

Development of the site will need a high quality of design and landscaping to reflect the proximity of the Abbey and its setting including its grounds, curtilage and associated buildings and provision must be made for retaining views into the Abbey from the High Street. Any development should complement the setting of St Edith's church and former Abbey and the character and appearance of the Polesworth Conservation Area retaining key views and the old school buildings.

**SAP**

*Employment*

14.48 Birch Coppice is one of the major distribution sites in North Warwickshire. It also has a rail freight interchange depot. Directly adjacent to this site is an area fronting on to the A5. It includes an area of some 1.5 hectares currently used as allotments. These will need to be replaced subject to further consultation with alternative provision being provided at a more accessible location close to existing residential areas. The existing allotments must be replaced and relocated to the alternative location to the north of the A5, prior to any redevelopment proposal being granted. In association with employment proposals E2 and E3 land north of the A5 off Browns Lane's is considered a potential suitable location and is identified for their replacement and identified on the Proposals Map as OS2.

**E2 Land to the west of Birch Coppice, Dordon**

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. Replacement allotments will be required to be provided to land north of the A5, identified as site OS1 on the proposals map.

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.

Identify a Site opportunity for accommodating open space/recreation uses involving relocation from land south of A5 to land north of A5, to facilitate improved recreational provision and facilitating employment and/or mixed development opportunities.

**SAP EMP5, SAP OS2**

14.49 The allocation of the playing fields south of the A5 at Dordon reflects an opportunity to relocate the current recreational use (Birch Coppice Football club ground) to a site closer to existing residential areas and help rationalise accesses onto the A5. The site, if redeveloped, can utilise access from the adjoining allocated employment site allowing closure of the current access onto the A5.

**E3 Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm**

Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining Hall End Farm 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. The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the proposals map, prior to any redevelopment proposal.

**SAP EMP3, SAP DOR13**

**Category 2: Settlements adjoining the outer boundary of the Borough**

**Tamworth**

*Employment*

14.50 In the Core Strategy and the Draft Site Allocations the Borough Council was not keen to identify any sites for dealing with a particular need identified by neighbouring local authorities. It is important to the Borough Council that residents and businesses are seen as being part of North Warwickshire. This is the stance that Borough Council would like to continue in the main in this Local Plan. However it recognises that this cannot always be the case. There are some sites that are clearly, due to their road layouts in particular, seen as being part of the neighbouring local authority. This in some ways makes the distinction clear that a site is serving the needs of the neighbouring local authority. The site south-west of junction 10 of the M42 is such a site. Its physical location and access through the existing Relay Park means it is read as being part of Tamworth. For this reason the Borough Council will accept that this contributes to the proportion of 14 hectares being sort by Tamworth Borough Council within their adopted Local Plan 2015. Further discussions will take place with Tamworth Borough Council and Lichfield District Council to ascertain the location of the further 6.5 hectares.

*Housing*

14.51 In addition to employment land Tamworth Borough Council is also seeking a further 825 dwellings to be provided between North Warwickshire Borough Council and Lichfield District Council. Any provision is not in additional to the 3790 for the Greater Birmingham HMA but as part of that provision as Tamworth is clearly part of the Greater Birmingham HMA.

14.52 The land to the west of Robey's Lane was not considered to be part of the Meaningful Gap due to its relationship to Tamworth and is seen as an opportunity to develop a site directly adjacent to the site of the former Golf course which is currently under construction in Tamworth. The opportunity exists to provide access with this site to ensure that the developments are undertaken comprehensively. It is important that when considering the needs of the site in terms of the required services and facilities that consideration is given to cross-border implications. A number of meetings have already taken place between the Borough Council, Tamworth Borough Council, Staffordshire County Council and Warwickshire County Council.

14.53 Robey's Lane itself is a small rural lane and it will be important that this is retained to ensure that the rurality of the gap is maintained. It leads to Alvecote Priory and Alvecote Wood. Both of which are important heritage assets. A landscaped buffer will be provided to the west of the Lane to assist with maintaining and strengthening the gap in this locality and assist with the setting of the ancient woodland and priory.

**H13 Land west of Robey's Lane, adjacent Tamworth**

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. 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:

- 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, respectively an ancient woodland and scheduled monument.

**None**

**Lindridge Road, Wishaw**

14.54 Within the Birmingham Local Plan there is a Sustainable Urban Extension (SUE) called Langley SUE. This site is expected to deliver in the region of 6,000 dwellings. The site north of Lindridge Road, Wishaw lies directly north of the Langley SUE and would provide for around 140 dwellings. It is a triangular piece of ground and is bounded to the east by the motorway. The site is currently in the Green Belt and it is proposed to exclude the site from the Green Belt and to seek it to be developed as part of the Langley SUE. It would make a natural extension to the housing proposal and would have a strong defensible boundary of the motorway to the east. The proposed allocation of housing in this location is because of the future presence of Langley SUE and it is therefore important that the site is not developed in isolation from the SUE.

**H14 Site at Lindridge Road, adjacent Langley SUE, Wishaw**

Approximately 6.7 hectares north of Lindridge Road, Wishaw is to be excluded from the Green Belt and allocated for residential development subject to;

- 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.

**None**

**Horiba MIRA Technology Park & Enterprise Zone**

- 14.55 The MIRA Technology Park & Enterprise Zone was established in 2013. The MIRA estate covers an area of approximately 874 acres (353 hectares) – roughly 1.05 by 1.55 miles (1.7km by 2.5km). The site has over 58 miles (95km) of test track, which along with its other specialist testing equipment make it a unique automotive testing facility within the UK. Although the majority of the site falls within the Borough of Hinckley & Bosworth the Borough Council has been working with HBBC and Nuneaton & Bedworth BC to ensure the benefits of its growth are far reaching.
- 14.56 The Local Plan production has given the opportunity to look at how further growth could be permitted which would exploit the different emphasis of jobs for the benefit of the Borough. This Plan supports the focus on advanced manufacturing and engineering consistent with the sub-regional vision established by the Coventry and Warwickshire Local Enterprise Partnership under the Strategic Economic Plan (SEP). Approximately 42 hectares has become available to the south of the main site. This land will be outside of the current Enterprise Zone. It will become known as the Southern Manufacturing Park (SMP)
- 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 B1 (research and development) and B2 uses. Logistic uses will not be permitted. 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.
- 14.58 Nurturing infant companies within the research and development arena is an important element of looking to the future and ensuring that focusing on maximising the benefits both for and from the developments taking place at MIRA (both north and south of the A5). Therefore, a key requirement is to provide a place where individuals / starter businesses with great ideas can come and try them out and take advantage of the location and expertise. Discussions will continue with the owner, CWLEP and WCC to determine the optimum size for an incubator building or buildings.
- 14.59 The site is located off the A5 which is a Roman Road. Therefore before development takes place any potential archaeology of importance will need to be carried out in accordance with national policy guidance. The site is also close to the Caldecote estate and St Chads Grade II\* listed Church. The wider landscape

impact will need to be considered and taken into account in the final form and design of development.

**E4 Land to the south of Horiba MIRA Technology Park & Enterprise Zone**

Approximately 42 hectares will be allocated for B1 (research & development) and B2 use to the south of the A5 at Horiba MIRA Technology Park & Enterprise Zone.

Purpose built premises will be required to be provided on approximately 2 hectares to cater for small incubator units.

B8 (warehousing & distribution) will not be permitted unless it is ancillary to the main use. Development will be carried out in accordance with a Master Plan.

Assessment will be required of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to Caldecote and Watling Street, to inform appropriate design of development on site.

The Master Plan, to be agreed by the Borough Council, will include:

1. The provision of a cycle and footpath link along the A5 to Atherstone and Mancetter;
2. access to the cycle/pedestrian route to the south east of the site; a landscape buffer to the southern and south eastern boundaries of the site;
3. means to maximise on site solar energy generation;
4. means of controlling lighting and in particular to minimise impact on Caldecote; and,
5. the final form and design of development will take into account the impact on heritage assets.

**None**

**Category 3 Local Service Centres**

**Baddesley & Grendon**

14.60 Baddesley Ensor and Grendon are two villages which are co-joined. They are situated about 2½ miles from Atherstone. Grendon reflects the unplanned “ribbon” development of the early to mid-1900, running south east along the A5. Whilst Baddesley Ensor rises up Boot Hill from the A5 with the main centre located from Hill Top to Keys Hill/New Street. Baddesley benefits from a number of services and facilities, including the primary school, village hall, public house and a few shops and daily bus service. It has a community library in the village hall and community hub. Grendon in addition has a public house and a newsagent. There is also a Working Men’s Club and bowling green. New development should help maintain existing services, but must be developed in character with the village, addressing service needs and highway issues.

14.61 Church Farm is located to the north of New Street, Baddesley Ensor. Car sales have taken place from the site. The allocated site extends beyond the farm buildings. Due to its setting, in relation to both natural and built resources, it requires careful consideration of the form of the final development.

**H15 Land at Church Farm, Baddesley Ensor**

Land at Church Farm New Street, Baddesley Ensor, comprising 2.2 hectares is allocated for residential development. 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. 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 semi-natural buffers.

**SAP Site BE7**

14.62 Land to the north of the Grendon Community Hall which was formerly the Youth centre is owned by Warwickshire County Council. It is relatively small site but can provide for a small development that can be integrated into the village and other properties along Boot Hill.

**H16 Land north of Grendon Community Hall (former Youth Centre) Boot Hill, Baddesley Ensor**

Land at Boot Hill adjoining the former Youth Centre, currently Grendon Community Centre, comprising 0.3 hectares, is allocated for residential development. Development of the site should ensure retention of the mature trees to the boundaries of the site to reflect the character of the site and aid in integrating the site into the existing village.

**SAP Site BE3**

14.63 The Sparrowdale School on Spon Lane, previously owned by Warwickshire County Council, closed over ten years ago. It has been proposed for development for sometime but due to the complexities of former school sites it has taken some time to come forward. In addition, the recycling centre, located adjacent to the school site, was moved to Birch Coppice and so is now also available for development. It is appropriate that the two sites are considered together.

**H17 Land at Spon Lane, Grendon (former Sparrowdale School and Former Recycling Centre)**

Land at Spon Lane, Grendon on the former Sparrowdale school site, comprising 1.9 ha, and the former recycling centre, comprising 0.2 ha, are allocated for residential development. Access to the sites will be via Spon Lane using the existing access points. The most southern access point will be closed in the interest of highway safety. A pedestrian cycle link will be expected to the east of the site as well as the provision of a play area.

**SAP Sites GRE1 & GRE2**

14.64 Land to the north of Grendon off Spon Lane has been developed for housing and is now complete. A second phase is being proposed which will extend the area for a further 120 dwellings. A third phase is reserved and is referred to in policy LP39(a). This third phase will allow for land to be protected from development to allow for the future dualling of the A5.

**H18 Dairy House Farm (Phase 2), Grendon**

Some 9 hectares of land at Dairy House Farm, Spon Lane Grendon will form Phase 2 of housing for approximately 120 dwellings. Contributions will be required for health and educational facilities. Improved and / or new recreational facilities will be provided.

**Hartshill with Ansley Common**

14.65 Hartshill with Ansley Common is one of the five Local Service Centres. It has a wide range of service and facilities. The main facilities include a large secondary school, serving a wide catchment area in parts of North Warwickshire and Nuneaton, one of the largest Junior Schools in Warwickshire and a infant school. The scale of school provision is a particular feature of the village and needs major investment both in terms of the buildings as well as providing better access to the schools.

14.66 There has been considerable housing development in the village in the last 40 years, which has resulted in two large estates either ends of the village. There is potential for further housing growth including a number of previously developed sites, as well as substantial Greenfield sites. The key would be to allow development that would reflect the nature of the village, as well as improve the local services and facilities. Although it has a very close proximity to Nuneaton it remains an area which has a more rural character. Any development in this area will affect residents and businesses in both Boroughs'.

14.67 Hartshill has a long history of mineral extraction, with hard rock quarries to the east. To the west there are the remains of the Moorwood mineral railway line and there are sites that have previously been tipped. It will be important for there to be early consideration of beneficial after uses of mineral sites. Any uses would need to protect and enhance the rich natural and geo-diversity in this area.

*Housing*

- 14.68 It is proposed to allocate some 30 hectares at land off Church Road, Hartshill. The land extends to Nuneaton Road in the east to Camp Hill Road to the south. There are areas of land to the north west of the site which are still potentially operational for mineral extraction, but these lie outside of the allocated site. The owners, Tarmac and Hanson, are keen to secure the site and quarries long term use as well as give the opportunity, either in its entirety or in parcels, to be released for uses that would assist the continued vitality of the village. The Hartshill Parish Plan and Neighbourhood Plan have highlighted a need for housing for older people. It is expected that due to the size of the site that a range of house types will be provided.

**H19 Land between Church Road and Nuneaton Rd, Hartshill**

Some 30.4 hectares at land between Church Road and Nuneaton Road, Hartshill is allocated for a minimum of 400 dwellings with associated infrastructure. Any development will need to consider the significance of the heritage assets within and close to the site and be taken into account in the design and form of any future development..

Development will be undertaken in accordance with a Concept and Master Plan agreed with the Borough Council. The document will be prepared to assist with the development of the site. Development of the site will include:

- a through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;
- access and parking issues addressed;
- a range of house types to include housing for the elderly and young people; and
- a net improvement in educational, sport and recreation facilities within and adjoining the site to include educational infrastructure to assist the adjoining secondary school and nearby primary schools as well as the protection and long term favourable management of designated Local Wildlife sites; and,
- the contribution of setting to the significance of the Holy Trinity Church to be assessed and taken into account in the design and form of the future development.

**SAP HS3 (Site HAR 3)**

- 14.69 There are a number of sites that have been put forward for housing development around Ansley Common. Some 17.2 hectares south of the village have been allocated with a further 21.6 hectares north of the village reserved for future development. These large areas give the opportunity for a number of service and facilities to be improved as well as improve the local roads.
- 14.70 Access to both southern and northern sites will need to be investigated and solutions be implemented comprehensively. This may also involve sites within the boundary of Nuneaton and Bedworth Borough Council.

## **H20 Land south of Ansley Common**

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.

Development of the site will include:

- 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 sports ground and allotments;
- 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 50m (or as agreed) buffer will be retained and maintained to the ancient woodland of Brett's Wood.

## **None**

14.71 There are further sites around Ansley Common that have been put forward for development. The site off Oldbury Road cannot be developed as it is a Regionally Important Geological Site (RIG). An additional area to the west of the northern 21.6 hectares site will be reserved for longer term housing needs. It is very important that this site is considered with the other allocations in the area to ensure that the services and facilities, including road access, educational and health facilities, are planned comprehensively. This is referred to in policy LP39(a).

## **Kingsbury**

14.72 Kingsbury is located to the western half of the Borough south of Tamworth. It is constrained by a flood plain to the west and the Birmingham to Tamworth railway line to the east. The Kingsbury Oil Terminal lies to the north east. HS2 Phase 2b will run from the south-west to north-east to the north of the village. The village is surrounded by Green Belt. It has a small conservation area with one of English Heritage's Buildings at Risk. Kingsbury is now a large, semi-rural village

14.73 Kingsbury Hall is currently on the Building at Risk register prepared by Historic England. The Hall and adjoining land extends to 2.8 ha site. The Hall and its surrounding grounds, walls and structures are Grade 2\* listed. They are also part of a Scheduled Monument. The adjoining developable area amounts to approximately 2.3ha.

14.74 Land to the north of Kingsbury has been safeguarded which is explained in more detail in Policy LP4

## **Water Orton**

14.75 Water Orton is constrained by the Green Belt and the River Tame. It is under pressure for further development due to its close proximity to Birmingham. Major road and rail transport infrastructure surrounds the village. In addition the delta junction for the High Speed Railway (HS2) will lie to the south and west of the village. The majority of the route in this area will be either on embankment or viaduct and be four tracks wide.

### *Education*

14.76 As a result of the development of Phase 1 of HS2 there is a need identified to move the current Water Orton Primary school to a new location. This has been given as an assurance by the Secretary of State and is an essential part of the mitigation for the proposed railway line. Water Orton is constrained on the lack of opportunities that could fit the criteria of providing a good quality school environment, close to the existing village away from other noise generators such as other railway lines. The only potential site is a site off Plank Lane. For this exceptional reason the site is removed from the Green Belt and allocated as a site for the new school.

14.77 The site constitutes approximately 3 hectares on land north of 'The Green' and Plank Lane, Water Orton. Development of the site is subject to the programme and delivery of HS2 and any necessary compensatory agreements, to ensure both that funding resources and a delivery programme is in place to ensure delivery of the community/education facility.

### **S1 New School**

Land off Plank Lane Water Orton will be removed from the Green Belt and is allocated for a new primary school, including playing fields.

### **None**

### *Housing*

14.78 There is one main housing allocation in Water Orton. The site has become available due to the relocation of the school. This enables the release of the old site for residential redevelopment and will help support the provision of the new school at Plank Lane. These are exceptional circumstances. The site comprises 2.8 ha of land, which includes the current Water Orton Primary School, playing fields and associated facilities that lies between Attleboro Lane and the boundary edge of the area safeguarded for HS2 Phase 2 route into Birmingham.

14.79 It is proposed to remove from the Green Belt the area of the site beyond the school buildings. The embankment of the HS2 route will form the new line of the Green Belt in this particular area and form a firm defensive boundary. The proximity of the site to the HS2 route to the south will need to be addressed by any development proposals.

**H21 Former School redevelopment site (excluding original historic school building),  
Water Orton**

The site of the former Water Orton Primary School (2.8 hectares) at Attleboro and Vicarage Lane, Water Orton is allocated for housing. The development will include;

- a range of house types to include housing for the elderly and young people;
- the retention of the original 19<sup>th</sup> Century School Building; and,
- the provision of a landscaped buffer to the southern boundary of the site, alongside the area safeguarded for the HS2 Phase 2 route.

**None**

**Category 4 Other Settlements**

**Ansley**

14.80 Ansley is a large parish to the west of Nuneaton containing the two main settlements of Ansley Village and Ansley Common. Ansley village lies west of Nuneaton along the B4112 Birmingham Road just under a kilometre from Church End, the old village containing the church, a specialist school, and vicarage. The houses of the present Ansley village extend for nearly a mile along Birmingham Road. The location of the settlement is rural but with a character linked to previous mining activity including housing. The settlement is also characterised by some small scale farmed landscape with varied topography and landscape. The settlement includes a village store and fish & chip shop, a post office point, 2 public houses and social club, church hall, recreational facilities and bus services into Nuneaton/Hartshill but no primary school (the nearest being at Arley or Ansley Common and Galley Common).

14.81 The levels of facilities and services within the village are considered insufficient to support major development levels. Ansley's role will be primarily to serve its own local needs in terms of development, particularly in terms of affordable housing, and serve a limited rural hinterland around. These development needs are expected to be fairly limited. Development potential is also limited by Green Belt designation along the southern and western boundary of the village. Two allocations have been made towards the northern part of the village.

**H22 Land at Village Farm, Birmingham Road, Ansley**

Land at Village Farm, Birmingham Road comprising a 0.6 ha brownfield redevelopment site opportunity is allocated for residential development. Consideration should be made for retaining the original 19<sup>th</sup> Century farm dwelling as part of any redevelopment proposal to reflect the character of the site and aid in integrating the site with the existing village.

**SAP Site Proposal ANS1**

## **Austrey**

- 14.82 The village is situated within attractive countryside close to the Leicestershire border. It consists of approximately 400 houses, two churches, a primary school and a pre-school, public house, 2 playing fields and a shop/post office. There are at least 14 Listed Buildings/Structures, some with altered fronts, but at least five of them show old timber-framing. There is some potential for small scale redevelopment or expansion.
- 14.83 It is normal practice that if a site has planning consent that it is not included in a Local Plan as an allocation as the principle of development has already been accepted and to avoid double counting. The following site is not included in the list of new allocations but is included here due to the important local facilities that the development will deliver. The proposal will deliver community services, parking for the village hall and open space. The development boundary will be drawn around the current consent.

### **H23 Land off Main Road, Austrey**

Land off Main Road, Austrey is allocated for a mixed use proposal for housing, to provide additional Open Space (village green) and an element of parking for the church and village hall.

### **SAP HS3 (Site AUS14)**

## **Newton Regis**

- 14.84 The village of Newton Regis lies grouped along roads from Austrey on the south-east and Seckington on the west, Shuttington to the south and is the northernmost village in the Borough. Many of the houses are modern, but at the west end of the village there is a large conservation area which has retained its character, with black and white cottages, thatched roofs, farm buildings, a picture book duck pond and church, all combining to form the traditional old world village image. More recent housing development has blended in well with the older buildings.
- 14.85 The village has limited services including one school with a nursery. The Village Hall is a recently constructed building which gives the community access to better facilities and services and currently accommodates Post Office services. There is some potential to accommodate well designed small scale development.

### **H24 Site Manor Farm, Newton Regis**

1 hectare of land is allocated for housing development at Manor Farm, Newton Regis. Any development will need to consider the significance of the heritage assets within and close to the site and be taken into account in the design and form of any future development.

### **SAP Site Proposal NR3**

## Shuttington

14.86 Shuttington is a small village and parish to the north of Tamworth. The village stands centrally on the highest ground, at about 280 ft. and from here the land falls fairly sharply westwards to the River Anker. Services are limited with a public house, village hall and playing fields.

### **H25 Land south of Shuttington Village Hall**

1.5 hectares of land is allocated to provide for approximately 24 units on land south of Shuttington Village Hall. It will provide for a range of housing needs.

### **SAP part of Site Proposal SHUT1**

## Warton

14.87 Warton is a small village north-west of Atherstone and to the east of Polesworth, which has accommodated additional development since the 1960s. The village has a range of services and facilities with a primary school, two public houses as well as a Working Men's club. There is one remaining shop / post office in the centre of the village and a further facility with ATM. The recreational facilities are identified as needing improvement.

14.88 Land north of Orton Road, Warton lies within walking distance of the Fox and Dogs pub, the approved retail facility and the Warton Nethersole Primary School. The provision of a pedestrian and cycle link from Little Warton Lane and serving the whole site is important to both access the site sustainably and help integrate the site into the village.

### **H26 Land north of Orton Road, Warton**

Land north of Orton Road, east of Warton comprising 4.2 hectares is allocated for residential development. The site will be brought forward in agreed phases. Development will include;

- those allotments currently in use will be re-provided on site;
- off-street parking to serve the existing dwellings fronting Orton Road to the west;
- traffic calming measures along the site frontage onto Orton Road; and
- the provision of a pedestrian/cycle access route to the west from the site onto Little Warton Road;

### **SAP part of Site Proposal WAR8**

14.89 Some of the land off Barn End Road is being proposed for housing development. A developed site for a minimum of 80 can be created by the introduction of a landscaped area which effectively recreates a strong boundary to the open field beyond.

**H27 Land off Barn End Road, Warton**

Some 4.5 hectares is allocated for housing at land off Barn End Road, Warton providing for a minimum of 80 units. A landscaping strip will be provided to the east of the site to create a strong landscaped boundary to the field beyond. Contributions will be required for health and educational facilities. Improved and / or new recreational facilities will be provided.

**Wood End**

14.90 Wood End is an old mining village which grew around the former Kingsbury Colliery. It has a church, a primary school, a small store, club and a village hall. Much of the village dates from the 1980s, with the old housing being demolished and replaced, with further recent redevelopment at formerly Islington Crescent, now known as Meadow View. The Colliery has been redeveloped into the Kingsbury Link Industrial estate. Green Belt constrains the potential for development to the south and west.

**H28 Land south of Islington Farm, r/o 115 Tamworth Rd, Wood End**

1.3 hectares of land are allocated for housing development. Access to the site can be from Meadow View. It can provide for a range of housing needs.

**SAP part of Site Proposal WE3A**

**Category 5 Outside Settlements**

14.91 There are no site allocations beyond the development boundaries as shown on the Proposals Map.

**Chapter 15 Monitoring**

15.1 Monitoring of the Local Plan is a central component of ensuring that the Plan delivers. Equally as important is the monitoring of neighbouring plans to ensure that they are delivering their required developments.

*Table 9: Monitoring Information for individual policies*

Local Plan		Indicator	Target
No of Policy	Policy Title		
LP1	Sustainable Development	% Positively prepared planning applications approved in compliance with the Local Plan Provision of infrastructure	Ensure all planning applications accord with the policies in this Plan  Amount of infrastructure provided
LP2	Settlement Hierarchy	Amount of development	Where the development requirements identified within the housing trajectory are not delivered over a 2/3 year period (Monitoring with AMR)
LP3	Green Belt	Changes to Green Belt	
LP4	Safeguarded Land	Amount of land released for development	
LP5	Meaningful Gap	Amount of development taking place	Maintenance of gap between Tamworth & Polesworth & Dordon
LP6	Amount of development	Actual development taking place	9600 dwellings, 100 ha of employment land & 9 residential and 5 transit Gypsy & Traveller pitches
LP7	Housing Development	Type of development taking place	To provide a mix of housing Five year housing supply
LP8	Windfall	Amount of development	Actual number of windfalls
LP9	Affordable Housing Provision	Amount of development	Actual number of affordable housing delivered Where there is a low trajectory of housing provision
LP10	Gypsy & Travellers		Sites provided in accordance with policy
LP11	Economic Regeneration	Improvement in economic performance	Evidence of broadening employment base. Limited loss of

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			employment land.
LP12	Employment Areas	Improvement in economic performance	Monitoring of uses on existing industrial estates
LP13	Rural Employment	Improvement in economic performance	Number of schemes supported for farm diversification & re use of rural buildings
LP14	Natural Landscape	Landscape character	No adverse impact on sensitive areas
LP15	Historic Environment	Heritage at Risk	A reduction in the number of assets on Heritage at Risk Register
LP16	Natural Environment	Addressing quality and number of local sites	Amount of any unjustified loss
LP17	Green infrastructure	Measurement of number and size of sub-regional and local GI assets and biodiversity connectivity	Amount of any unjustified loss linked to the GI Study
LP18	Tame Valley including Kingsbury Water Park		
LP19	Local Nature Reserves	Improvement to the natural environment	Number of LNR's maintained
LP20	Green Spaces	Protection of important local spaces	Number of any unjustified losses
LP21	Towns Centres & Neighbourhood Centres	Vitality & viability of centres	Reducing the loss of retail
LP22	New Services & Facilities	Provision of new services & facilities	Number provided
LP23	Loss of Services & Facilities	Maintenance of existing services and facilities	Number of any unjustified losses
LP24	Recreational Provision	To enhance the sustainability of developments	Number of new or improved facilities
LP25	Transport Assessment and Travel Plans		
LP26	Stations	Improving station provision	Number of new or improved stations
LP27	Railway lines	Protection of the strategic route of HS2 Future safeguarding of potential transport routes Level Crossings	
LP28	Level Crossings		
LP29	Strategic Road Improvements	Improvements to strategic road network	Implementation of improvements to key routes – A5 in particular
LP30	Walking & Cycling	Improved networks	A walking/cycling strategy
LP31	Development	Amount of flood storage	

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	Considerations	Achieving the Green Space Strategy action plan Creation of alternative transport services/routes	
<i>LP32</i>	Built Form		
<i>LP33</i>	Shop Fronts, Signage & External Installations		
<i>LP34</i>	New Agricultural & Equestrian Buildings		
<i>LP35</i>	Water Management		
<i>LP36</i>	Parking		
<i>LP37</i>	Renewable Energy & Energy Efficiency	Amount of onsite energy generation Energy reduction measures	
<i>LP38</i>	Information & Communication Technologies		Extent of coverage of areas enabled for superfast broadband services
<i>LP39</i>	Housing Allocations	Amount of development	Delivery of sites
<i>LP39a</i>	Reserved Housing Sites	Amount of development	Five year housing supply
<i>LP40</i>	Employment Allocations	Amount of development	Delivery of sites

**Appendices**

<b>A</b>	Glossary
<b>B</b>	Housing Trajectory
<b>C</b>	Evidence Base
<b>D</b>	Settlement Hierarchy
<b>E</b>	List of Existing and Sites with Planning Permission Authorised for Gypsy and Traveller Use
<b>F</b>	Summary of Number of Completions from 1 April 2006 to 31 March 2016 split between Total & New Build (Gross)
<b>G</b>	Transport Assessments
<b>H</b>	Design Guide for Extensions
<b>I</b>	Design Guide for Shop Fronts
<b>J</b>	Design Guide for Bin Storage
<b>K</b>	Parking Standards
<b>L</b>	Map showing the area of the Tame Valley Wetlands NIA

**Appendix A Glossary - Key Words**

This glossary of terms explains what is meant by commonly used or particularly important planning terms. In some cases the meaning of the term is legally defined, and this glossary cannot supersede such definition. It is however intended to help people using the plan to avoid misunderstandings.

<b>Affordable Housing</b>	A term which relates to housing which is either for sale or for rent – or a combination of both – at below current market values. Typically, it takes the form of social rented, shared ownership, key worker, outright below market sale or below market rent in the private sector.
<b>Annual monitoring report (AMR):</b>	part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
<b>AONB</b>	A statutory National Landscape designation to provide special protection to defined areas of natural beauty. These areas are designated by Natural England. There are none in North Warwickshire
<b>Area action plan</b>	used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents
<b>Biodiversity</b>	A whole variety of natural life and habitats, encompassing all genetic species and ecosystems
<b>Biodiversity Action Plan (BAP)</b>	A plan concerned with conserving, enhancing and protecting biological diversity
<b>Community Infrastructure Levy (CIL)</b>	A new provision which empowers, but not requires, Local Authorities to obtain a financial contribution on most types of new development based on the size and type of the development. The proceeds of the levy are to be spent on local and sub-regional infrastructure to support the community
<b>Community Strategy</b>	Local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.
<b>Conservation Area</b>	A formal designated area of special architecture or historic interest, the character or appearance of which it is desirable to preserve or enhance
<b>Core strategy:</b>	A set out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document. Development plan: as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework.
<b>Density</b>	Is the intensive use of a site or area. The term usually refers to the number of new dwellings per hectare
<b>Developer Contributions</b>	Works carried out, or payments made, by the developer of land to provide supporting infrastructure, landscape, public transport, education and other community facilities necessary to enable the development to

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	take place. These are normally secured through obligations / agreements under Section 106 of the Town & Country Planning Act 1990.
<b>Development Boundary</b>	A line that defines the area within which a permissive development policy or policies apply. Proposals maps development boundaries are defined for the majority of existing built-up areas, and are particularly relevant to the application of housing policies. They do not define what is or is not a settlement, and some smaller settlements do not have development boundaries. Nor do they necessarily define the extent of a settlement, as some features such as churches, playing fields, farm buildings and peripheral housing may be outside a development boundary
<b>Development plan documents (DPD):</b>	Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.
<b>Environmental Impact Assessment (EIA)</b>	Procedure to ensure that the likely effects of new development on the environment are adequately appraised and amelioration secured before development is permitted
<b>Evidence Base</b>	The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Plan and supporting documents, including physical, economic, and social characteristics of an area. This includes consultation responses.
<b>Examination In Public(EIP):</b>	The consideration of public views on a development plan document, or proposed changes to it, held before an independent inspector
<b>Flood Plain</b>	Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
<b>Green Belt</b>	National policy that defines large land areas where the open character will be maintained. Its purpose is to prevent the spread of conurbations, prevent the coalescence of towns and villages, and preserve the individual characters of settlements.
<b>Green Infrastructure</b>	The physical environment within and between our cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside
<b>Greenfield</b>	Land (or a defined site) which has not been built on before or where the remains of any structure or activity have blended into the landscape over time.
<b>Gypsies and Travellers:</b>	Definition of Gypsies and Travellers For the purposes of planning policy, gypsies and travellers are defined in the Planning Policy Traveller Sites (2015 update) as being: <i>“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of</i>

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	<i>travelling showpeople or circus people travelling together as such.”</i>
<b>Hearing</b>	
<b>Historic Landscape Character</b>	The identification of the historic development of today’s landscape, and the resultant pattern of physical features due to geography, history and tradition
<b>Housing Mix</b>	The provision of a mix of house types, sizes and tenures in an area
<b>Infrastructure</b>	Roads, public utilities (water supply, drainage, electricity, gas, telephones) and services such as transport, community facilities, schools and local shops. The necessary requirements for site development and community well-being.
<b>Issues and Options</b>	Produced during the early production stage of the preparation of Development Plan Documents and may be issued for consultation to meet the requirements of Regulation 19.
<b>Listed Building</b>	A structure included within the statutory List of Buildings of Special Architectural or Historic Interest compiled by The Secretary of State for Culture, Media and Sport with advice from English Heritage.
<b>Local development document (LDD)</b>	The collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
<b>Local Development Order:</b>	Allows local planning authorities to introduce local permitted development rights.
<b>Local Plan (formerly the Local Development Framework (LDF))</b>	The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.
<b>Local development scheme (LDS):</b>	Sets out the programme for preparing Local Development Documents.
<b>Local Service Centre</b>	Is a rural village which, in terms of its size and location, the number and range of services and facilities it contains, and its accessibility by a range of means of transport, enable it to provide for the day-to day needs of its own population and that of the surrounding rural area and other smaller rural settlements. They represent the locations where housing, employment, schooling, health care, and other facilities are to be concentrated in the interests of establishing sustainable patterns of development.
<b>Local strategic partnership (LSP)</b>	Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.
<b>Local transport plan (LTP)</b>	5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.
<b>Market Housing</b>	For those households who can afford to pay the full market price to buy or rent their home, ie. Occupied on the basis of price alone.
<b>Market Town</b>	A settlement in a predominantly rural area that functions as a service centre for the inhabitants of the town and its hinterland. In North

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	Warwickshire these are Atherstone, Polesworth and Coleshill
<b>Mixed Use Development</b>	New development that includes more than one use, for example residential, retail and business. Developments that have an ancillary use to a main use are not mixed use
<b>National Planning Policy Framework (NPPF)</b>	Document containing all national planning policy published in March 2012. The National Planning Policy Framework replaced all previously issued Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG).
<b>Natural Environment</b>	Natural environment includes biodiversity, geodiversity and landscape.
<b>Neighbourhood Planning</b>	This empowers communities to shape the development growth of a local area through the production of a Neighbourhood Plan, Neighbourhood Development Order or a Community Right to Build Order
<b>Preferred options</b>	Document: produced as part of the preparation of Development Plan Documents, and is issued for formal public participation
<b>Proposals map</b>	The adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.
<b>Regional Spatial Strategy (RSS):</b>	The RSS was a strategy for how a region should look in the future. It identified the scale and distribution of new housing, areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Regional Spatial Strategies were abolished as part of the Decentralisation and Localism Act.
<b>Renewable Energy</b>	Energy produced from a sustainable source that avoids the depletion of the Earth's finite natural resources, such as oil or gas. Sources in use or in development include energy from the sun, wind, hydro power and biomass
<b>The Regulations</b>	Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.
<b>Saved policies or plans</b>	Existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The Local Development Scheme will explain the authority's approach to saved policies.
<b>Site Allocations Plan</b>	
<b>Site of Importance for Nature Conservation (SINC)</b>	Site selected locally by English Nature, Warwickshire Museum and Warwickshire Wildlife Trust for its nature conservation value. The criteria for the selection of SINCs was adopted by the Borough in 1997
<b>Site specific allocations</b>	Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

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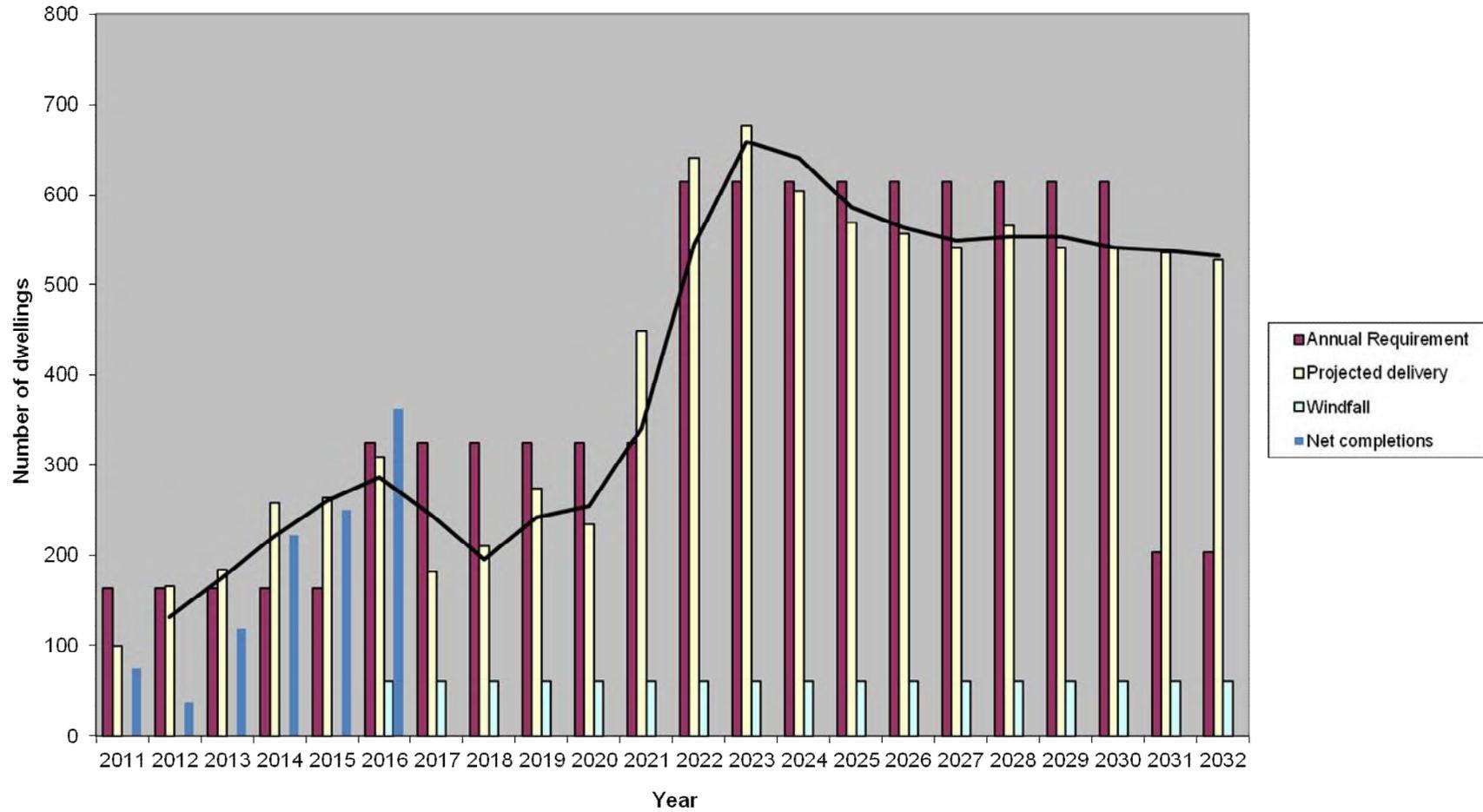
<b>Site of Special Scientific Interest (SSSI)</b>	Site statutorily protected for its nature conservation, geological or scientific value, designated under the Wildlife and Countryside Act 1981 (as amended).
<b>Spatial Planning</b>	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This includes policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
<b>Statement of community involvement (SCI):</b>	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The statement of community Involvement is not a development plan document but is subject to independent examination.
<b>Strategic environmental assessment (SEA)</b>	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
<b>Strategic Flood Risk Assessment (SFRA):</b>	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	An assessment of potential housing sites to inform the Core Strategy and subsequent allocations of land. The Strategic Housing Land Availability Assessment (SHLAA) identifies the committed sites, additional urban capacity and a range of other sites that have been submitted for consideration. The SHLAA is not a policy document
<b>Strategic Housing Market Assessment</b>	An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
<b>Supplementary Planning Documents (SPD):</b>	Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.
<b>Sustainability Appraisal (SA):</b>	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development document
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment
<b>Sustainable</b>	A replicate natural system which aims to reduce the potential impact of

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<b>Drainage Systems (SuDS)</b>	new and existing developments on surface water drainage discharges such as permeable paving or on site retention basins
<b>Traffic Impact Assessment (TIA)</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements
<b>Travellers</b>	For the purposes of Planning Policy “travellers” means “gypsies and travellers” and “travelling show people” as defined in the Planning Policy for Traveller Sites.
<b>Travelling Show People</b>	Definition of Travelling Show People. For the purposes of planning policy, gypsies and travellers are defined in the Planning Policy Traveller Sites (2015 update) as being: <i>“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.”</i>
<b>Viability</b>	In terms of retailing, a centre that is capable of success or continuing effectiveness. More generally the economic circumstances which would justify development taking place

Appendix B Housing Trajectory

Housing Trajectory



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**Appendix C Evidence Base**

<b>Title</b>	<b>Author</b>	<b>Date</b>
National Planning Policy Framework	Department for Communities & Local Government	March 2012
Planning Practise Guidance	Department for Communities & Local Government	
Local Development Scheme for North Warwickshire	North Warwickshire Borough Council	September 2017
Statement of Community Involvement	North Warwickshire Borough Council	April 2007
Core Strategy	North Warwickshire Borough Council	October 2014
Growth Options Paper	North Warwickshire Borough Council	May 2016
Draft Site Allocations Plan	North Warwickshire Borough Council	June 2014
Draft Development Management Plan	North Warwickshire Borough Council	August 2015
Sustainability Appraisal: Scoping report SA to accompany Core Strategy and addendum, Draft Site Allocations, Draft Development Management Plan, Growth Options Paper, Draft Local Plan Response to SA comments Habitat Regulations Assessment Core Strategy, Development Management Plan	LUC North Warwickshire Borough Council	Various October 2006 To September 2017
Tamworth Future Development & Infrastructure Study	Drivers Jonas	July 2009
Joint Green Belt Study for the Coventry & Warwickshire area	LUC	April 2016
Strategic Housing Market Assessment (Coventry & Warwickshire)	GL Hearn	September 2014
Above document Updated	GL Hearn	September 2015
Sub-regional SHLAA Methodology	CW Local authorities	May 2015
Greater Birmingham HMA Strategic Growth Study	G L Hearn	February 2018
Strategic Land Availability Assessment	PBA	October 2016
Affordable Housing SPD	North Warwickshire Borough Council	June 2008
Affordable Housing SPD update	NWBC	December 2010
Affordable Housing Viability	NWBC	September 2012
Five Year Housing Supply as at 31 March 2017	North Warwickshire Borough Council	April 2017
Gypsy & Traveller Needs Assessment	Salford University	June 2013
Employment Land Review	GL Hearn	September 2013
Employment Land Review Addendum	GL Hearn	April 2016
Employment Land Further update	GL Hearn	September 2016
Economic Viability Assessment	Adams Integra	2014

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Green Infrastructure Study	Land Use Consultants	July 2011
Greenspace Strategy Final Report	Inspace	January 2008
PPG 17 Audit	Inspace	2008
Green Space Strategy 2008-2018	North Warwickshire Borough Council	December 2008
North Warwickshire Playing Pitch Strategy	Knight Kavanagh & Page	October 2010
North Warwickshire Playing Pitch Strategy	4Global	October 2017
Strategic Flood Risk Assessment	URS	October 2013
Water Cycle Strategy	AECOM	October 2016
Water Cycle Strategy – update	AECOM	June 2017
Renewable and Low Carbon Energy resource Assessment and Feasibility Study	Camco	April 2010
Strategic Transport Assessment	Warwickshire County Council	September 2013,2017
Historic Landscape Characterisation Study	WCC	June 2010
Historic Farmsteads Study	WCC	June 2011
Warwickshire Historic Towns Study	WCC	Ongoing
Historic Environment Assessment	Oxford Archaeology	August 2014
Historic Environment Assessment	LUC	December 2017
Landscape Character Assessment	FPCR	August 2010
Conservation Area Appraisals	NWBC	Various
Infrastructure Delivery Plan	North Warwickshire Borough Council	October 2017
Settlement Sustainability Appraisal	North Warwickshire Borough Council	January 2010
Memorandum of Understanding	North Warwickshire Borough Council, Tamworth Borough Council, Lichfield District Council	June 2013
Memorandum of Understanding	Coventry & Warwickshire LPA's - Housing	Draft
Memorandum of Understanding	Coventry & Warwickshire LPA's – Employment	July 2016
Memorandum of Understanding	North Warwickshire BC and Birmingham CC	September 2016
Leisure Facilities Strategy		October 2017
Leisure Facilities Operational Review and Future Delivery Options		October 2017
Green Space Strategy		October 2017
Playing Pitch Strategy		October 2017
Supplementary Planning Document (SPD) on Planning Obligations for Open Space, Sport and Recreation	Nortoft Partnerships Ltd	November 2017
Assessment of the Value of the Meaningful Gap and potential Green Belt Alterations	LUC	January 2018
Archaeology Assessment to inform the	WCC	February 2018

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North Warwickshire Local Plan		
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**Appendix D      More detailed information on Settlement Hierarchy**

**Category 1      Market Towns**

Atherstone with Mancetter  
Coleshill  
Polesworth with Dordon

**Category 2      Settlements adjoining the outer boundary of the Borough**

**Category 3      Local Service Centres**

Grendon/Baddesley Ensor (together, as a single network of villages)  
Hartshill with Ansley Common  
Kingsbury  
Old and New Arley (together, as a single network of villages)  
Water Orton

**Category 4      Other settlements with a development boundary**

Ansley (eastern side of village non Green Belt)  
Austrey  
Curdworth  
Fillongley  
Hurley  
Newton Regis  
Piccadilly  
Shustoke  
Shuttington  
Warton  
Whitacre Heath  
Wood End  
Ridge Lane

**Category 5      Other settlements / hamlets**

<i>Green Belt</i>	<i>Non Green Belt</i>
Bassetts Pole	Alvecote
Corley and Corley Moor	Freaseley
Furnace End	Middleton

**Appendix E      List of Existing and Sites with Planning Permission  
Authorised for Gypsy and Traveller Use**

**Current Residential Sites**

Alvecote Caravan Park	Socially rented (WCC)		17 pitches with amenity buildings
Kirby Glebe Farm, Atherstone Road, Hartshill	Private	PAP/2011/0273	7 pitches and one amenity building
Fir Tree Paddock, Quarry Lane, Mancetter	Private	PAP/2007/0730	1 pitch

The above sites were approved before the latest GTAA was produced in 2013 and so do not count towards the outstanding need. The GTAA identifies a the requirement for North Warwickshire of 9 residential and 5 transit pitches.

**Sites with Planning Permission for Residential Use**

Land adj. Fir Tree Paddock, Quarry Lane, Mancetter	Private	PAP/2015/0607	2 pitches and one amenity building
Land east of Kirby Glebe Farm, Atherstone Road, Hartshill	Private	PAP/2015/0701	4 pitches and two amenity buildings

**Site with Planning Permission for Transit Site**

Land at Oldbury Road, Hartshill	WCC		12 temporary stopping places
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This means that the outstanding requirement is 3 residential as at July 2016.

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**Appendix F SUMMARY of Number of Gross Completions from 1 April 2006 to 31 March 2016  
(split between Total & New Build)**

<b>Total by Settlement Category* INSIDE DEVELOPMENT BOUNDARY</b>	<b>Completions</b>	<b>Of which New Build</b>	<b>Total by Settlement Category* OUTSIDE DEVELOPMENT BOUNDARY</b>	<b>Completions</b>	<b>Of which New Build</b>
<b>CATEGORY 1</b>	<b>472 (33.71%)</b>	<b>380</b>	<b>CATEGORY 1</b>	<b>1 (0.07%)</b>	<b>1</b>
<b>CATEGORY 2</b>	<b>290 (20.71%)</b>	<b>254</b>	<b>CATEGORY 2</b>	<b>1 (0.07%)</b>	<b>0</b>
<b>CATEGORY 3A</b>	<b>210(15.00%)</b>	<b>193</b>	<b>CATEGORY 3A</b>	<b>1 (0.07%)</b>	<b>0</b>
<b>CATEGORY 3B</b>	<b>160 (11.43%)</b>	<b>148</b>	<b>CATEGORY 3B</b>	<b>43 (3.07%)</b>	<b>3</b>
<b>CATEGORY 4A</b>	<b>12 (0.86%)</b>	<b>11</b>	<b>CATEGORY 4A</b>	<b>10 (0.71%)</b>	<b>3</b>
<b>CATEGORY 4B</b>	<b>116 (8.29%)</b>	<b>107</b>	<b>CATEGORY 4B</b>	<b>60 (4.30%)</b>	<b>33</b>
<b>CATEGORY 5</b>	<b>0 (0%)</b>	<b>0</b>	<b>CATEGORY 5</b>	<b>24 (1.71%)</b>	<b>6</b>
<b>TOTAL</b>	<b>1260</b>	<b>1093</b>	<b>TOTAL</b>	<b>140</b>	<b>46</b>

**Total Completions between April 2006 to March 2016 = 1400 (1260 + 140)**

\*Settlement Category according to Policy NW2 Core Strategy 2014

**Appendix G      Transport Assessments**

**Transport Assessments**

Use	Indicative Thresholds
Non-food & Food Shops, Financial & Professional Services, Pub Houses & Licensed Clubs, Restaurants & Takeaways	More than 1,000m <sup>2</sup>
Offices	More than 2,500m <sup>2</sup>
Industry	More than 5,000m <sup>2</sup>
Warehousing	More than 10,000m <sup>2</sup>
Schools, Hotels, Motels, Guest Houses & Residential Clubs	All
Residential	Sites for 100 dwellings or more
Medical Practitioners, Clinics, Dentists, Opticians & Chiropodists	More than 500m <sup>2</sup>
Places of Assembly	More than 1,000m <sup>2</sup>
Stadia	More than 1,500 seats

# **A Guide for the Design of Householder Developments**



**North Warwickshire  
Borough Council**

**September 2016**

## **About this Guide**

- i North Warwickshire is a rural area with distinctive villages, and small towns. There is also a variety of different housing types, ranging from terraced streets, to inter-war estates and more modern higher density residential areas. Each planning application, which is submitted for development will have an impact. This will be on the property itself, its neighbours and finally on the overall appearance of the area.
- ii The purpose of this Guide is to show how these impacts can be lessened through good design, so that new development will make a positive contribution to the environment, rather than detracting from its surroundings. In this way the local character and distinctiveness of our communities can be enhanced through good quality development.
- iii It will show:-
  - how new household developments can be better integrated into their surrounding area;
  - how a good standard of amenity can be achieved;
  - how to protect the amenity of existing and neighbouring properties;
  - how to encourage good design, and where appropriate
  - how particular detailing can respect and reinforce local character.
- iv This Guide is intended for practical use. It offers guidance and advice, by outlining some main principles. The guidance and advice will be taken into account as a material consideration in the determination of planning applications. There may well be circumstances when the advice and guidance here cannot, or should not be followed. In these cases clear reasons will have to be given to justify that particular stance.
- v Whilst the advice and illustrations in the Guide was adopted by the Council in September 2003, it has also been endorsed by other groups. Consultations have taken place with all of the Parish and Town Councils in North Warwickshire, as well as the three Civic Societies and a selection of agents and architects that regularly use the service and submit applications to us on behalf of local residents. Alterations to the Guidance have been made as a consequence of representations received.
- vi The planning control service will improve the quality of the built development in North Warwickshire as a consequence of this Guide. Its use on a day to day basis in amending and altering initial proposals will be seen as a measure of the service in adding quality to the built environment.

Reviewed in 2016

## 1 Introduction

- 1.1 When you decide to do some work to your property, then the two most important things that you want from the Council are:
- sound advice as to what is likely to get a planning approval, and
  - a quick decision, so that you can get on with the work.
- 1.2 What your proposals look like and what impact they may have on your neighbourhood will be dealt with by the planning application. It is almost certain too, that you will require a Building Regulation approval for your proposals. The Building Regulations deal with the construction of your works. It makes a lot of sense if they can be dealt with together and the two applications submitted at the same time. It can save time and money to do so.
- 1.3 This Guide will concentrate on the majority of planning applications that are received by the Council. These are for improvements, extensions and alterations to private houses. We call these householder applications. Even though they are often quite small developments, they can affect the appearance of the local area, and they often will have an impact on adjoining property.
- 1.4 We think that this Guide will help improve the overall quality of these developments because we can:
- use it before you submit an application. Often, you will have some idea of what you want to do, which you probably will have discussed with a builder or architect. Ideally, now is the time to talk to us too. Early discussions, before an application is sent in, can iron out many matters or likely problems. The application therefore, when it is submitted should stand a better chance of approval, and be dealt with more quickly.
  - involve our colleagues from Building Control. It is a waste of resources if you design a house extension that cannot be constructed safely. Remember too that site drainage conditions and the proximity of trees for example can limit the nature of your proposals. These potential problems can be identified at an early stage.
  - identify particular concerns and potential problems at this early stage. Your neighbours and the Parish or Town Council are automatically notified of your planning application. From experience we can advise as to the likely concerns that might arise. We can perhaps alleviate them before an application comes in.
  - provide different ideas and thoughts as to how a proposal can be put together so that it can be more distinctive. In particular we can address matters of detail that can add to the overall scheme, and thus reflect local characteristics.
  - give you the wider picture so that proposals are more likely to "fit-in" with the local area. Very often, applicants are just concerned with their own proposals and do not see them in relation to their neighbour's viewpoint. We can provide that wider perspective.
  - let you know if particular attention is needed because your premises are a Listed Building, or in a Conservation Area. Proposals in these instances do require particularly detailed attention. Early contact with us can explain these matters and assist you.
- 1.5 This Guide is a starting point, and it should enable us to help you achieve your proposals more quickly, and to provide a quality development when it is finished that is in keeping with the area.
- 1.6 Please remember:-
- Discuss your proposals with us before you submit your application;
  - Always try and use a qualified architect or technician to draw up your plans for

- you;
- Check with us to ensure that you actually need to submit a planning application in the first place, and to see what other permissions you may need - particularly under the Building Regulations.
- Submit Planning Applications and Building Regulation Applications together.

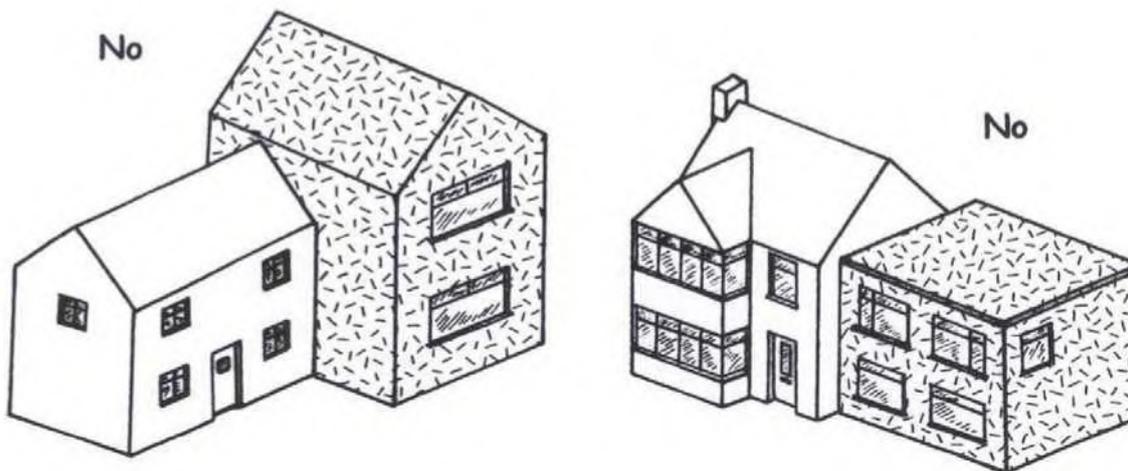
## **2 House Extensions**

### **Introduction**

- 2.1 When considering planning applications for extensions, the Council will look at three main issues:-
- The design in relation to your existing house,
  - The effect on the character or appearance of the area, and
  - The impact on the amenities of your neighbours.
- 2.2 So, when you are drawing up proposals for your extension you should think about the following:-
- Look at the character of your existing house. Is it a Victorian terrace, an inter war semi, a cottage or a modern house? Whatever type it is, what materials have been used, what is the shape of the roof, its size, the proportion of windows and doors, and are there any particular design details such as decorative brickwork or use of different materials? All of this should be taken into account when you begin to think about how you are to design your extension.
  - Look at the appearance of the area where you live. What is the setting? Is it a modern estate, or is there just a scatter of other cottages? Is there a lot of space between the houses? Are they the same type and of the same appearance, or very different? Try to imagine what your extension might look like from your back garden, from across the road, and approaching the house from along the access road. How will it fit into the surrounding environment? Corner properties in particular need careful consideration because of their prominence.
  - Look at the position of your house in relation to your neighbours, and consider how an extension might affect their outlook and privacy. The position of windows, the size of the extension, and how far it extends from the house will be important. Are there differences in levels that might worsen problems of overlooking? Where are the windows and private areas on your neighbour's property? You should not forget houses that back onto you as well as your neighbour's.
- 2.3 It is always worthwhile asking yourself, whether you would be happy if your neighbour did what you are proposing to do to his property. Approach your neighbours too if appropriate, and talk to them.

## a) The Scale of the Extension

2.4 Overlarge extensions can dominate a property, and can have a very harmful impact on the appearance of the original house, those next to it, and the character of the surrounding area. Extensions should be smaller and less apparent than the original building. This has the benefit of ensuring that the extension respects the original house, and does not appear as an unrelated addition. Here are two bad examples.



2.5 Much better development can be achieved by:-

- Keeping the height of the extension below that of the original ridgeline.
- Setting the extension back slightly from the main elevation.
- Wrapping extensions around an existing house rather than just extending in one direction.
- Not introducing different roof patterns or shapes on the extension.
- Not introducing completely different detailing on the extension.
- Flat roof extensions are generally unacceptable in all cases.

2.6 Extensions on corner plots can be particularly prominent. They should be designed to respect the character of the surrounding area and not become a dominant feature in the street.

- Wrapping the extension around the corner.
- Reducing the impact by looking at the roof design.
- Introducing features such as decorative brickwork onto a blank wall.
- Screening the extension with fences, walls or new hedgerows.

2.7 Large extensions, particularly at the rear of property, can have a noticeable impact on the amenities of neighbours. There can be an overbearing effect, or loss of privacy where main windows face onto extensions, particularly at first floor level, or where the extension itself contains many new openings.

2.8 In particular there is a need to think about:

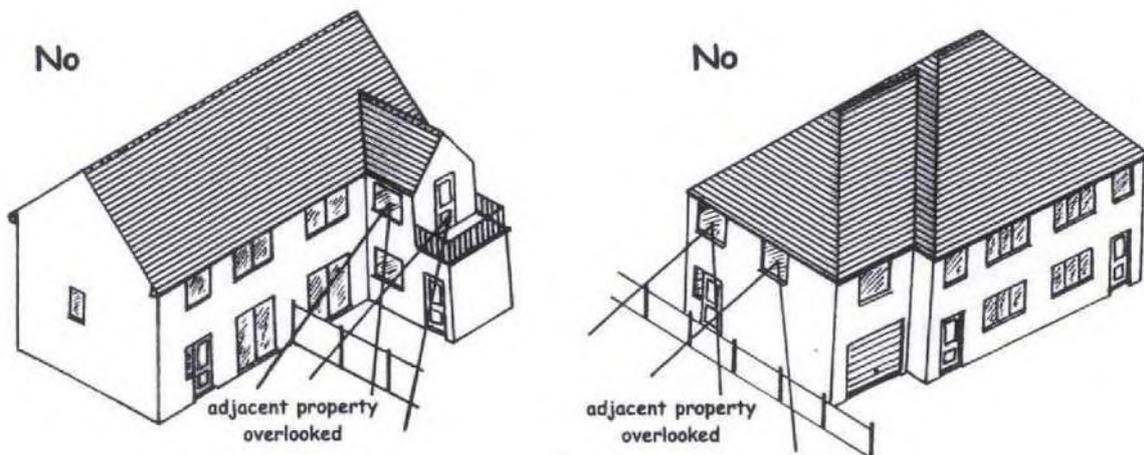
- the proximity of windows and openings on neighbour's property.
- the aspect of the extension - is it north or south facing?
- the number of openings needed in the extension.

- 2.9 In particular think about:-
- 2.10 The smaller the property then the more difficult it becomes to produce an extension that provides the required additional accommodation but which meets the principles outlined here. This is particularly the case with terraces, small cottages and bungalows. It may not be appropriate to extend this type of property by any great degree.
- 2.11 For smaller properties therefore:
- only smaller extensions may be appropriate
  - greater use could be made of the roof space
  - internal alterations may result in more useable space.
- 2.12 Side extensions can be an effective way of providing garage space or more living accommodation. Being visible to the public though, they can have a noticeable effect on the character of a street. Care needs to be taken to ensure that they respect the appearance of the original house.
- 2.13 Additionally they can result in the loss of car parking or garaging space. This can lead to on-street parking which could cause a danger. Surfacing of the front garden to provide additional or replacement space can spoil the appearance of an area, but may be an inevitable consequence. Space should always be left in front of garages to enable a car to park clear of the highway and pavement.
- 2.14 Two storey side extensions can greatly change the character of a street by linking together semi-detached or detached houses to create a terracing effect.
- Side extensions should incorporate pitched roofs to complement the original house. Hipped roofs may be less intrusive in terms of scale.
  - They should not result in additional on street parking where that would be a danger.
  - As a general guide a maximum of 5.5 metres length of parking space should be provided between any garage and the highway.
  - Hardstanding's may be needed for additional or replacement car parking to reduce the incidence of on-street parking.
  - Two storey extensions, which if repeated on neighbouring houses would create a terracing effect should ideally be sited so as to have a gap between the side boundary with the neighbouring house, should be designed so as to be set back from the main elevation, or so as to have a lower ridgeline.

## **b) Overlooking and Privacy**

- 2.15 Neighbouring occupiers are entitled to a reasonable level of privacy. House extensions can have the effect of reducing privacy. Special care should be taken with the position of windows, particularly those that face sideways, and those to upper floors. Conservatories close to boundaries can result in poor levels of privacy for both parties. Balconies too can cause severe problems of overlooking especially where they are close to other houses and garden areas.

Some bad examples are illustrated below:



2.15 Particular attention therefore needs to be given to:-

- Windows to habitable rooms should preferably not allow unrestricted views into a neighbour's property or another house. Alternative locations should be looked at.
- Conservatories sited adjacent to a boundary with a neighbour should have a solid side, or be obscure glazed, or be screened by a wall or fence.
- Balconies should only be included where there is no loss of privacy to neighbours.

### c) Daylight and Sunlight

2.19 All house extensions will cast a shadow. The greater the size of the extension and the nearer it is to its neighbour, then the greater that shadowing effect will be. Reduced levels of daylight and sunlight within rooms, gardens, and the associated loss of outlook or overbearing effect, can create a poorer living environment for neighbours. Extensions should be kept to a size which do not cause unacceptable overshadowing of neighbouring property.

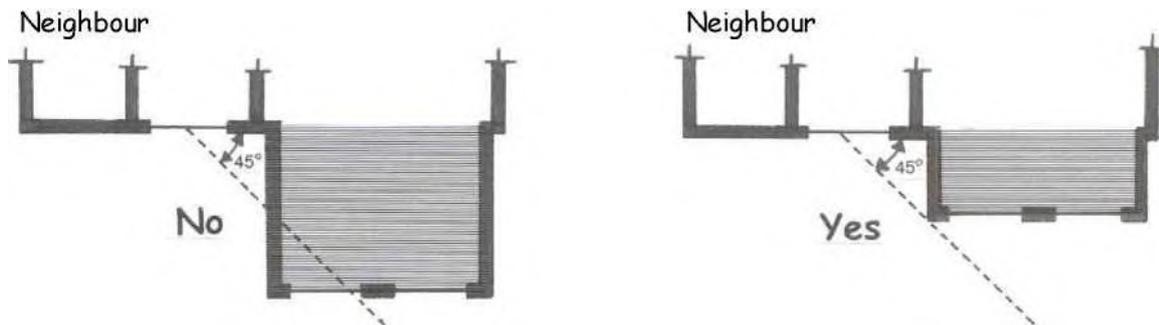
2.20 Some form of single storey rear extension will nearly always be acceptable. The length of the extension will however, be limited to the proximity to windows in habitable rooms in a neighbour's house. Basically the shorter the extension, the less the impact on your neighbour's outlook.

2.21 Two storey rear extensions are more problematic as they are larger, and are more likely to have an overbearing impact. They will be more acceptable if they are set away from the common boundary, or where there are gaps between houses. In addition, the same principle applies as in paragraph 5.20; the shorter the extension the less the impact is likely to be.

2.22 This guidance is perhaps better illustrated than described in writing. For rear extensions:

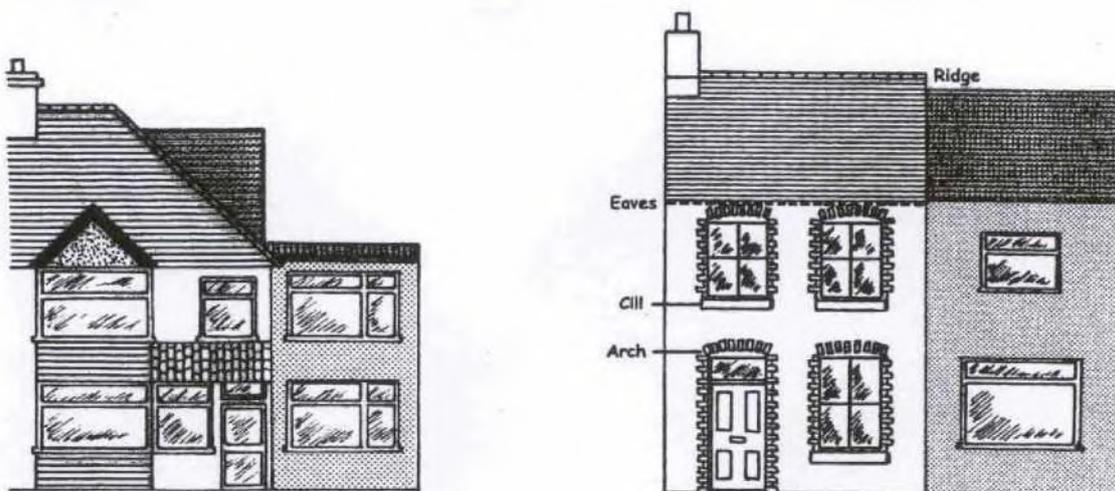
rear extensions, whether single or two storey, should not project beyond a line drawn at 45° from the middle of any ground or first floor rear facing window to a habitable room in the neighbouring house. A habitable room is any room except for toilets/bathrooms, en suites, landings, hallways, stair wells and storerooms.

2.23 The following guidance should be followed:



#### d) Design Features

2.24 Poorly designed extensions will always look out of place with the original house, and spoil the appearance of the surrounding area. Extensions that are well designed will respect the main design features of the house - its overall shape, its elevational detail, and the materials used. If the main design features are reflected in the extension then it will be in keeping. In some cases that might only be to match materials or window design. In others it will be to include decorative brickwork or the use of different bricks and the use of eaves detailing. In some cases it may not be possible to obtain matching materials. To avoid an unattractive "join" then the extension should be set back from the main walls of the house so that it does not detract from the overall appearance. Two bad examples are illustrated below.



2.25 Having arrived at a sympathetic form for the extension, it is important that the details of doors, windows and other features blend in with the original house. The level of detail can be very important in providing a quality development, and also in reflecting

the local characteristics of the area.

- 2.26 Attention should be paid to the following where appropriate:-
- The proportion and design of the windows.
  - The scale of the glazing bars and the materials used.
  - The incorporation of sills and lintels.
  - Decorative brick details, ridge tiles on patterned roof tiles.
  - Eaves details.
  - Chimney and chimney pots.
  - Door openings and their design.
  - Recessed openings.
  - The materials used.
- 2.27 As indicated earlier in this Guide, North Warwickshire has a variety of different settlement types and housing designs. It is thus important that the distinctive character and appearance of this variety is reflected in all new developments. The attention to the kind of detail mentioned above is well worth that extra effort to produce a quality design that truly reflects the character and setting of the existing house. In some settlements this character will be formally recognised in a Neighbourhood Plan. These can help to give you a clear idea of good quality design.

### **e) Extensions to Residential Property in Rural Areas**

- 2.28 Not all of North Warwickshire's housing is in recognised settlements, whether towns or villages. There are many isolated and dispersed houses and small hamlets. Special care needs to be taken to protect open countryside, and the rural character and appearance of much of the Borough. Over-large and poorly designed extensions and outbuildings can diminish the openness and attractiveness of the countryside. They can also stand out far more if the house is isolated. Hence particular care and attention needs to be paid to houses outside of recognised settlements. Many of these properties are appropriately sited within a local setting, and may too display individual or traditional detailing which needs to be recognised in any extension proposals. In many cases they need to be treated individually. Too often, small cottages are "improved" or "modernised" such that there is very little left of the original, or its traditional design.
- 2.29 Also almost half of the Borough has Green Belt status. This designation means that extra care has to be paid to all proposals for extensions to houses in the countryside. The general principles outlined earlier will need particular attention.
- 2.30 There is a general assumption too that because house densities are lower in rural areas, then overlooking and the loss of privacy is less of an issue. This is not the case. All property should respect its neighbours and all residents should expect to enjoy reasonable standards of privacy. The existing character of these areas is of lower density and there is generally more open space around houses. Hence even a small or minor extension may change that character or existing amenity even if the extension might meet all of the guidance and advice advocated in the Guide. All extensions need to respect the setting of neighbouring property.
- 2.31 The Government has published strong guidelines on what is appropriate and what is not appropriate development in the Green Belt. This advice also refers to extensions to houses. This states that where extensions to houses within the Green Belt are "disproportionate" over and above the original house, then they will be deemed to be inappropriate development, with the presumption that planning permission will be refused.

2.32 This is a very useful principle and it will be applied to all planning applications for householder extensions in areas outside of settlement boundaries throughout North Warwickshire.

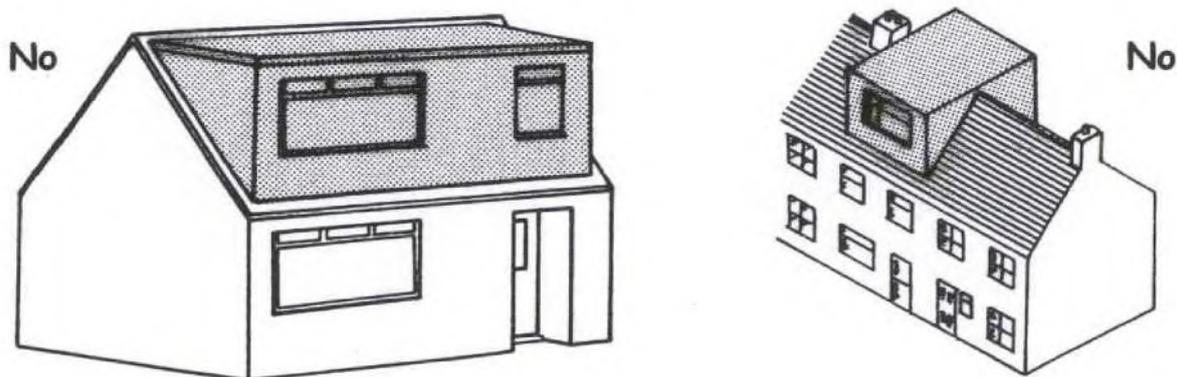
2.33 It is important to determine what may or may not be disproportionate.

2.34 The following will be taken into account:

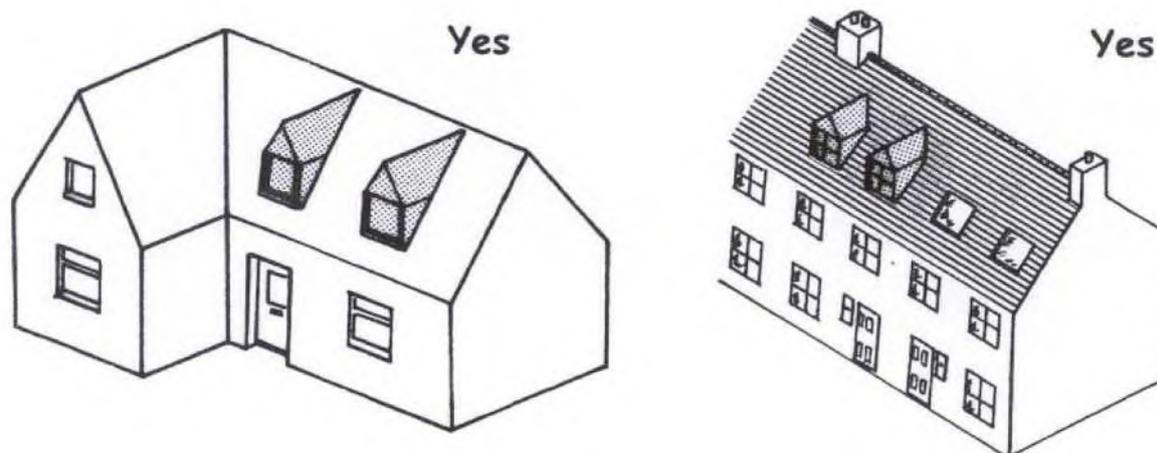
- The size of the original house, not what is there now. The original house in planning terms is that which existed on 1 July 1948, or if more recent, as originally built under a planning permission. It does not include any detached garages or outbuildings and no subsequent extensions.
- As a general rule, the volume of the extension, including what might be done without the need for a planning permission, together with all existing extensions should not exceed 30% of the volume of the original house.
- All extensions should be subordinate to the original house. Extensions therefore should be of a design that wholly reflects that of the existing, without introducing elements that make it appear as a new dwelling.
- The Setting. If a residential property is sited within a group of other houses or buildings, then a larger extension may be permitted if the openness of the area is not adversely affected

### 3 Dormers and Roof Alterations

3.1 Dormer windows and roof extensions have a noticeable impact on the appearance of a house and on the street scene because of their prominent position. They are clearly needed in order to provide light and ventilation to roof space so that extra accommodation can be provided. This alternative way of adding accommodation may preclude the need for ground floor extensions. They are particularly popular in terraced areas and for bungalows. However, they do have a problem in that they can make a house look "top-heavy" and completely spoil the scale of the property. It will not normally be acceptable for dormers or roof extensions to exceed the height of the ridge as they will then dominate or overpower the property. Some bad examples are illustrated here.



3.2 Dormers should be designed so as to be subordinate to the original roof of the house, retaining a significant proportion of the original roof intact around it. Ideally they should be located on the rear roof slope where they will be less readily visible to the public at large. However, care should then be taken with potential overlooking. Some front dormers would be appropriate where they are suited to a house type or where they are similar features in the local area. Some good examples are illustrated below.



- Dormers and roof extensions should be subordinate to the existing roof.
- They should not exceed the ridgeline, and
- They should retain a significant proportion of the original roof intact.
- They should preferably be on a rear roof slope.
- They should have roof pitches to match those that are on the existing roof.
- Their sides should be constructed in matching materials.
- Their appearance should reflect the character of the surrounding area, or any particular individual characteristics on existing dormer windows.
- Roof lights should generally be fitted so that they are "flush" with the plane of the roof and do not protrude above that plane.

## 4 Outbuildings

- 4.1 Garages, sheds, and other outbuildings can have a similar impact on the amenities of neighbours as other extensions, and thus they need to be treated with care as all other residential works. They are no less important. If they are to be attached to the house then the principles outlined in the extensions section will be appropriate. If not, then they are best sited as inconspicuously as possible, and so as not to have a harmful effect on neighbours. They should not form an over-dominant feature from neighbouring houses or garden areas.
- 4.2 Particular areas of concern, and pointers for good design would include:-
- When a garage is prominent, think about dividing up a large double frontage with two vertical doors, or place a pillar between two doors.
  - Summer houses, garden sheds, gazebos and patios and barbecue areas can be heavily used at times. They can cause disturbance and loss of amenity and privacy. Their location is important and particularly their orientation.
  - Hard surfacing such as wooden decking and gravel areas can be noisy if used heavily. Think about their location and proximity to the more private areas of adjacent property.
- 4.3 In all rural areas, new outbuildings need careful consideration. They can be far more prominent, and taken together they can alter the appearance and setting of a particular location gaining it far more of an urban character. If this happens, then planning permission may not be forthcoming.

## 5 Boundary Treatments

- 5.1 Most walls and fences at the rear of residential property will not require the submission of a planning application. However, they can have an overshadowing impact over a considerable area of the neighbour's garden. They can also look very intrusive. Consideration should be given to breaking up a long length of a boundary with different materials, different heights, the tallest being where most privacy is needed, or with a combination of lower walls and taller planting.
- 5.2 Care needs to be taken with the setting. In rural areas then wooden fences and planting are more appropriate than the more solid brick walls usually associated with towns. Even in towns and villages, combinations of walls, with different heights, interspersed with railings and fences, together with good shrub planting can have a far more pleasing impact.
- 5.3 Frontage boundary treatments can lead to difficulties. Where a residential area essentially has open front gardens, then it is unlikely that new walls and fences would be permitted in order to retain that character. Walls and fences can reduce visibility for drivers too, so alternatives need to be considered. Good planting schemes can look better and enhance the property as a whole.
- 5.4 When frontage treatments are appropriate then often a cue can be taken from local characteristics or designs already in existence - eg low brick walls; combinations of walls, railings and planting, or wooden treatments such as paling fences and ranch type fences. If replacements are being considered, the impact on the appearance of the area is a factor that needs to be balanced against any increased security that might be obtained. Design and appearance should be given more weight in particular areas where they dominate the character of that area.
- 5.5 Particular problems can arise on more modern estates where the original development allowed for open frontages. As part of the overall layout, often fences were constructed behind frontage amenity planted areas in order to retain a sense of openness. This is particularly common on corner properties. Although the amenity land is in the private ownership of the householder, it is outside of their garden which is usually marked by the fence. In general, it is unlikely that permission will be granted to move these fences or walls forward so as to incorporate this land within the garden. This reduces the overall openness of the estates and lessens the amount of green and planted space that is publicly visible as the amenity of that estate.

## 6 Minor Works

- 6.1 Quite a lot of development can be undertaken to your property without the need to submit a planning application. Some of the more common developments would include security lighting, some garden works, new pergolas and installing double-glazing. However, do not forget that the Building Regulations may still apply. It is always advisable to seek guidance before undertaking such works if you have any doubts, and perhaps too, letting your neighbours know of your proposals.
- 6.2 The most common developments which do require planning applications, but which may be considered to be minor works in comparison to new extensions, are new accesses as onto classified roads, and the installation of satellite dishes.
- 6.3 There are permitted development rights associated with the construction of a new access. This is taken in this context to be the dropping of the kerb at the roadside to create access for a vehicle onto your property. If the road is a "classified" or a "Trunk" road then you do need a planning application. If not, then you do not. Once you have established the category of the road from either the Borough Council or the County Council, then you need to discuss your proposals with the County Council not the Borough Council. It is the Highway Authority. Once you have established that you need a planning application and that the County agrees to your scheme, you can submit that application to the Borough Council. If you do not require a planning application, because the road is unclassified, you will still need the agreement of the County Council to undertake works in the highway. Always contact the County Council for any proposals to works including the highway first, before contacting the Borough Council.
- 6.4 If a planning application is needed for your new access, then the main issues will be:-
- the visibility available at the access
  - whether you can park a car on your land without it overhanging the highway
  - whether you can enter the highway in a forward direction.
- Much will depend upon:-
- the nature of the road - eg a cul-de-sac or a main distributor
  - the speed limits
  - the amount of traffic on that road
  - what type of area it is - eg rural or residential.
- 6.5 When satellite installations came onto the market, the planning regulations had to be amended to take account of their introduction. As the technology has advanced, then the regulations too have had to change. The majority of satellite installations do not require planning applications. The key areas as to whether they do will often depend on the size of their diameter, whether there are existing installations on the property, and whether it is to be at front or the rear. It is unusual nowadays for a new dish or installation to require a planning application. It is however worthwhile checking.

## 7 Conservation Areas and Listed Buildings

- 7.1 Some parts of North Warwickshire are designated Conservation Areas. Likewise, some houses have special architectural features or historic associations such that they have Listed Building status. In all such cases, stricter controls apply in order to preserve, protect or enhance their setting and their special character.
- 7.2 This Guide does not attempt to offer specific guidance for new householder proposals in Conservation Areas or for Listed Buildings. Needless to say the same general principles outlined in the Guide will apply, but more weight is given to the controls

over these proposals, and the detail becomes more specific and important. If your house is a Listed Building or in a Conservation Area, you are strongly advised to discuss any proposals whether internal or external with the Council's planning staff before making any planning applications.

- 7.3 The Council has 'Localised' experts available and appointments can be made in order to discuss new proposals. A complete list of our Conservation Areas and Listed Buildings can be viewed in the Planning Division or directly on the website.

## 8 What Else Do I Need to Know?

### The Building Regulations

- 8.1 As indicated in the Introduction, most building works need to comply with the Building Regulations, whether or not a planning application is necessary. The Regulations are there to ensure that your house will be constructed safely, and fit to live in. Very often your proposals may have to be amended to meet some of the Regulations and thus it is important that when you set out on this path to improve your home, you contact this section. You can then deal with everything in one go, and submit all the applications needed together. For advice and help on the Building Regulations, and inspections whilst work is in progress you should contact Nuneaton & Bedworth Borough Council. This is because the two Councils have agreed to partnership this service.  
Telephone 024 7637 6144  
Email: [building.control@nuneatonandbedworth.gov.uk](mailto:building.control@nuneatonandbedworth.gov.uk)  
Website: [https://www.nuneatonandbedworth.gov.uk/info/20028/building\\_control](https://www.nuneatonandbedworth.gov.uk/info/20028/building_control)

### Listed Buildings and Conservation Areas

- 8.2 Even if you require a planning permission for works, you will also need a separate Listed Building Consent, and perhaps also a separate Conservation Area Consent if your home is a Listed Building or in a Conservation Area. Even if the proposed works might not require a planning application you almost certainly will require a Listed Building Consent. You should contact us at a very early stage. The Council's Planning Control Section can be found on:  
Telephone: 01827 715341  
Email: [planappconsult@northwarks.gov.uk](mailto:planappconsult@northwarks.gov.uk)  
Website: <https://www.northwarks.gov.uk/info/20002/planning>

### Ownership (and the Party Wall Act)

- 8.3 When you submit a planning application you will be asked to complete a Certificate about ownership. Please check your Deeds. The Certificate is not a proof of ownership but it is important to give correct information.
- 8.4 If any part of your proposals, however small (eg a gutter overhanging a neighbour's property, or a foundation strip) will be on, over or under your neighbour's land, then you will need their consent. This will also apply to the erection of scaffolding.
- 8.5 The Party Wall Act requires you to give adjoining owners up to 2 months advance notice of works to a party wall; the building of a wall up to the boundary line, and certain excavation and foundation works within 6 metres of a neighbour's building. An explanatory booklet is available from the Council website.
- 8.6 Covenants or other restrictions in your Title Deeds, or the lease of your house may require you to get someone else's agreement before carrying out certain work. You can check this yourself, or by contacting your solicitor. These restrictions may apply to

keeping frontages open, or to rights of access, or rights of maintenance. These are private matters which you need to deal with.

- 8.7 Ownership problems or disputes will not lead to the refusal of your application. The Council will only look at the planning merits of your case. It may be that you gain a planning permission, but find that you cannot implement it due to ownership difficulties or because of Covenants and restrictions. All problems and disputes about ownership or boundary lines are private concerns to be dealt with privately and not via the Council.

### **Sewers and Services**

- 8.8 If your extension will be over or near to any sewer or underground services, you need to obtain a "Building Over Agreement", or other consents from the service operator. In the case of public sewers, you can seek advice from Building Control or from Severn Trent Water Ltd. For other services you will need to go directly to the operator. Also beware of private drainage that can run under your property. This is often the case in the older residential areas.
- 8.9 Foul water drainage in rural areas where there is no public sewer available should be discussed with Building Control prior to the drawing up of proposals.
- 8.10 It is generally not acceptable for foul water to drain to a combined foul and surface water sewer in order to reduce the risks of pollution and flooding.  
Building Control Section - as above in paragraph 8.1  
Severn Trent Water Ltd  
Leicester Water Centre  
Gorse Hill  
Leicester  
LE7 7GU  
Website: <https://www.stwater.co.uk/>

### **Public Highways**

- 8.11 The Warwickshire County Council is the Highway Authority for North Warwickshire. All information required on what is a public highway or not, the classification of highways and the specifications needed for works within the highway and the agreement of the Highway Authority to those works, should be addressed to the Warwickshire County Council (County Highways):-  
County Highways  
Old Budbrooke Road  
Warwick  
CV35 7DP  
Telephone: 01926 412515 (Customer Service Centre) Email: Website:  
<http://www.warwickshire.gov.uk/contactuscountyhighways>

# A Guide for Shop Front Design



North Warwickshire  
Borough Council

September 2016

## About this Guide

- i North Warwickshire is a rural area with distinctive villages, and small market towns. Fortunately there has not been the wholesale redevelopment of our town centres which has damaged other towns. They still have many fine properties, preserving their individual identity, whilst retaining a retail base. It is no coincidence that the centres of Atherstone, Coleshill and Polesworth are designated as Conservation Areas.
- ii By providing street markets and convenience goods and services to their own local catchment areas, they perform an important economic and social function. However, in times of economic downturn their continued trading base has sometimes been marginal, and the upkeep of the fabric has not always been maintained, and the option of more modern materials and cheaper solutions is evident.
- iii The Council has to balance these interests, so as to retain a viable retail base whilst preserving the historic and traditional appearance of our town centres. This Guide offers some simple design solutions and principles as to how the upkeep and design of shop frontages can retain the quality of the existing built environment in our centres. When opportunities arise to refurbish property then these should be taken, so that our attractive centres can be retained whilst ensuring a continued retail presence. Government too recognises the importance of good design as a material planning consideration. The Council will not support proposals which have ignored guidance in this publication.
- iv It will show:-
  - how new or modified shop-fronts can be better integrated into their surrounding areas;;
  - how a good standard of design can be achieved;
  - how particular detailing can respect and reinforce local character and distinctiveness;
  - how advertisements should be seen as an integral part of shop-front design, and
  - how the issue of security can be dealt with.
- v The guide offers advice for those concerned with the design, alteration and installation and repair of shop-fronts. It establishes a basic framework within which there is scope for imaginative and sensitive design. It applies to all retail shops, and uses such as banks, building societies, estate agents, restaurants, pubs and betting offices. It is relevant throughout North Warwickshire but emphasises the special needs of the town centres.
- vi Whilst the advice and illustrations in the Guide were adopted by the Council in September 2003, it has also been endorsed by other groups. Consultations have taken place with all of the Parish and Town Councils in North Warwickshire, as well as the three Civic Societies and Chambers of Trade. Alterations to the Guide have been made as a consequence of representations received.
- vii The planning control service will improve the quality of the built development in North Warwickshire as a consequence of this Guide. Its use on a day to day basis in amending and altering initial proposals will be seen as a measure of the service in adding quality to the built environment.

# 1 Introduction

- 1.1 The idea of a shop front or a shopping street is a fairly recent occurrence. Goods were formerly sold from properties which would have had no recognisable shop-front, or in an open market. It was only from the eighteenth century onwards that high street buildings exhibited shop-fronts as an integral part of the building, and when display windows were introduced to advertise goods. Traders congregate together and we have the traditional shopping high streets and market squares in North Warwickshire. The Georgian, Victorian, and Edwardian eras all introduced their own particular styles and recognisable designs.
- 1.2 More recently the quality and craftsmanship of shop-fronts has declined. They have become increasingly standardised and utilitarian in appearance, particularly when redevelopment has taken place. Many retailers adopt "house styles", and corporate logos of modern trading activity. When combined with the use of modern materials and exuberant advertising, these often lead to insensitive adaptations of buildings. The loss in terms of character and proportions of older buildings can lead to the complete removal of quality within the street itself.
- 1.3 In North Warwickshire the three main market towns of Atherstone, Coleshill and Polesworth are essentially single street shopping towns. With no major redevelopment they still retain traditional and historic built forms and layouts. In Atherstone there is a linear retail street with mostly Victorian additions to older buildings, with narrow frontages and three storey buildings. There has been some modern infill, mainly with two storey buildings but this is relatively minor in scale. Similarly in Coleshill there is a single main shopping street, but this is marked by a Georgian backdrop with later Victorian and modern additions. The main retail area is much more concentrated and limited. Polesworth, the smallest centre, is mainly a two storey environment with a mixture of more modern designs and buildings. There is much left of the traditional retail street scenes in all three centres, and this guide is very largely designed to retain, preserve and enhance this heritage.
- 1.4 There are of course many other styles of retail outlet in the Borough - single village shops, corner shops in terraced areas, and parades of shops that can be found in residential areas. The basic design principles outlined in this guide will apply to all of these premises. However, recognition will be given to the existing setting of the building and its overall content.

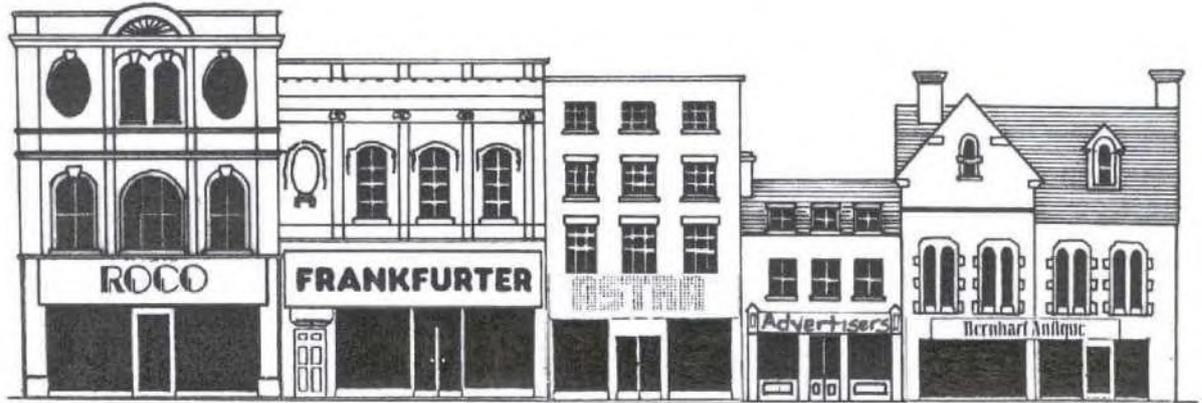
## 2 Shop Front Design

### Good Design

- 2.1 The principle purpose of a shop-front is the advertisement and display of goods and services provided inside the building. Good design will reinforce the shop'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 as an integral part of the whole building and street frontage without focussing exclusively on the retail outlet alone.
- 2.2 In particular:-
- 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;
  - it should avoid standardisation, reflecting the diversity of a street scene.
- 2.3 The illustration below shows a series of shop-fronts in a street scene which harmonises in scale and style with the original buildings and their neighbours.



- 2.4 In the example below, the same street has been affected by poor insensitive design. The poor design elements will be explained in subsequent paragraphs.
- 2.5 In the case of the example below, then the same design principles are illustrated in relation to single properties.



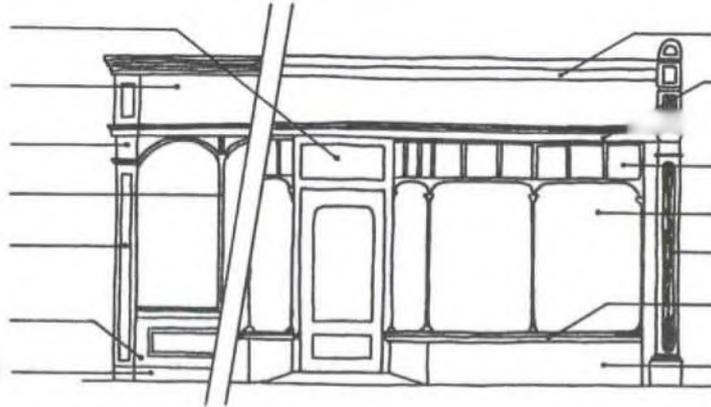
existing

proposed



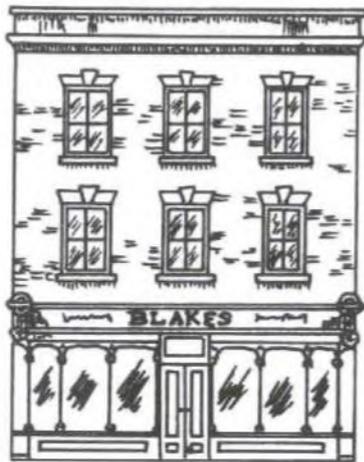
## Elements of the Shop Front

- 2.6 Although shop-front design should be seen as a whole, it is made up of component parts, each of which has its own visual and practical function. These features define the style, and help integrate it into the rest of the building. These elements effectively enclose the shop window and entrance in the manner of a picture frame. They direct the eye to the entrance and provide a solid "base" for the building above. The pilaster identifies the vertical division between shop-fronts; the fascia provides advertising space and the stall riser gives protection.

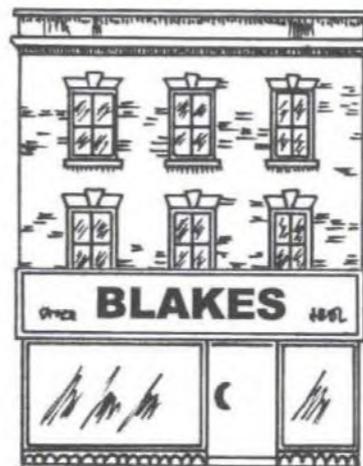


PLINTH/BASE

STALLRISER



"old"



modern"

- 2.7 In contrast, a modern shop-front as illustrated above, tends to incorporate materials, colouring and a character that is at odds to the main facade above. A large window has little impact on framing the opening, and a deep fascia and the use of glossy materials are out of place against a traditional facade. It fails to hold interest.

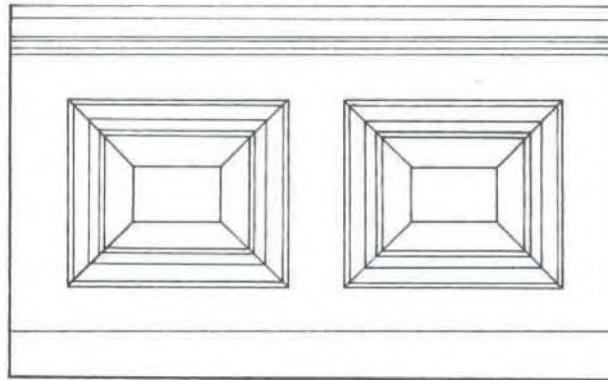


## Fascias

- 2.8 The fascia is probably the most important and noticeable element of a shop-front. It is the area where the name of the shop is displayed and as such has the potential to have a major impact on the quality of the street scene. It should be seen as an integral part of the shop-front, and not just as a form of advertisement. It needs to be appropriate in character, style and proportion to the building.
- 2.9 It should usually be separated from adjacent fascia's by pilasters, or some other form of vertical division. It should not extend, uninterrupted across a number of buildings, even if they are in the same ownership. Nor should they obscure other architectural details such as cornices, or upper storey windows.
- 2.10 Oversized or deep fascia's can have a heavy clumsy appearance. As a rule they should be no more than  $\frac{1}{5}$ th of the depth of the shop-front, and kept well below first floor windowsills. If a deep fascia has been installed in the past, an opportunity should always be taken to improve the situation.
- 2.11 Modern boxed fascia's which project forward of the face of the building are often bulky and detract from the appearance of the shop-front. They have become heavily standardised and use aluminium frames and bright acrylic panels. They need to be discouraged in traditional shopping frontages and always so in Conservation Areas or on Listed Buildings.
- 2.12 Where a false ceiling is proposed inside a shop, it will not be acceptable to increase the depth of the fascia in line with this. The change in level can be dealt with through careful detailing of the shop window itself - eg transom lights with opaque glass or setting the false ceiling back within the shop.
- 2.13 The fascia should generally be made in timber with hand painted lettering advertising the name and nature of the shop.

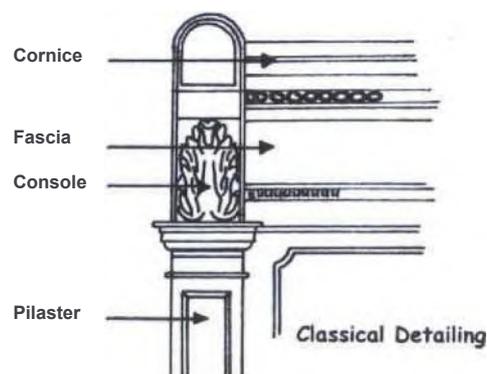
## Stallriser

- 2.14 The stallriser is the area of the shop-front below the display window. It gives a solid visual base to the building and provides a protective area between the shop window and the street level. It also adds a sense of security.
- 2.15 Where stallrisers exist, they should be retained, and where they have been removed they should be replaced.
- 2.16 Stallrisers should be constructed of substantial and hardwearing materials. Preferred materials include painted timber, panelling, rendering or other non-reflective materials. Appropriate heights will usually be between 450mm and 700mm.



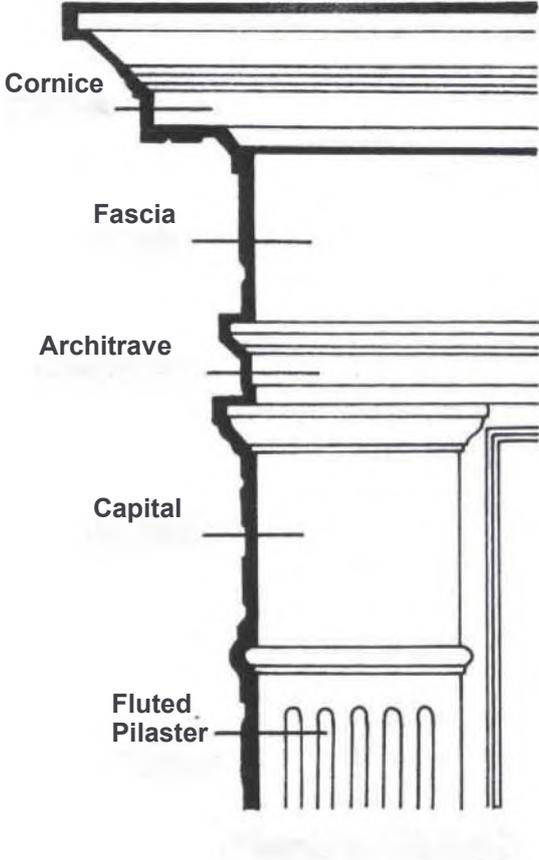
## Pilasters and Consoles

- 2.17 Pilasters are shallow piers or columns that project slightly from the wall on each side of the shop-front. Above the pilasters are projecting heads known as consoles. Together they provide visual and physical support to the fascia to form a type of picture frame.
- 2.18 Pilasters and consoles vary from being very elaborate and highly decorated to being relatively plain but they usually have some moulding or surface decoration. Where traditional pilasters and console details exist they should be retained. If new ones are introduced they should be designed to reflect the level of detail in other elements of the shop-front and constructed of an appropriate material.



**Cornices**

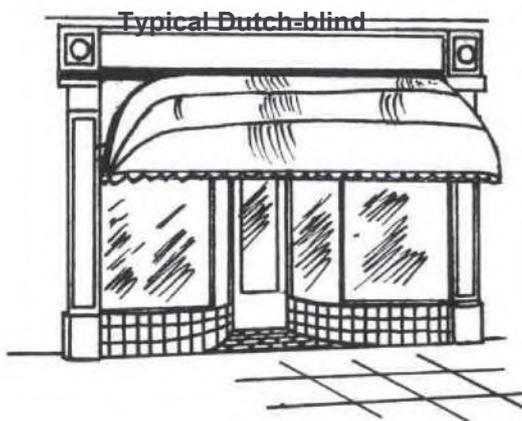
2.19 The cornice defines the top of a shop-front and helps to distinguish the shop from the rest of the building. It also throws rainwater clear of the shop-front and prevents decay. A structural or applied cornice projection is required as part of nearly every shop-front design.



**Classical Details**

## Blinds and Canopies

- 2.20 Blinds and canopies protect goods from damage by sunlight and give shoppers somewhere to shelter in bad weather. They also provide colour and interest. However, it is important that they are appropriate to the period of the building and the character of the locality so that they do not adversely affect the appearance of the street scene. For this reason, Dutch blinds or balloon canopies will be discouraged.
- 2.21 Blinds should be of a traditional design in a canvas or similar non-reflective material rather than plastic or stretch fabrics. They should be retractable and clear the pavement by at least 2.4 metres when open. When not in use they should be stored in a blind box which is flush with the fascia. Blinds should integrate well with the overall shop-front design and not obscure any architectural features. They should therefore fit between the pilasters.



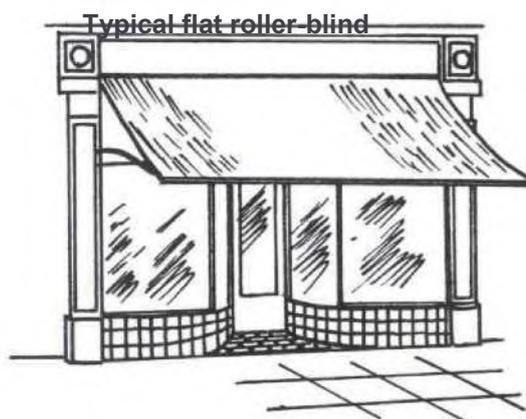
### BAD EX/AMPLE

Are fixed open

Intrude into the street

Usually made of unsympathetic materials such as shiny plastic

May obscure shopfront detailing



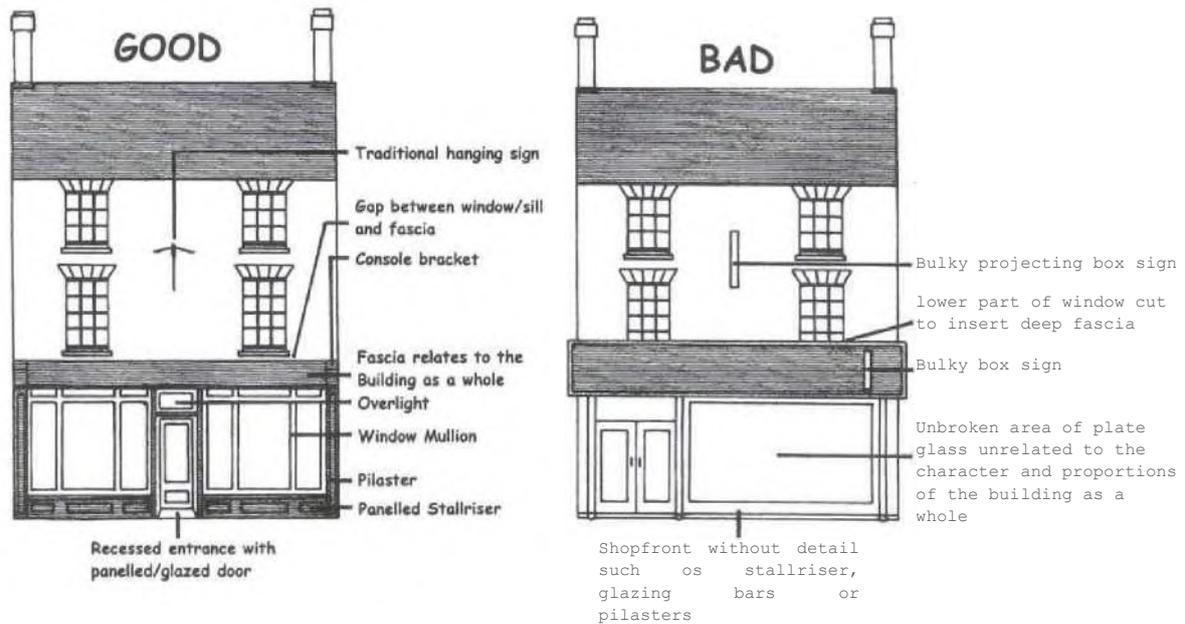
GOOD EXAMPLE can be open or closed

Retract into fascia when closed

Made of canvas

## Windows

2.22 Windows form a large visual element in the shop frontage and are used to display goods and attract customers. Their design should be dictated by the building's style. Large areas of undivided plate glass should be avoided as they give a blank aspect to the street and are expensive to replace. To overcome this the window should be subdivided with vertical glazing bars known as mullions. Windows should not be obscured by the proliferation of stickers or coloured film. Consideration must also be given to the display in windows.



## **Doors**

- 2.23 Doors give an important first impression and can have a significant impact on the appearance of the building. Where the door is recessed extra interest is created.
- 2.24 The design of the door should reflect a co-ordinated approach. The colour and materials of the door should match that of the window and be appropriate to the age of the shop-front. All doors should have a kick plate or bottom panel whose height matches the stallriser.
- 2.25 Particular care should be taken to ensure that there is adequate provision for the access of the disabled in so far as it is practical and reasonable. This is a requirement under the Disability Discrimination Act 1995. Details on how this can be achieved without detriment to the design of the shop-front is discussed in more detail in a separate Guide on accessibility. As a general principle steps should be avoided and an entrance ramp and handrails should be provided.

## **Materials**

- 2.26 The materials selected for shop-fronts should be a high quality, durable and selected to complement the building. Traditionally shop-fronts were constructed of timber. Timber is durable, versatile and inexpensive. It is also easy to maintain by painting. Timber along with other traditional materials such as brick and stone are the preferred choice of material especially for Listed Buildings and buildings in Conservation areas.
- 2.27 Non-traditional materials such as plastic, aluminium, acrylic sheeting and UPVC should be avoided. Where it is demonstrated that they preserve or enhance the character or appearance of the area and are not detrimental to the character of the building on which they are proposed, they can be considered.

## **Colour**

- 2.28 When considering the colour of new or replacement shop-fronts it is important that the colour scheme complements the character and appearance of the building rather than conflicting with it.
- 2.29 The range of colours used should be kept to a minimum. Dark rich colours are most appropriate, colours such as navy blue, black, dark red and dark green. These muted colours allow liveliness to be expressed in the window display. Harsh gaudy colours such as fluorescent colours should be avoided as they are over dominant in the street scene. They are especially inappropriate in a historic context. The change of colour of a shop-front which is part of a listed building, will require listed building consent. It will be useful if colour samples are provided when an application is submitted.

## Security

- 2.30 Security measures are an integral part of the shop-front. They should be considered at the design stage and not 'added on' as an afterthought. A balance must be struck between ensuring that shops are safe and secure while considering their impact on the appearance of the street. Careful forethought should be given to the siting, appearance and colour of security measures.

### *Laminated glass*

- 2.31 Laminated glass offers protection without adversely affecting the appearance of the shop-front as no additional or fixings are required. Laminated glass should therefore be the first solution to be considered.

### *Internal grilles and shutters*

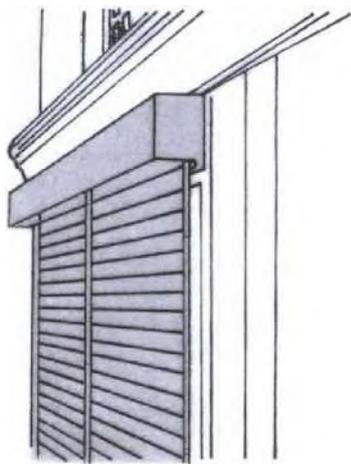
- 2.32 These consist of light mesh grille or lattice roller shutters and are placed immediately behind the shop window. They are easy to keep clean and in working order because they are not exposed to the weather. They allow the window to retain an 'open' appearance but maintain a high degree of security for the goods.

### *External removable grilles*

- 2.33 Grilles are fixed to the outside of windows and doors on runners or on hooks and padlocked to the window frame. They also give security while maintaining an open appearance. Their physical impact is minimal because they do not require any box housings or side rails. The grilles should be removed during hours of business and stored internally. They should be lightweight and not damage any architectural features.

### *External roller grilles and shutters*

- 2.34 Solid external roller shutters can create an unwelcoming and hostile environment. They are vulnerable to graffiti and encourage illegal fly posting. The need for shutter box housings and side runners also means that they can give the shop-front a bulky unattractive appearance. They are therefore the least acceptable form of security. They are unlikely to be supported in Conservation Areas or on Listed Buildings.
- 2.35 Where external shutters are used, roller grilles or open weaved shutters are the preferred solution. The box housings that store them must be concealed behind the fascia or incorporated flush beneath it. The guidance channels should be concealed or painted to match the shop frame or be removable during the day. The architectural details of the shop-front must not be obscured or harmed by the fixtures. When the shutters are pulled down the pilasters should not be covered.

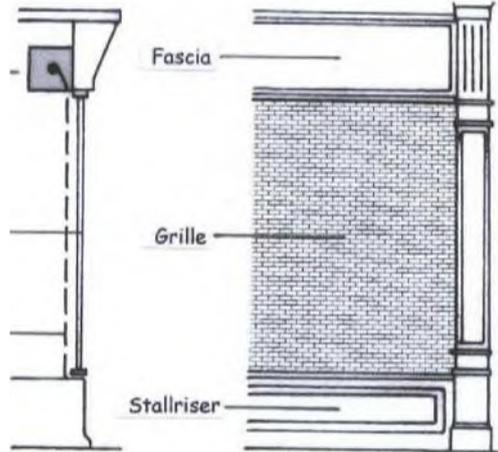


Bulky roller grille box visually harmful to the character of the building

Security grille box behind fascia

Strengthened glass

Internal grille



The preferred means of securing shop premises

Fascia

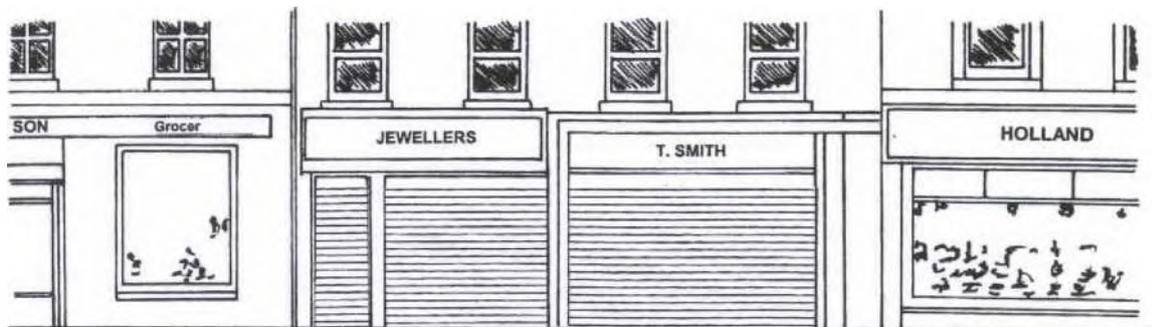
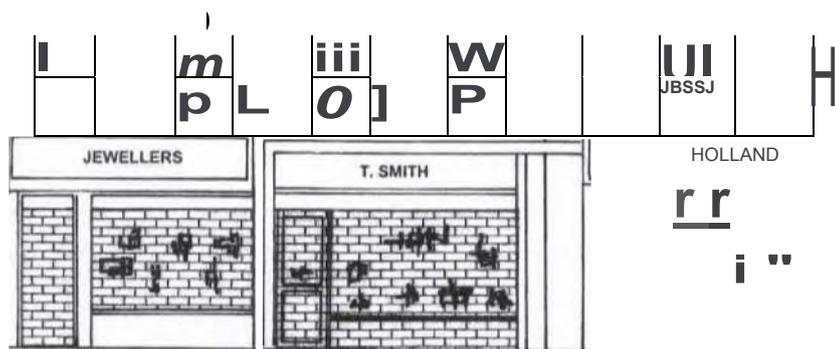
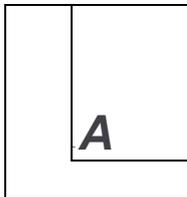
Grille

Stallriser

Appropriately fitted roller grille in position

MIS

SON



### 3 Signs and Advertisements

#### The Street Scene

- 3.1 External advertising is important for commercial activity and comes in a range of forms. Its impact can be significant. This may be negative if it is poorly sited, overlarge, over-bright or badly designed. There is therefore a need to create a careful balance between satisfying commercial needs of advertising and protecting amenity and character of shopping areas.

#### Fascia Signs

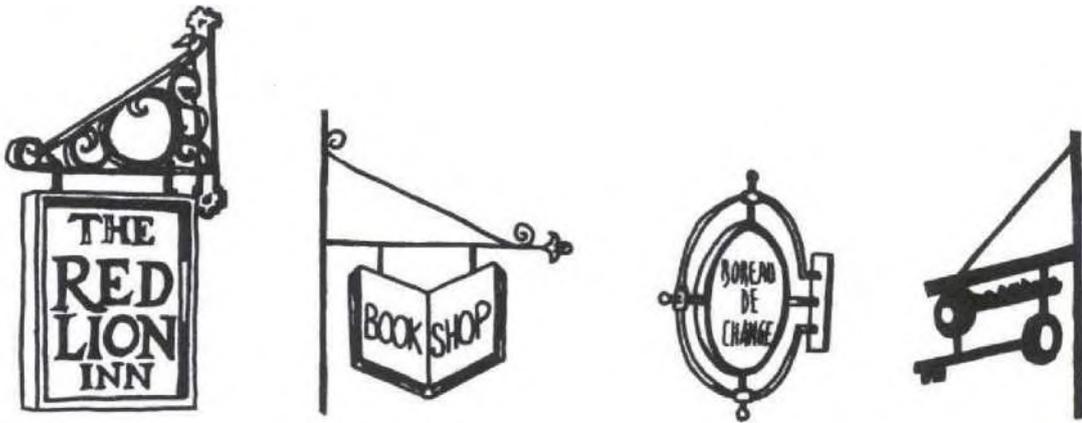
- 3.2 Well-designed fascia signs can add decorative interest and project an image of quality, confidence and permanence. However, if poorly designed they generate visual clutter and present an unattractive appearance.
- 3.3 Traditional fascia signs have a timber background and are hand-painted or have letters individually applied. This is considered the most appropriate form of sign. Reflective glossy or brightly coloured plastic signs are generally considered inappropriate and will not normally be acceptable.
- 3.4 The contents of fascia signs should normally be limited to the name of the shop with a simple graphic motif or minimal information such as the type of trade and the telephone number.
- 3.5 The lettering and graphics on the sign should relate well to the nature of the business and the architectural style of the building. They should be moderately sized and in proportion to the dimensions of the fascia. The text should be clear, simple and readable and therefore styles should not be mixed.
- 3.6 Colour is also important. Gilding or strong tones on a dark background reflect the light. Rich effects can be achieved by shading and blacking letters.
- 3.7 Firms with corporate images and standard house styles should be prepared to modify their house style where it fails to relate to the building or the surrounding area.



## Projecting and Hanging Signs

- 3.8 Hanging signs are a traditional feature of shops and if well designed can add interest and originality to a building and to the street scene. To ensure these signs should be carefully designed, relate to the size and scale of the building and be positioned to ensure that they do not damage or conceal architectural detailing. Signs are best placed in line with the level of the fascia and should not be above the level of the first floor sills. To avoid clutter only one sign will be allowed per shop.
- 3.9 Projecting signs tend to be bulky and constructed of inappropriate modern materials. Hanging signs on metal brackets are aesthetically more pleasing and are therefore preferred to projecting signs. Hanging signs should be largely pictorial rather than written and artistry and imagination is encouraged where it makes a positive contribution to the street.

### GOOD



### BAD



## **Illumination**

- 3.10 Modest and subtle lighting can be the key to a lively and safe night time environment. However, too often illuminated signs are bulky or poorly designed and sited so adding unwelcome clutter to shop-fronts. Careful forethought with regards to the design and location of the fittings is therefore required especially in Conservation Areas or on Listed Buildings. Shop-front lighting should not adversely affect the character of a building or its surroundings.
- 3.11 There are two basic ways of illuminating fascias; either internally through box signs or externally by means of spotlighting or strip-lighting. Full internal illumination of signs is considered inappropriate as it is out of character with traditional shop-fronts and historic buildings. More subtle forms of lighting include backlit lettering, individual halo letters and cold cathode tubes where only the lettering and not the background is illuminated.
- 3.12 The preferred choice of lighting is external lighting. They should be concealed as much as possible and carefully directed to avoid glare. Only the fascia should be highlighted. "Swan neck" lighting should be avoided.
- 3.13 In the interests of minimising obtrusive light, illuminated projecting signs and flashing/neon signs in the interior of shop windows is unacceptable.

## 4 Do I Need Permission?

### Planning Consent

Under Section 55 of the Town and Country Planning Act 1990 (as amended), planning permission is required for all new shop-fronts or alterations to existing shop-fronts that materially affect the external appearance of a building. This includes alterations to the fascia, the windows or the doorway, changes to the materials used or the installation of blinds or security shutters.

### Advertisement Consent

Signs and advertisements are controlled by the Town and Country Planning (Control of Advertisement) Regulations 2007. Under certain circumstances Advertisement Consent will be required. As the regulations are complex it is advisable to seek advice from the planning officers who will be pleased to help you.

### Listed Building Consent

Any alterations to a Listed Building require Listed Building Consent if the works affect the character of appearance of the building. This can include small changes to features such as window frames and decorative details, as well as interior details. Owners or traders are therefore strongly advised to consult the planning division before carrying out any alterations to a building that is or might be listed. Demolition work too may require consent. An application for listed building consent will need to be accompanied by a justification of the proposals.

### Conservation Area Consent

Parts of Atherstone, Coleshill and Polesworth town centres are designated as Conservation Areas whose character and appearance it is desirable to preserve or enhance. Demolition of all or substantially all of a building in a Conservation Area needs Conservation Area Consent. This includes demolition or removal of a shop-front or any features which give character to a building.

### Building Regulations

In addition to planning and advertisement consent certain works on shop-fronts may also need to comply with Building Regulations legislation for example if work involves structural alterations, if the means of fire escape is affected, and where accessibility matters are raised.

### Pre-Application Discussions

In light of all the various matters raised above, it is very worthwhile contacting the Planning Control Team **BEFORE** an application is submitted. We can help with all of the different consents together. This will save you time.

### Submitting an Application

When submitting a planning application, in addition to the form and an Ordnance Survey location plan the following scaled drawings will be required:

1. Front elevation of existing shop-front and building
2. Elevational drawing of proposed shop-front and building
3. Horizontal and sectional drawings to a scale of at least 1:10
4. An indication of materials and colours to be used.

## 5 Getting Advice

5.1 The Council's Planning Control Officers are always willing to discuss your proposals and offer advice on this Guide. Applicants are recommended to consult with the planning division at an early stage of the design process.

5.2 If you are contemplating alterations to your shop-front please write to:-  
Development Control Team  
North Warwickshire Borough Council  
The Council House  
South Street Atherstone Warwickshire  
CV91DE

Telephone 01827 715341 and ask for the Planning Duty Officer (9:00-1:00 only)

Fax 01827 719225

Email [planappconsult@NorthWarks.gov.uk](mailto:planappconsult@NorthWarks.gov.uk)

Duty Officer [DutyOfficer@NorthWarks.gov.uk](mailto:DutyOfficer@NorthWarks.gov.uk) (9:00-1:00 only)

or if you call into the office then please:-

- make an appointment first, or
- call into the office in the mornings only.

Guide Reviewed in September 2016

## Provision of facilities for waste and recycling for new developments and property conversions

### Planning Technical Advice Note

#### 1. Introduction

This guide provides general guidance to developers on the space and access requirements for waste and recycling containers, that should be taken into account when building a new development or a conversion. This guide also provides information regarding the requirement for developers to purchase the waste and recycling containers for all new developments/conversions.

This guide should be read in conjunction with general planning and building regulation requirements. Planning applications which do not adequately consider and demonstrate waste storage and vehicle access may be refused.

#### 2. Collection service

The waste and recycling containers provided for residents is as follows:

	<b>Refuse</b> (collected fortnightly)	<b>Recycling</b> (collected fortnightly)	<b>Garden and food</b> (collected fortnightly)
<b>Single households</b> Individual properties	240 litre black wheeled bin.	240 litre black wheeled bin with a red lid and a 55 litre container insert (stored within the red lidded bin)	240 litre green/black wheeled bin with a green lid.
<b>High occupancy single households</b> 6 or more permanent residents	Additional black wheeled bin (by application only)	Additional black wheeled bin with a red lid and 55 litre container insert (by application only)	As above
<b>Households where wheeled bins are unsuitable</b> Properties with no frontage or that can only be accessed by steps	As per Single households (* A separate bin store must be provided to house all bins)	As per Single households (* A separate bin store must be provided to house all bins)	As per Single households (* A separate bin store must be provided to house all bins)
<b>Multi-occupancy properties</b> Property containing several individual properties within one building	Shared 660 litre and/or 1100 litre bins (dependant on number of properties)  (* A bin store must be provided to	Shared 660 litre and/or 1100 litre bins (dependant on number of properties).  Comprising of separate bins for	Shared 240 litre green wheeled bin/black wheeled bins with a green lid. (dependant on number of properties).  For food waste only.

	house all bins)	paper/card and DMR?  (* A bin store must be provided to house all bins)	(* A bin store must be provided to house all bins)
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### 3. Storage requirements

All developments including conversions are required to provide adequate off-street hard standing storage space for the appropriate number and type of refuse and recycling containers indicated above (including sacks where applicable). For example, single households will require space for three 240 litre wheeled bins.

Residents are not permitted to store or place bins permanently on an adopted public highway.

Storage can be in the form of storage space integral to the design of the property or dedicated space externally or in a communal storage area. Bins should not be visible from the street.

Special considerations may apply in designated conservation areas or where the property is a listed building.

#### 3.1 Container types and dimensions

	Height	Width	Depth
Sack (each)	n/a	n/a	n/a
140 litre wheeled bin	1070mm	480mm	550mm
240 litre wheeled bin	1070mm	570mm	730mm
660 litre wheeled bin	1330mm	1250mm	720mm
1100 litre wheeled bin	1370mm	1375mm	990mm

These dimensions are a reasonable indication of sizes, but will be subject to manufacturing tolerances and vary slightly from manufacturer to manufacturer.

#### 3.2 Requirements for single households

Residents living in single households are required to present their bins at the end of the property where it meets the footpath or public land or where designated. To avoid any health and safety risk to residents, a clear flat access without steps and other obstacles must be provided between the storage point and the collection point. Paths should be a minimum of 600mm wide with a solid surface to facilitate wheeling the bin. The storage point should be located no more than 30m from the main access to the house and no more than 25m from the collection point.

##### 3.2.1 Terraced properties\*

Within certain types of 'courtyard' style terraced developments, it may be more practical to provide communal refuse and recycling storage similar to the requirements of multi-occupancy properties.

### **3.3 Requirements for multi-occupancy properties\***

Multi-occupancy properties such as flats, apartments and maisonettes should provide an enclosed area to store larger shared waste containers for refuse, recycling and garden/food waste. These enclosed communal storage areas should be:

- Positioned away from the main entrance and windows of properties.
- No more than 30m from the resident's entrance and no more than 25m from the collection point, without requiring bins to be taken through a building.
- Located at street level with a clear path and solid surface between the storage area and the collection point. Paths should be a minimum of 1200mm wide with a solid surface to facilitate wheeling the bin.
- Be of sufficient size to allow 150mm between containers and for the containers to be removed from the storage area individually.
- Be at least 2m in height to allow for bin lids to be opened.
- Have a solid floor that is inclined slightly towards a drain. This principle is important as refuse bins can sometimes leak liquids, which would otherwise pool on the floor and could cause an odour problem and/or health risk.
- The design, layout and lighting will be expected to incorporate features to increase safety and reduce opportunities for crime and anti-social behaviour. The location should also minimise the intrusion of noise and light on neighbouring properties.
- Dropped kerbs must be provided (where required) to enable containers to be taken to the refuse collection vehicle with ease.

'Keep Clear' markings should be considered to prevent cars parking and inaccessibility for containers.

A noticeboard should be provided within the storage area.

## **4. Vehicle access**

Considerations must be given to vehicle access to empty wheeled bins, if this be from individual properties or from a communal collection point.

A standard refuse collection vehicle requires a minimum of 4 metres vertical clearance and access roads need to be at least 3 metres wide. Road surfaces will need to be sufficient to accommodate heavy goods vehicles which are almost 12 metres in length and have a gross weight of approximately 26 tonnes (a vehicle data sheet detailing all relevant vehicle measurements is available on request). Roads should be constructed in a way which eliminates or reduces as far as possible the need to reverse. The turning circle required for a refuse collection vehicle is 23m.

Where roads are not built to the required standards the developer must provide a suitable 'Bin Presentation Area' (BPA) to be used by residents for the temporary placement of bins for collection only. This is not a permanent storage location. The BPA must be constructed so it cannot be used as an additional car parking space and is located immediately adjacent to the nearest adopted highway with suitable screening, having a firm paved surface and level access to the public highway, including dropped kerbs where required. The BPA should

be large enough to accommodate two 240 litre bins for each property, or all multiple occupancy bins.

Where access is required over private land a damage waiver will be required, indemnifying the Council against any potential damage cause by the collection vehicle to the road surface.

## **5. Provision of containers**

Developers are expected to meet the whole cost in providing containers for new developments, this includes existing properties which are sub divided and require additional bin capacity.

Containers may be purchased from the Council or directly from manufacturers, although it should be noted that all items must be fully compliant with the Council's specification. Charges for containers are detailed in the Council's Fees and Charges Schedule available at [www.northwarks.gov.uk](http://www.northwarks.gov.uk). These charges are a one-off cost for initial provision; the containers remain the property of the Council. When residents move on the containers must remain for the next resident to use.

Developers are expected to have provided appropriate containers for developments before residents have moved in. This will ensure residents are able to contain their waste and to allow for the development to be included on collection rounds. It should be noted that only a limited number of containers are kept in stock. Where containers are in stock the Council will aim to deliver them within 10 working days. Where the Council needs to place an order for containers the delivery of these containers can take up to 12 weeks. Developers should give as much notice as possible.

## Appendix K Parking Standards

### Car & Cycling Parking Standards:

Use Class:	Description:	Maximum Car Parking Standard:	Minimum Cycle Parking Standard:
<b>A1</b>	<b>Shops</b>	Food retail: 1 per 14m <sup>2</sup> . Non-food retail: 1 per 20m <sup>2</sup> .	1 space per 200m <sup>2</sup> for food retail, 1 space per 200m <sup>2</sup> (for staff and customers) non-food retail.
<b>A2</b>	<b>Financial &amp; Professional Services</b>	1 per 30m <sup>2</sup> .	1 space per 200m <sup>2</sup> (for staff and customers)
<b>A3 / A4</b>	<b>Pubs, Clubs &amp; Restaurants</b>	1 per 5m <sup>2</sup> .	1 space per 60m <sup>2</sup> (excluding associated residential accommodation)
<b>A5</b>	<b>Hot Food Takeaways</b>	1 per 20m <sup>2</sup> .	1 space per 60m <sup>2</sup> (excluding associated residential accommodation)
<b>B1</b>	<b>Offices</b>	1 per 75 m <sup>2</sup> up to 2,499m <sup>2</sup> . 1 per 30 m <sup>2</sup> above 2,500m <sup>2</sup> .	1 space per 200m <sup>2</sup>
<b>B2</b>	<b>Industry</b>	1 per 100m <sup>2</sup> .	1 space per 500m <sup>2</sup>
<b>B8</b>	<b>Warehousing</b>	1 per 150m <sup>2</sup> .	1 space per 1000m <sup>2</sup>
<b>C1</b>	<b>Hotels/Motels, Guest Houses &amp; Resident Clubs</b>	1 per 2 guest bedroom. 1 per 2 staff flat. 1 per 10 employees.	1 space per 5 staff 1 space per 10 guest rooms & 1 space per 60m <sup>2</sup> for restaurant/ entertainment area
<b>C3</b>	<b>Residential</b>	1 space per flat in the Market Town Centres and 2 spaces per house Elsewhere in Borough 2 spaces per property	Not relevant
<b>D1</b>	<b>Medical Practitioners, Clinics, Dentists, Opticians &amp; Chiropodists</b>	3 per consulting room.	1 per 3 consulting rooms.
<b>D1</b>	<b>Schools and Colleges (Non-residential)</b>	1 per classroom or teaching area. 1 per 100 pupils whichever greater (together with facility for overflow).	1 per 10 staff & 1 per 5 students.

<b>D1</b>	<b>Places of Assembly (other than cinemas, conference facilities and stadia)</b>	1 per 22m <sup>2</sup> .	1 space per 10 seats
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<b>Use Class:</b>	<b>Description:</b>	<b>Maximum Car Parking Standard:</b>	<b>Minimum Cycle Parking Standard:</b>
<b>D2</b>	<b>Cinema &amp; conference facilities</b>	1 per 5 seats.	1 space per 5 staff plus 1 space per 100m <sup>2</sup>
<b>D2</b>	<b>Stadia</b>	1 per 15 seats.	1 per 4 staff & 1 per 20 seats.

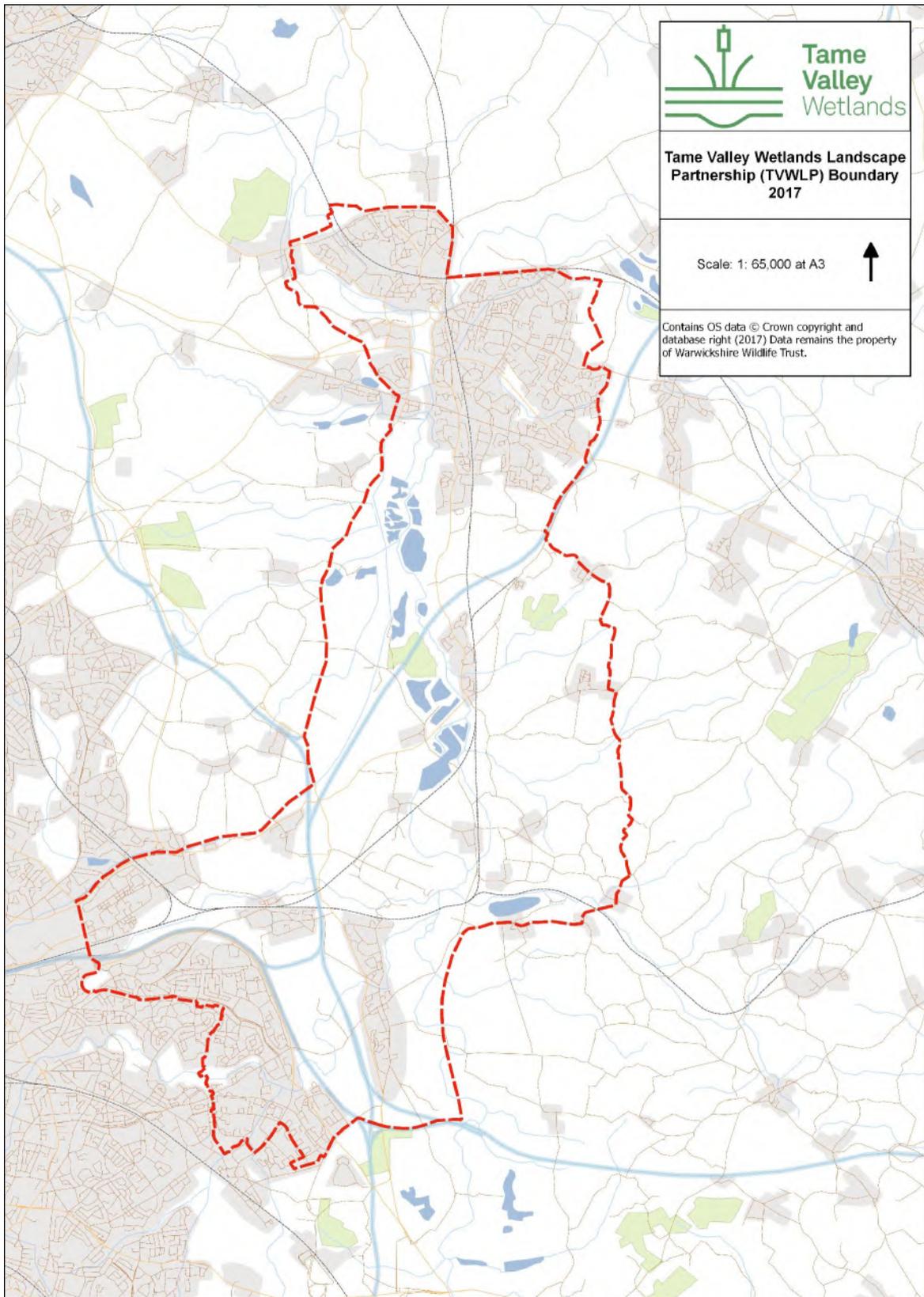
**Impaired Mobility Minimum Parking Standards:**

<b>Car Park Used For</b>	<b>Car Parking Size</b>	
	<b>Up to 200 bays:</b>	<b>Over 200 bays:</b>
<b>Employees and Visitors to Business Use:</b>	Individual bays for each disabled employee, plus 2 bays or 5% of total capacity, whichever is greater.	6 bays plus 2% of total capacity.
<b>Shopping, Recreation &amp; Leisure</b>	3 bays or 6% of total capacity.	4 bays plus 4% of total capacity.

**Motorcycle (powered two wheeler vehicles) Minimum Parking Standards:**

<p>One space, plus an additional space for every 10 spaces required by maximum car parking standard.</p>
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**Appendix L Map showing the area of the Tame Valley Wetlands NIA**



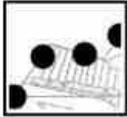
	<b>Inset Maps for Settlement Site Allocations, Proposals, Development Boundaries and Designated policy areas</b>
<b>Map No.</b>	<b>Map Title</b>
1.	Proposals Map – Whole Borough Area
2	Atherstone - Site Proposals, Housing and Employment
3.	Dordon & Polesworth –Site Proposals, Housing, Open Space, Employment
3a	Dordon & Polesworth – Development Boundary amendment
4.	Dordon & Polesworth – Employment Site Proposals
5.	Coleshill south - Site Proposals, Housing and Community
6.	Coleshill north & Hams Hall - Site Proposals, Employment, Green Belt release
7.	Land west of Robey's Lane, adjacent to Tamworth, site proposal
8.	Lindridge Rd, Langley SUE addition, Wishaw – Housing, Green Belt release.
9.	Land south of A5, MIRA, Caldecote - Employment
10.	Baddesley Ensor & Grendon – Allocated and Reserved Site Proposals
11.	Hartshill & Ansley Common - Allocated and Reserved Site Proposals
12.	Kingsbury – Safeguarded Land and Development Boundary
13	Water Orton - Site proposals, Housing, Community and Green Belt release.
14	Ansley Village - Site proposals
15.	Newton Regis - Site proposals
16.	Shuttington - Site proposals
17.	Warton - Site proposals
18.	Wood End - Site proposals
19.	New Arley – Development Boundary
20.	Old Arley - Development Boundary
21.	Austrey - Development Boundary
22.	Curdworth - Development Boundary
23.	Fillongley - Development Boundary
24.	Hurley - Development Boundary
25.	Piccadilly - Development Boundary
26.	Shustoke - Development Boundary
27.	Whitacre Heath - Development Boundary
28.	Proposed New Development Boundary for Ridge Lane
29.	Lea Marston - Green Belt Infill Boundary
30.	Middleton - Green Belt Infill Boundary

31.	Meaningful Gap Designation area
32.	Kingsbury Water Park – Site proposal (LP18)
33.	Atherstone - Town Centre and Core Shopping frontages
34.	Coleshill - Town Centre and Core Shopping frontages
34a	Coleshill – Extended Town Centre Area proposal
35.	Polesworth - Town Centre and Core Shopping frontages
36.	Neighbourhood Centres
37.	Safeguarded Station site - Arley
38.	Safeguarded Station site - Kingsbury
39.	HS2 Phase 1 and 2b - Safeguarded Route Area
40.	Safeguarded Route - Former Rail Route from Baxterley to Birch Coppice
41.	Safeguarded Route - Former Hampton in Arden to Whitacre Rail Route
42.	Proposed Riverside LNR (Local Nature Reserve), Atherstone (LP19)
43.	Dafferns Wood LNR, New Arley (LP19)
44.	Cole End Park LNR, Coleshill (LP19)
45.	Kingsbury Meadow LNR, Kingsbury (LP19)
46.	Abbey Green Park LNR, Polesworth (LP19)
	<b>Open Space &amp; Green Space Maps – Borough Wide</b>
47.	Atherstone & Mancetter Open Space
48.	Dordon Open Space
49.	Polesworth Open Space
50.	Coleshill Open Space
51.	Grendon Open Space
52.	Hartshill Open Space
53.	Kingsbury Open Space
54.	New & Old Arley Open Space
55.	Warton Open Space
56.	Austrey Open Space
57.	Curdworth Open Space
58.	Fillongley Open Space
59.	Newton Regis Open Space
60.	Shuttington Open Space
61.	Warton Open Space
62.	Whitacre Heath Open Space
	<b>Conservation Areas</b>

63.	Atherstone Conservation Area
64.	Mancetter Conservation Area
65.	Polesworth Conservation Area
66.	Coleshill Conservation Area
67.	Coleshill Coventry Road Conservation Area
68.	Kingsbury Conservation Area
69.	Water Orton Conservation Area
70.	Fillongley Conservation Area
71.	Newton Regis Conservation Area

PROPOSALS MAP KEY

Built Environment Proposals/Policies



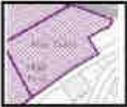
- Development Boundary  
(Black dotted line)



- Allocated Housing Sites  
(red boundary/pink shading)



- Reserved housing sites. (red boundary,  
diagonal hatch red fill)



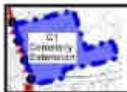
- Allocated Employment Sites  
(purple boundary and hatching)



- Town Centre boundary (orange boundary  
and hatch fill) and Core Retail Frontage  
(purple dash line)



- Neighbourhood Centres (purple dash line  
and star)



- Community proposals, S1 & C1  
(blue dot/dash boundary, light  
blue fill)

Transport Proposals/Policies



- Safeguarded New Rail Station Site  
(Black edge, blue fill)



- Safeguarded former rail routes  
(blue dot/dash boundary  
and blue dotted fill)



- HS2 Safeguarding Area

Historic Environment Proposals/Policies



- Conservation Area  
(red triangle boundary)

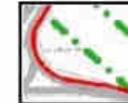


- Scheduled Ancient Monument  
(blue boundary and hatch fill/or star)



- Historic Park and Garden (red boundary,  
vertical hatched green fill)

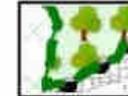
Natural Environment - Open/Green Space Policies & Proposals



- Meaningful Gap - Strategic Gap  
(red boundary, green dash/dot fill)



- SSSI's - Site of Special Scientific Interest  
(dark brown dash-dot boundary,  
light brown check fill)



- Local Nature Reserves (green dash  
boundary, tree symbol fill)



- Local Geological Sites (LGS) (formerly known  
as RIGS - Regionally Important Geological  
Sites) brown dashed boundary hatched fill  
and/or circle symbol)



- Ancient Woodland (green boundary,  
horizontal brown lined fill)



- Green Belt  
(green dotted boundary and  
diagonal hatch fill)

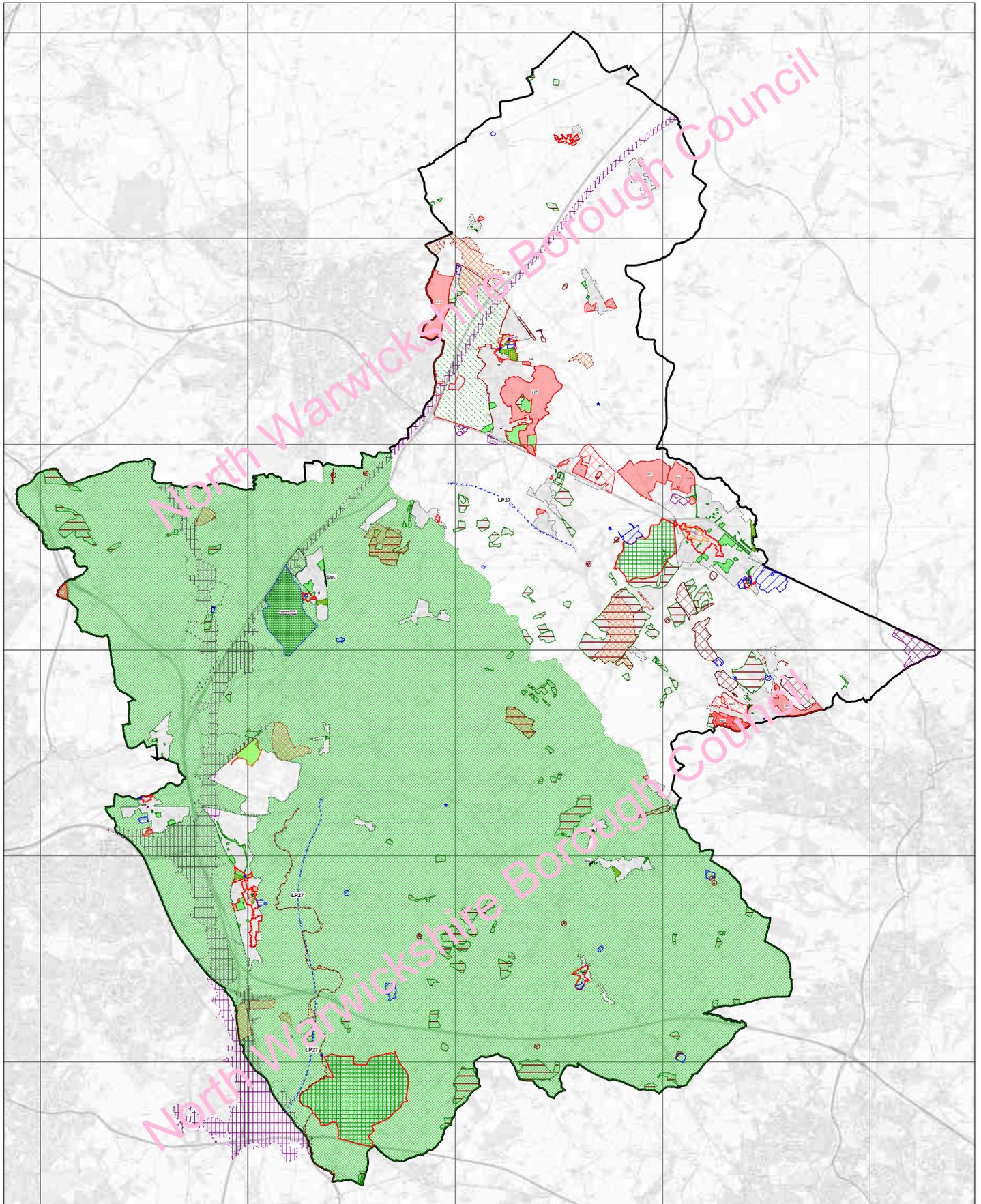


- Safeguarded Green Belt - Future release  
option (dash black boundary, grey  
diagonal hatch fill)



- Green Space - LP20  
(Green boundary and fill)

PROPOSALS MAP - Submission Local Plan 2018

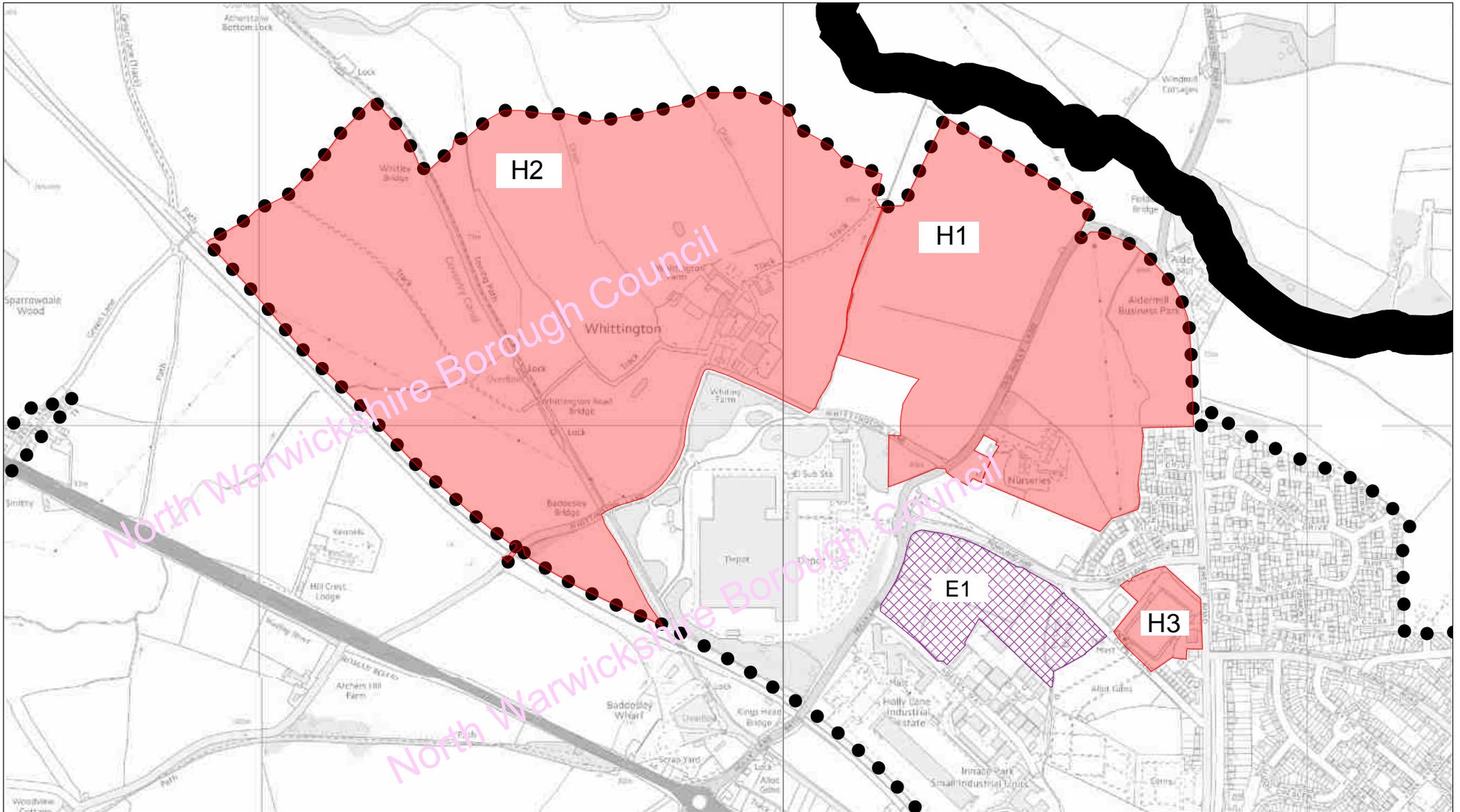


North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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# Atherstone - Site Proposals



North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Housing - Pink, Employment - Purple

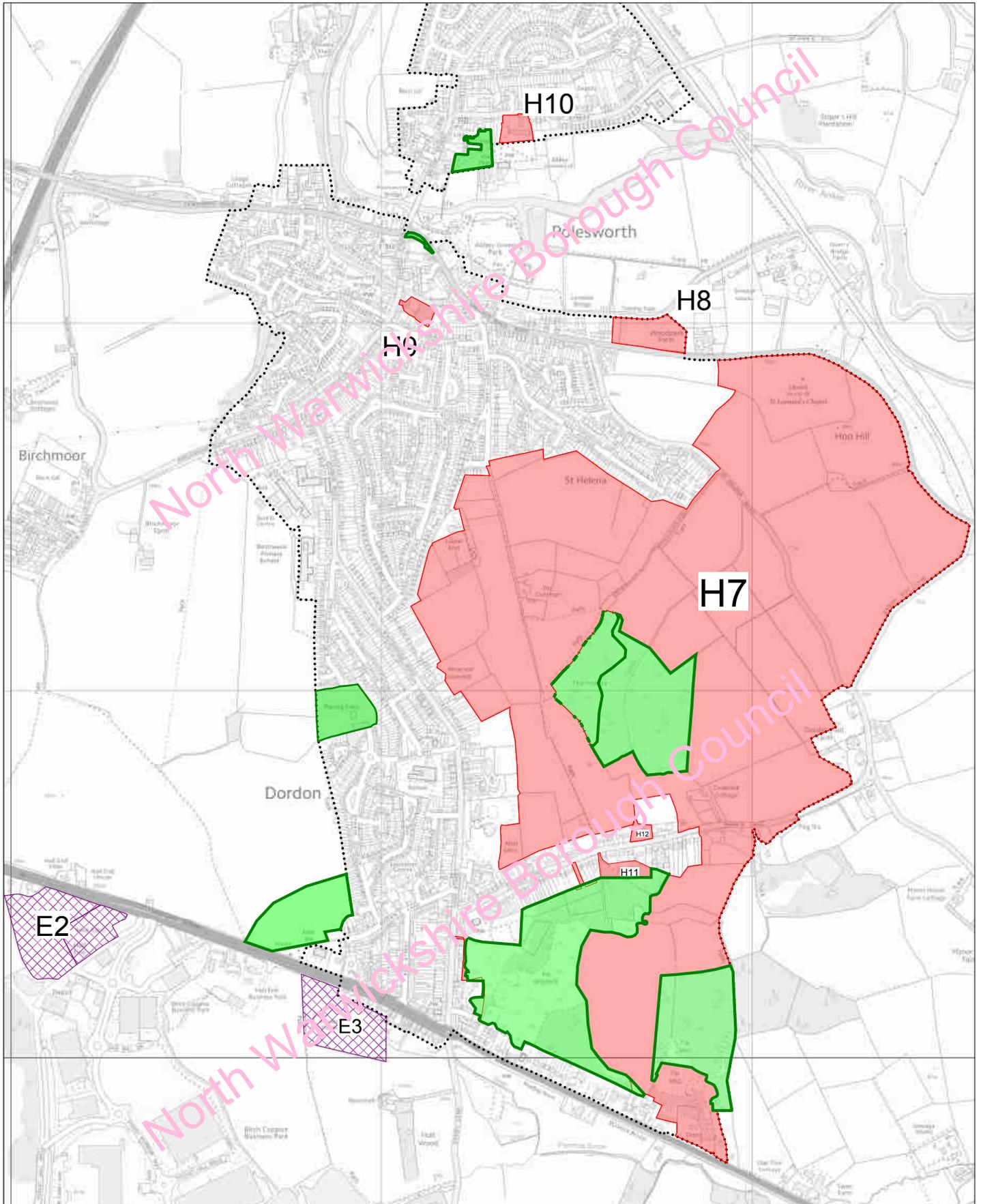


North Warwickshire  
Borough Council



Ordnance  
Survey  
Licensed System Supplier

Polesworth and Dordon - Site Proposals



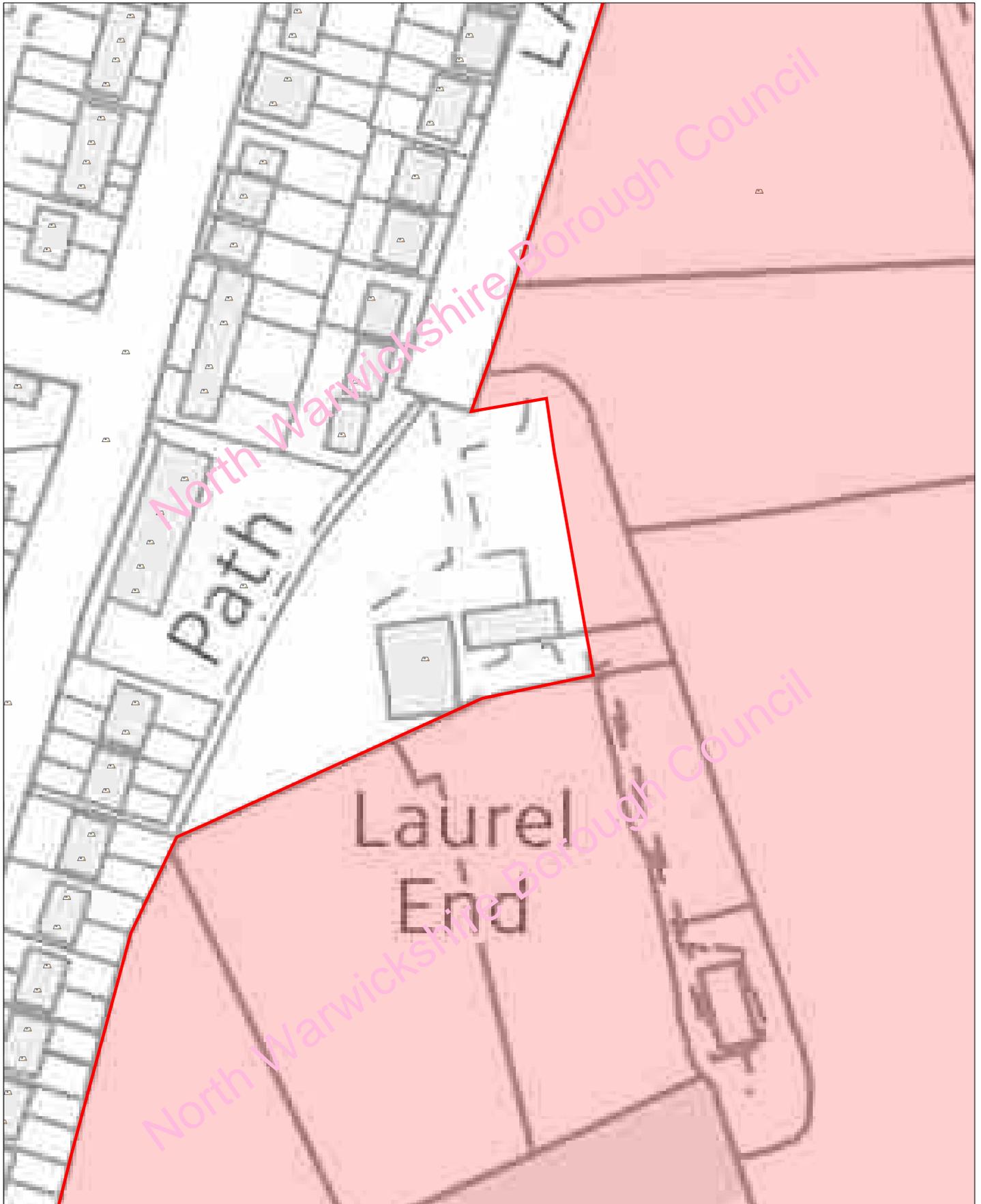
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Employment - Purple hatched  
Housing - Pink  
Green Space/Open Space - Green



Amended H7 allocation boundary surrounding Polesworth Group Homes Ltd

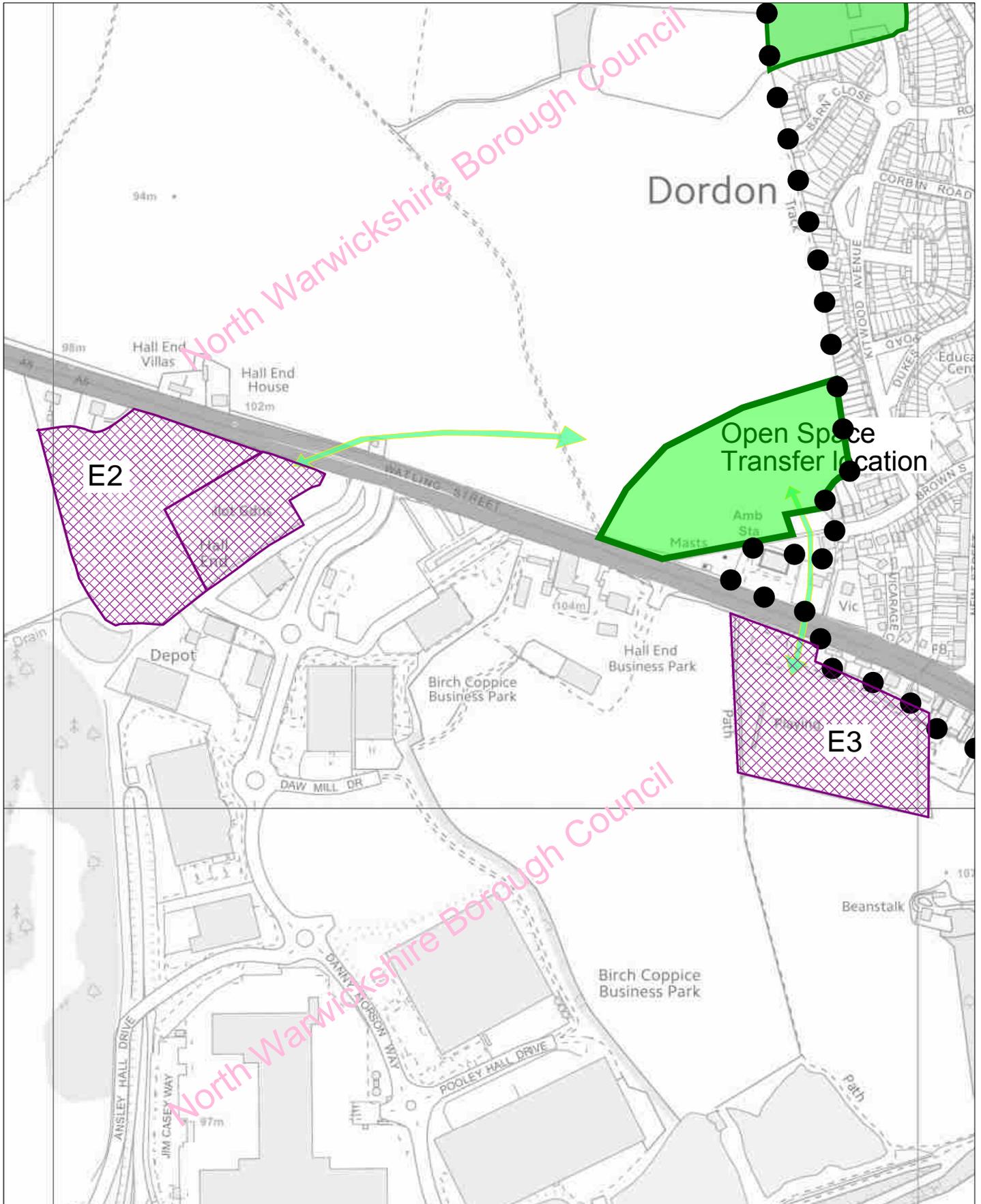


North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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# Birch Coppice and playing fields adjacent to Hall End Farm - Site Proposals



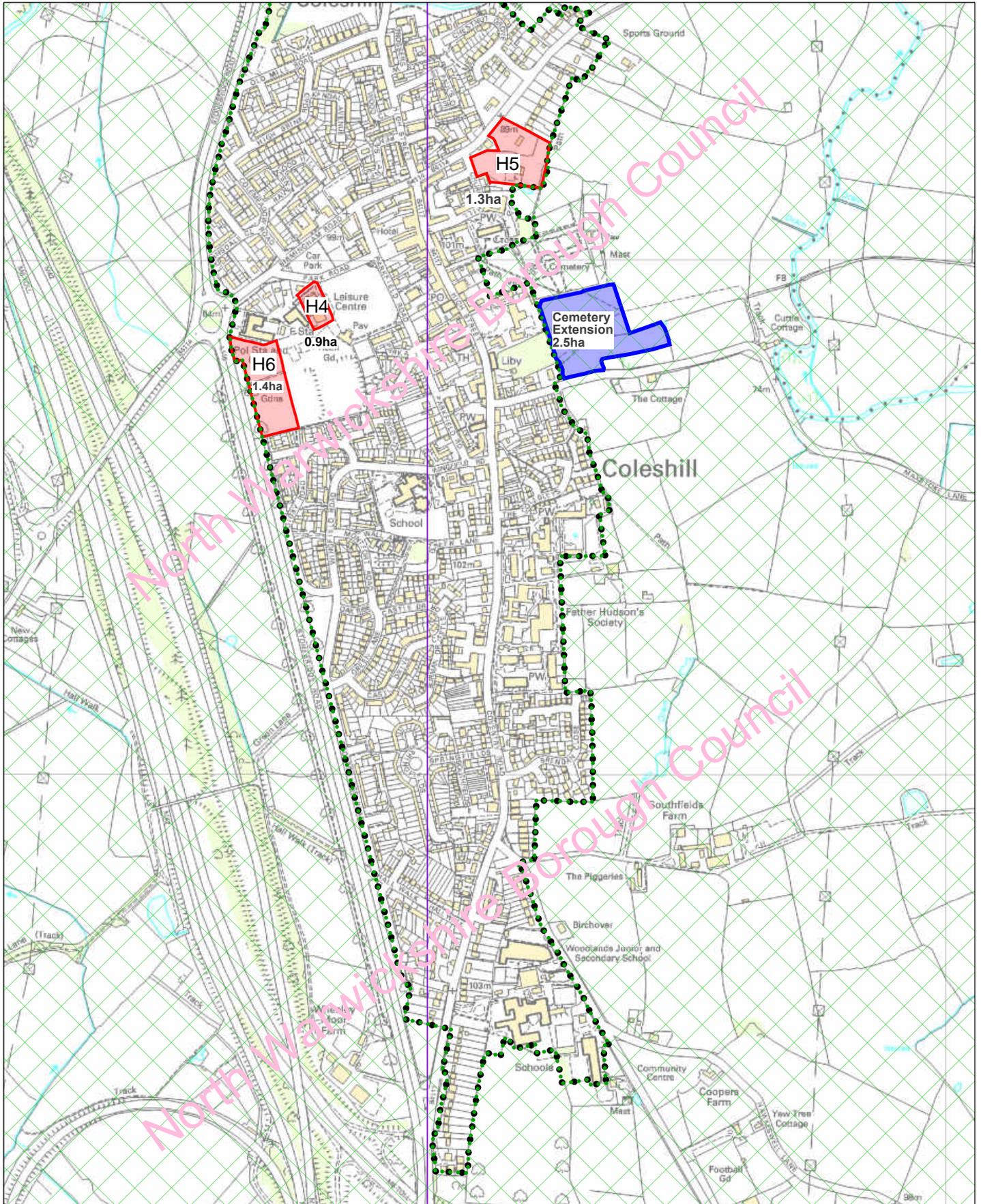
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Employment - Pink  
Open Space Transfer - Green



# Coleshill South - Site Proposals



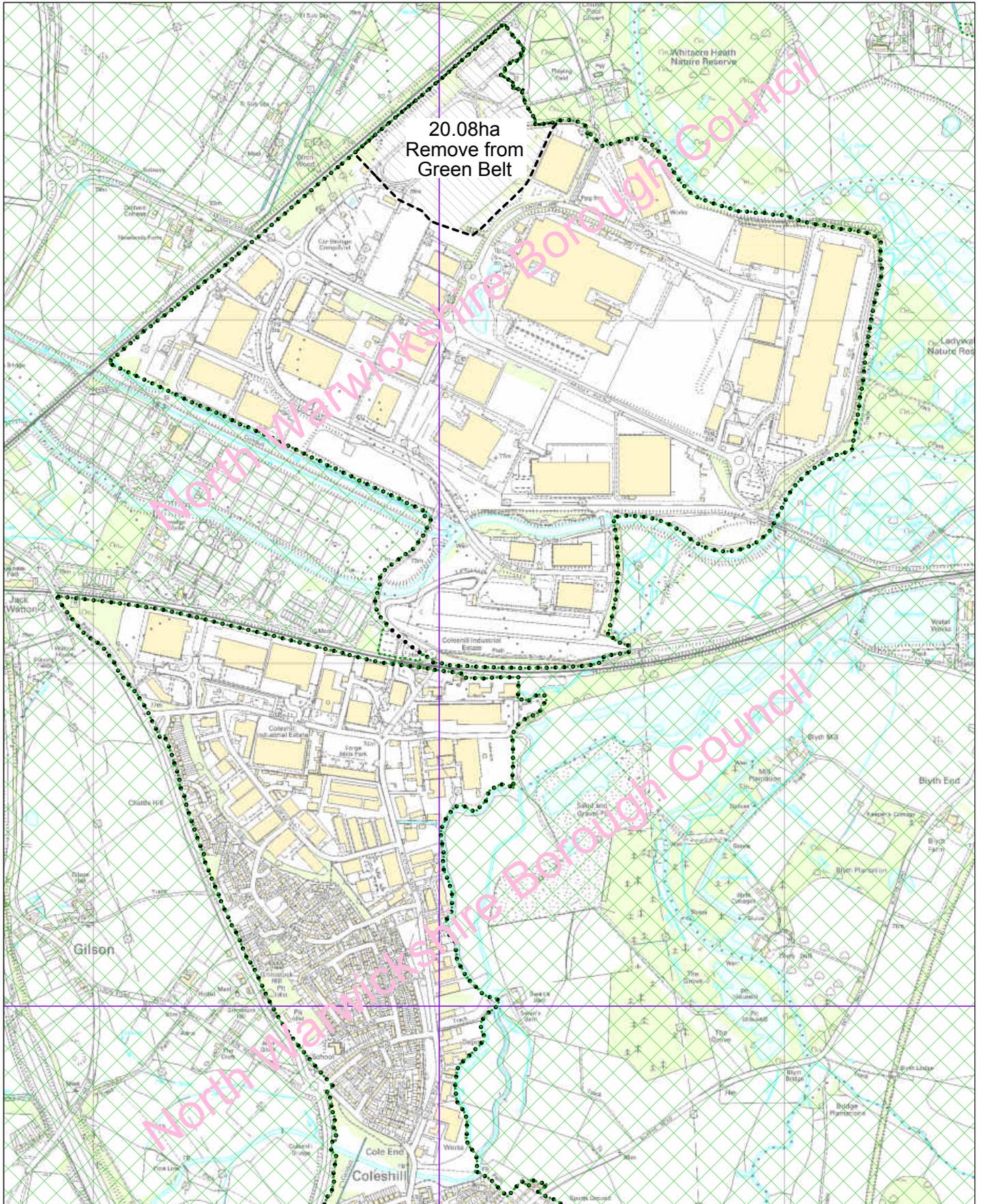
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Housing - Pink  
Cemetery Extension - Blue



# Coleshill North & Hams Hall - Site Proposals Housing & Employment

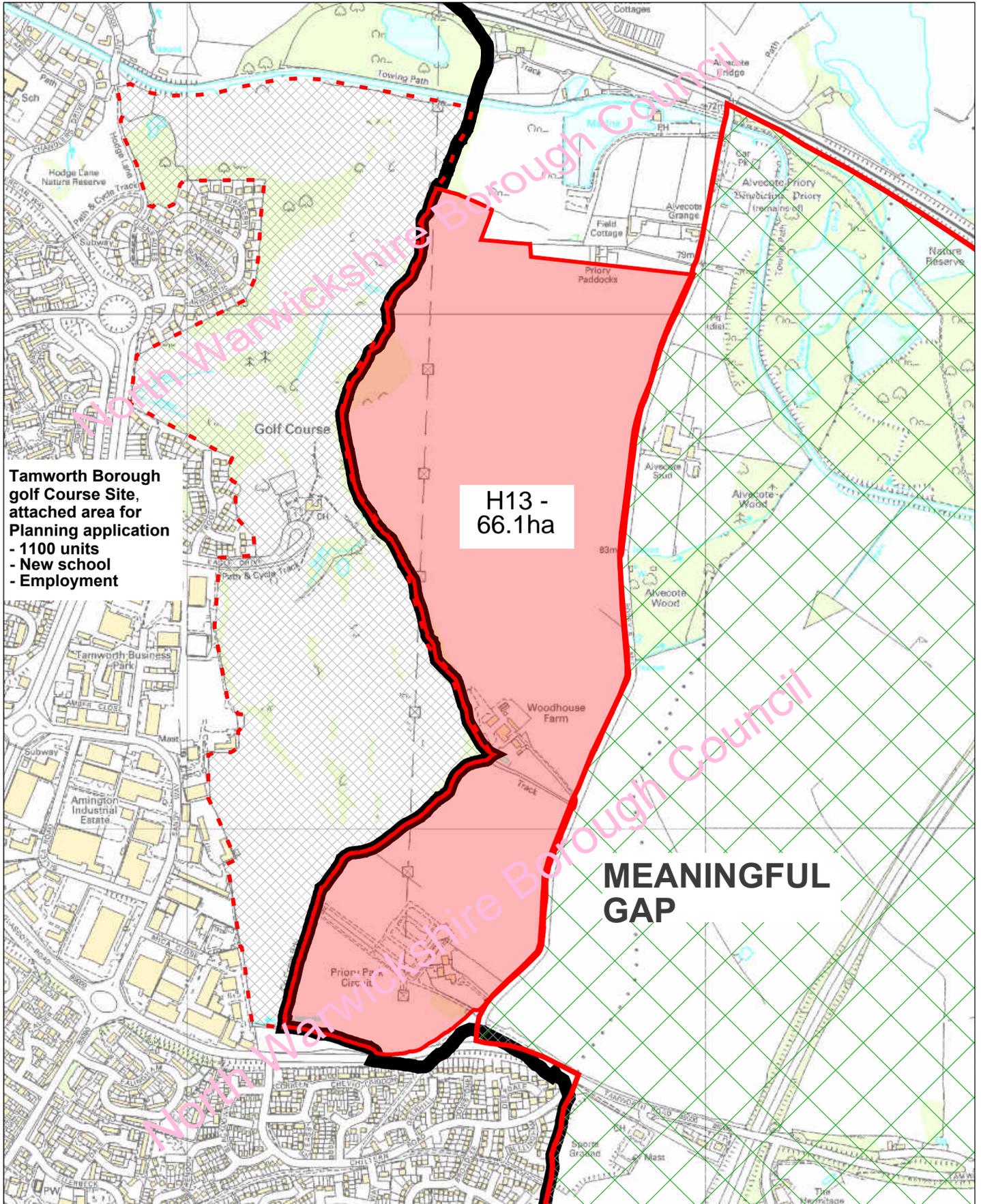


North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

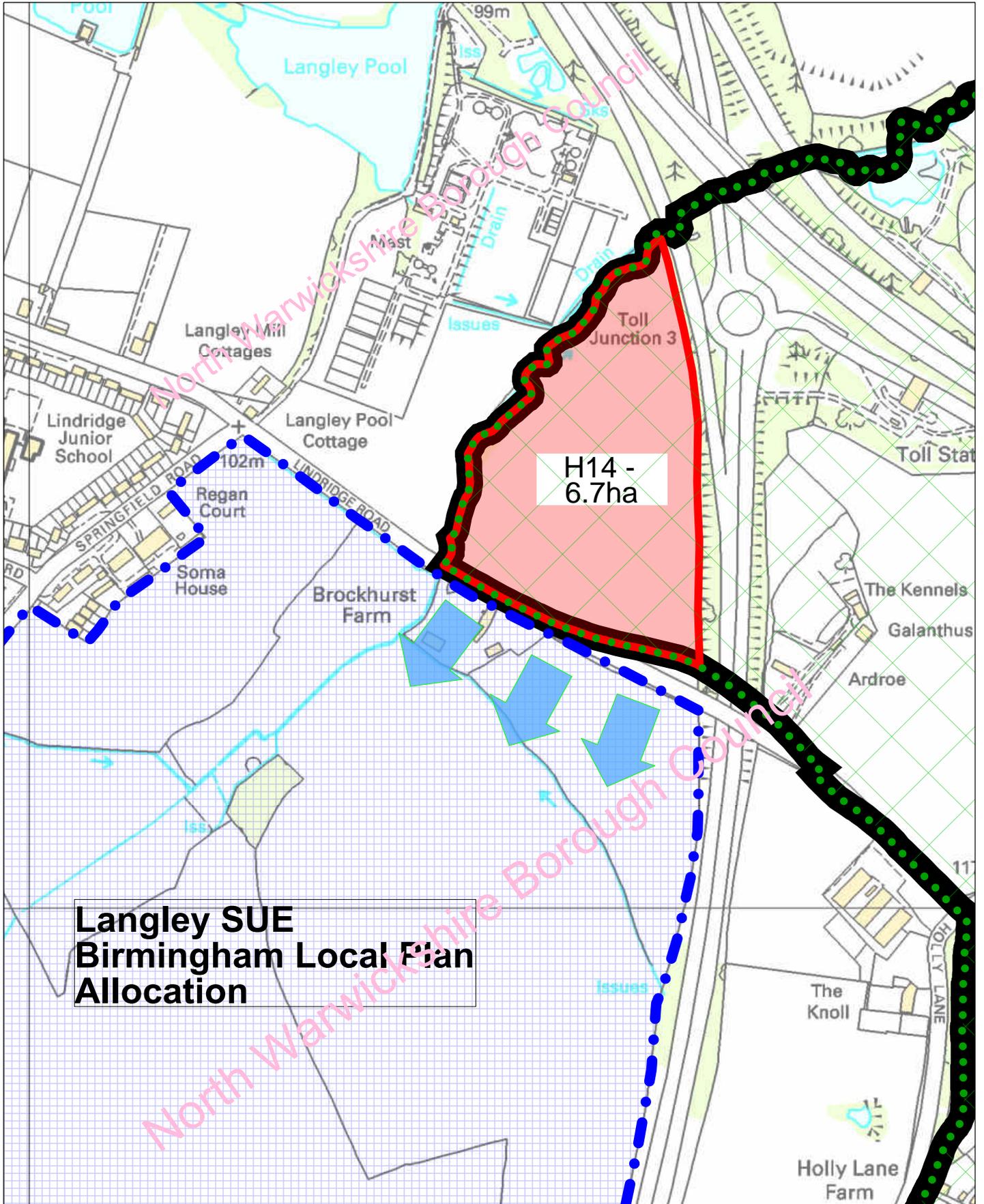
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# Land west of Robey's Lane, adjacent to Tamworth - Site Proposal



Lindridge Rd, Langley SUE addition, Wishaw - Site Proposal



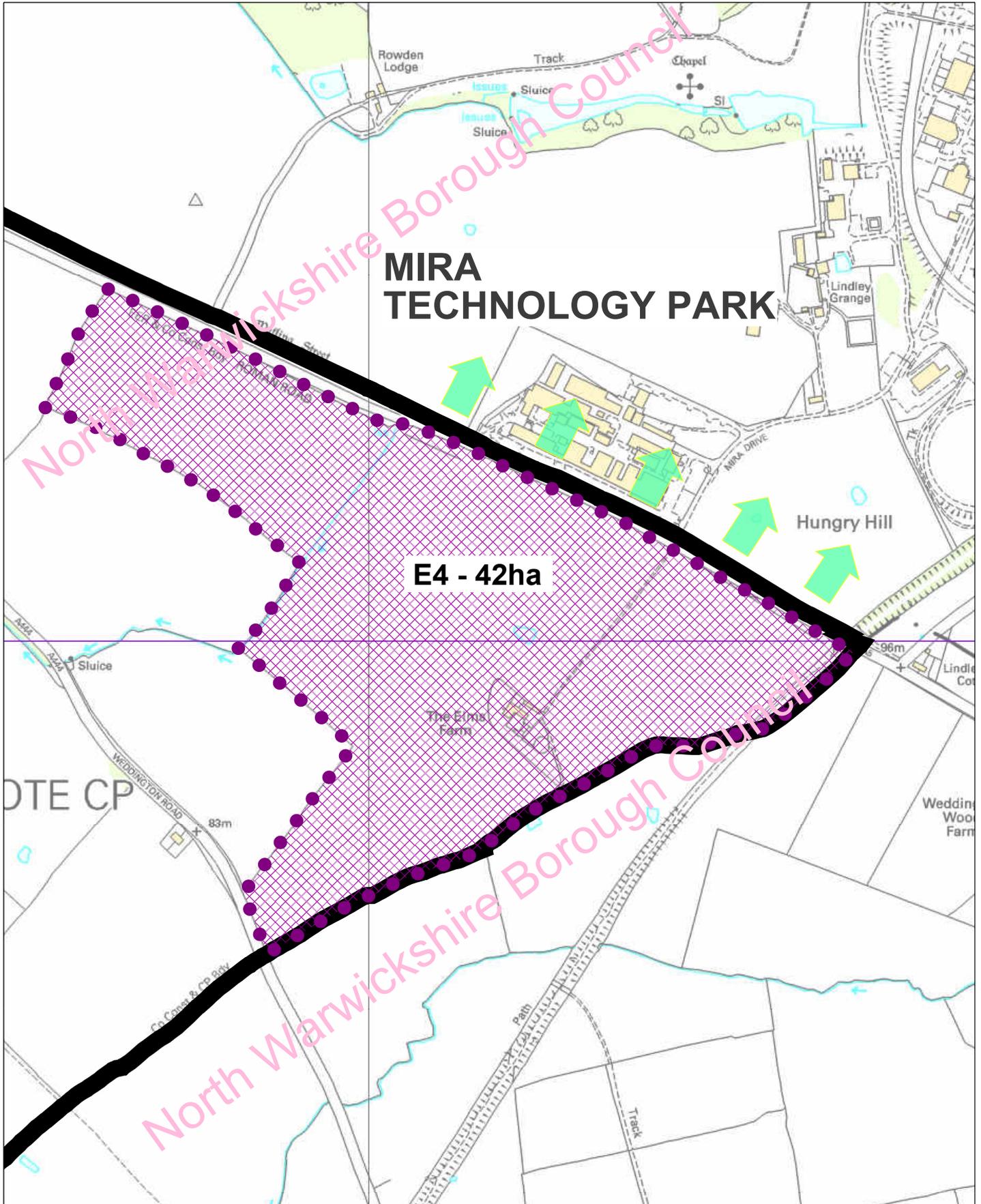
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Submission Local Plan 2018  
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Green Belt release. To be developed as part of Langley SUE



Land south of A5, MIRA, Caldecote - Site Proposal



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Employment - Purple

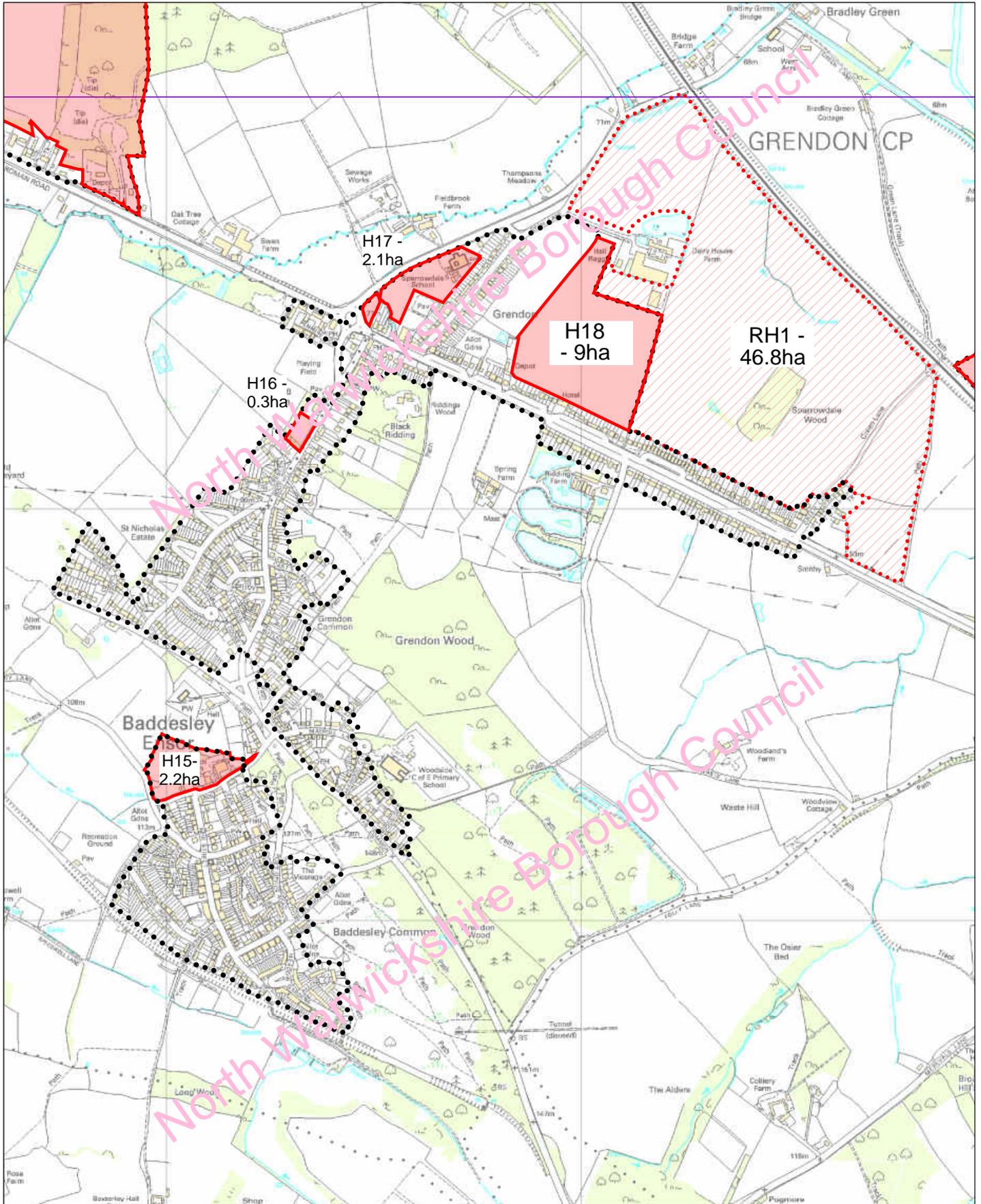


North Warwickshire  
Borough Council



Licensed System Supplier

# Baddesley Ensor & Grendon - Allocated & Reserved Site Proposals



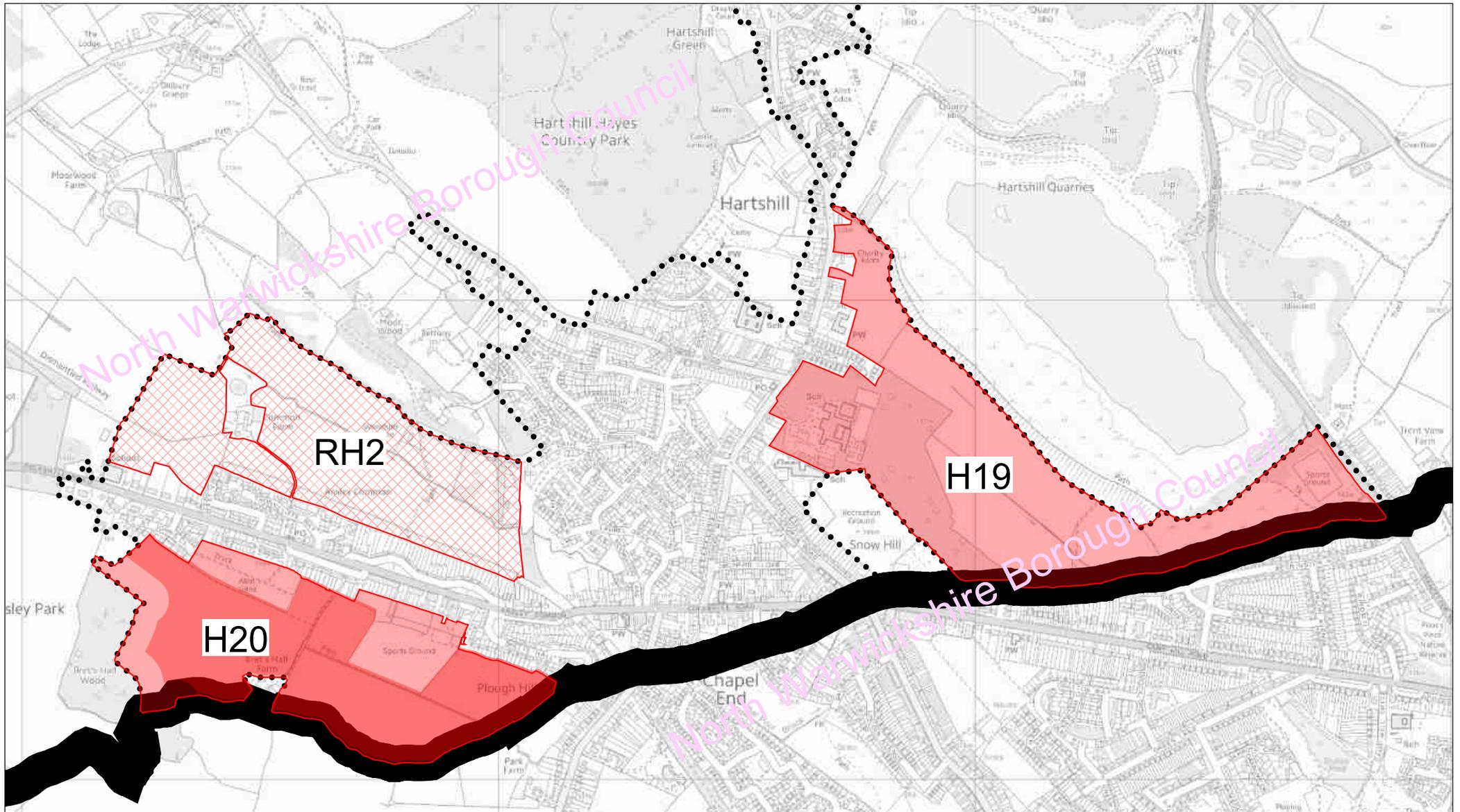
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Reserved Site RH1 shown hatched



# Hartshill and Ansley Common - Site Proposals



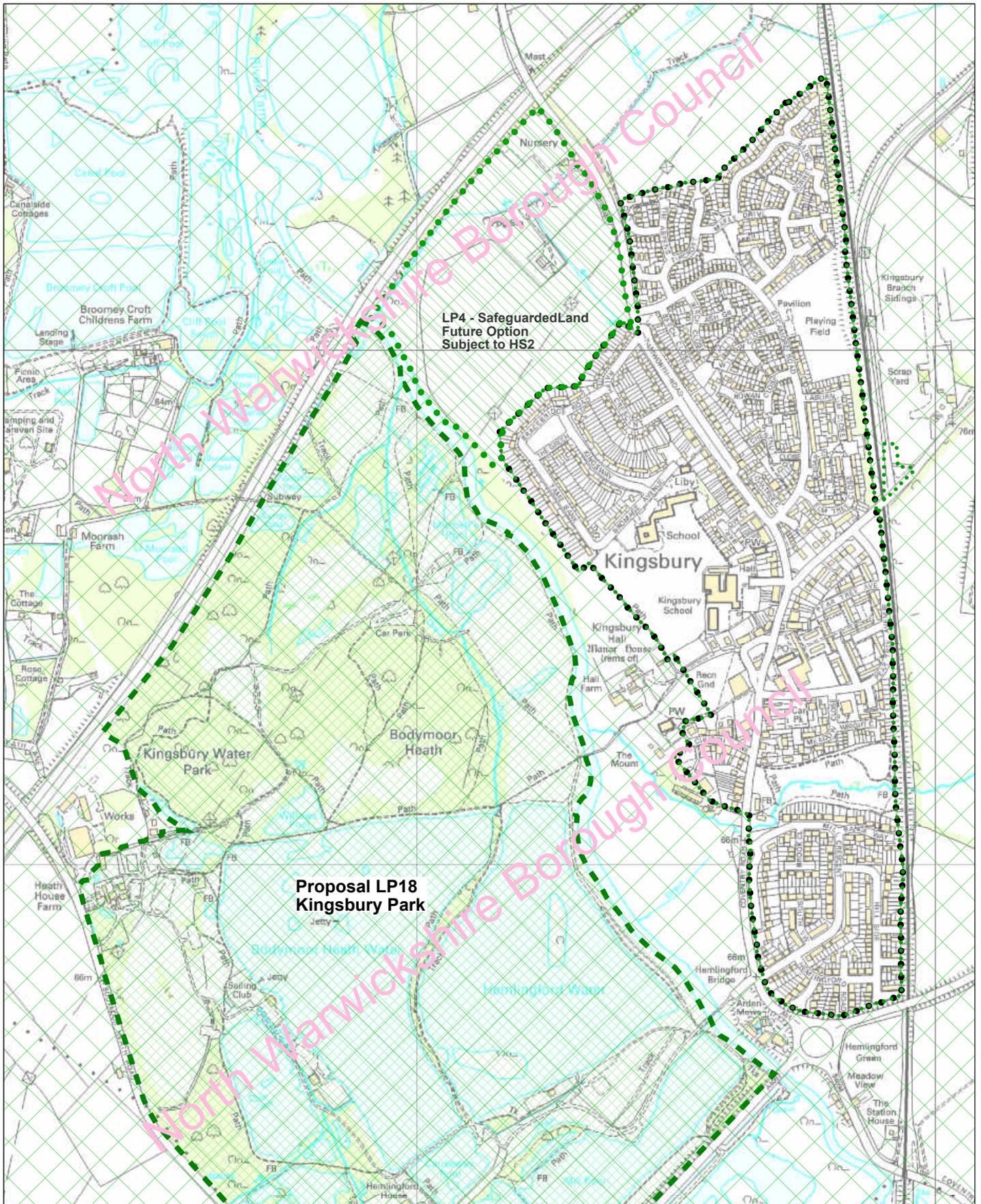
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Submission Local Plan 2018  
Site Proposals

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H20  
Darker pink - Development Area  
Lighter pink - Allotments and Open Space



# Kingsbury - Safeguarded Land and Development Boundary



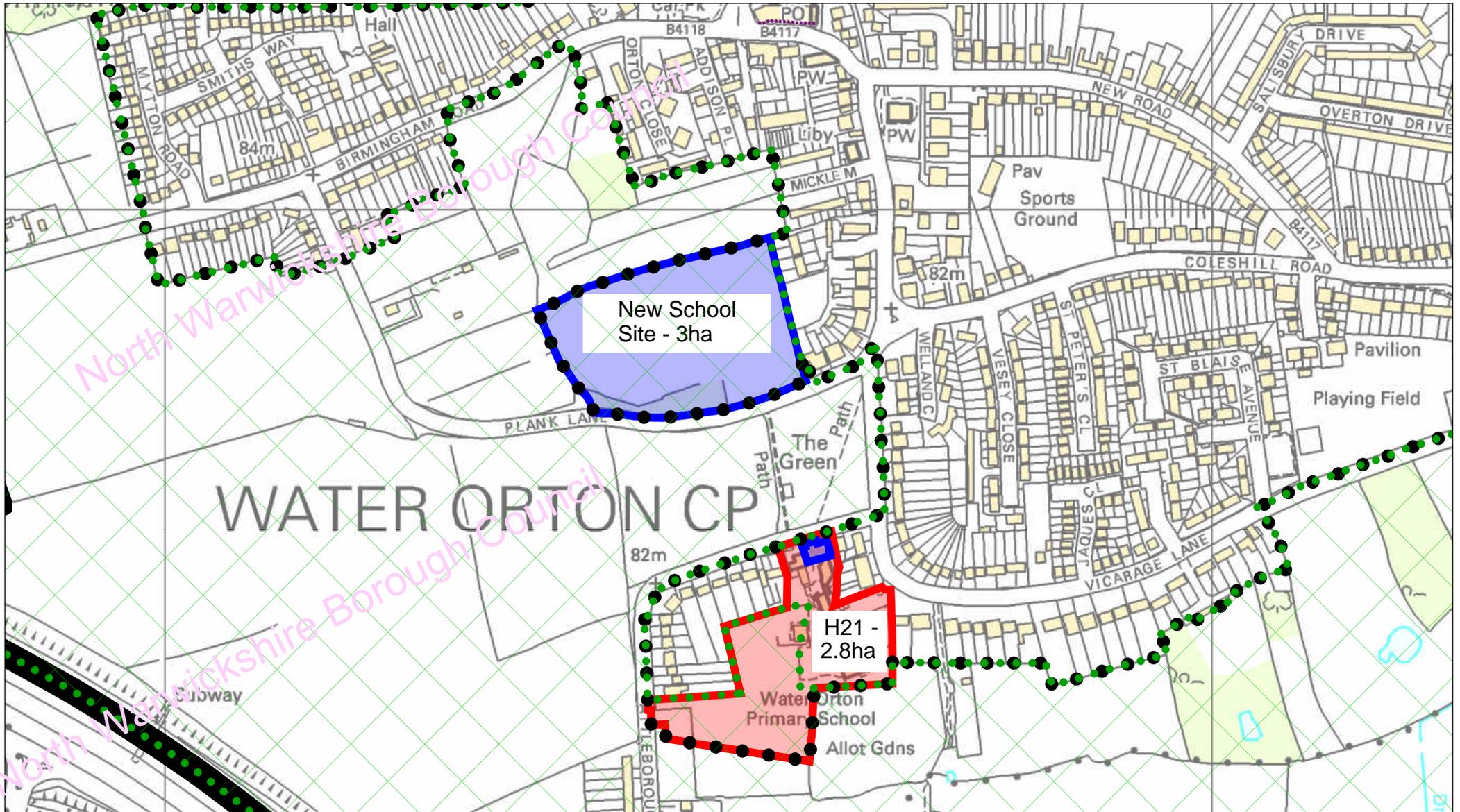
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Site Proposals

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Green Belt shown hatched



Water Orton - Site Proposals



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Submission Local Plan 2018  
Site Proposals

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New school allocation and redevelopment of old school involve Green Belt release.  
Old school building to be retained.

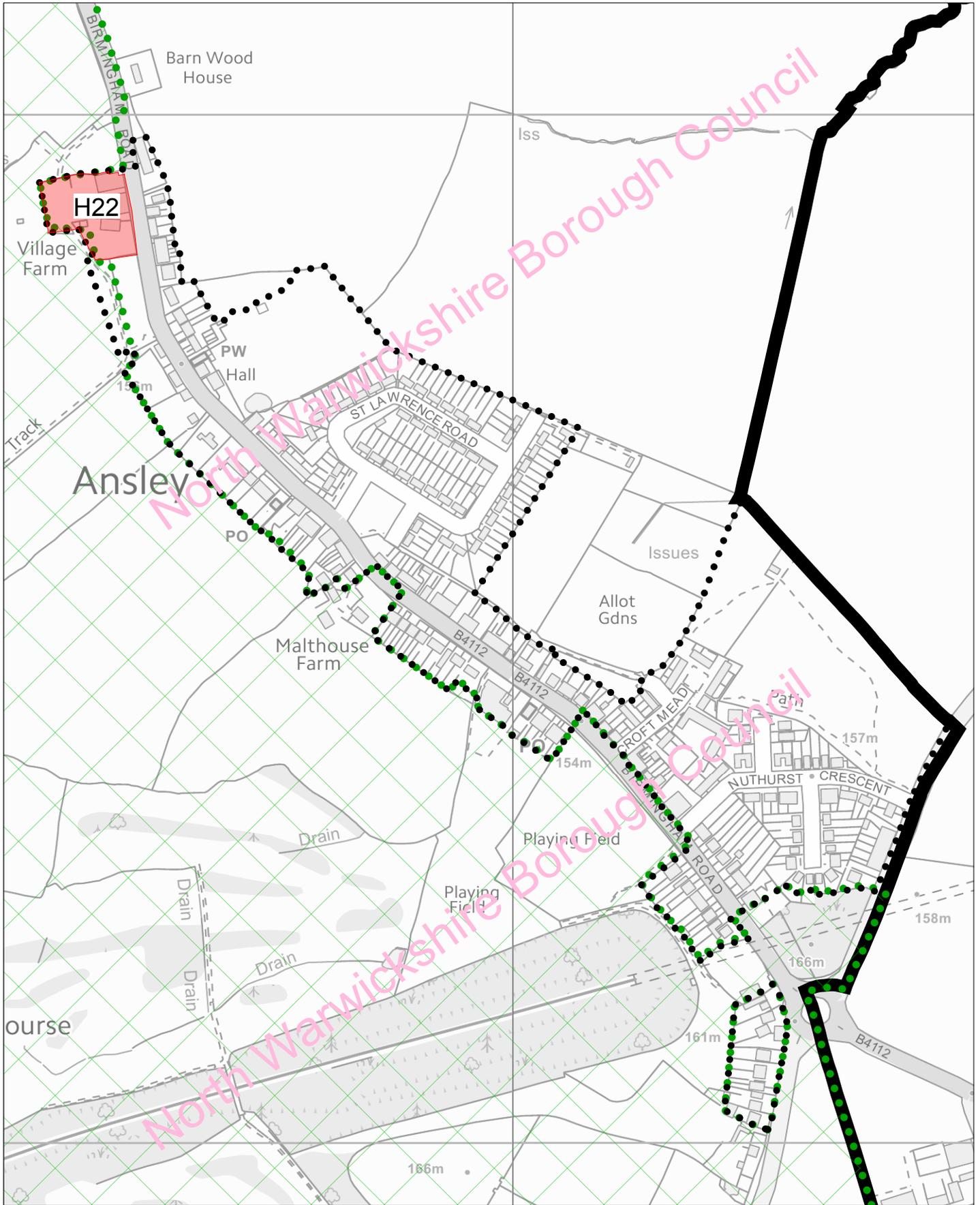


North Warwickshire  
Borough Council



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# Ansley Village - Site Proposal and Development Boundary



North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

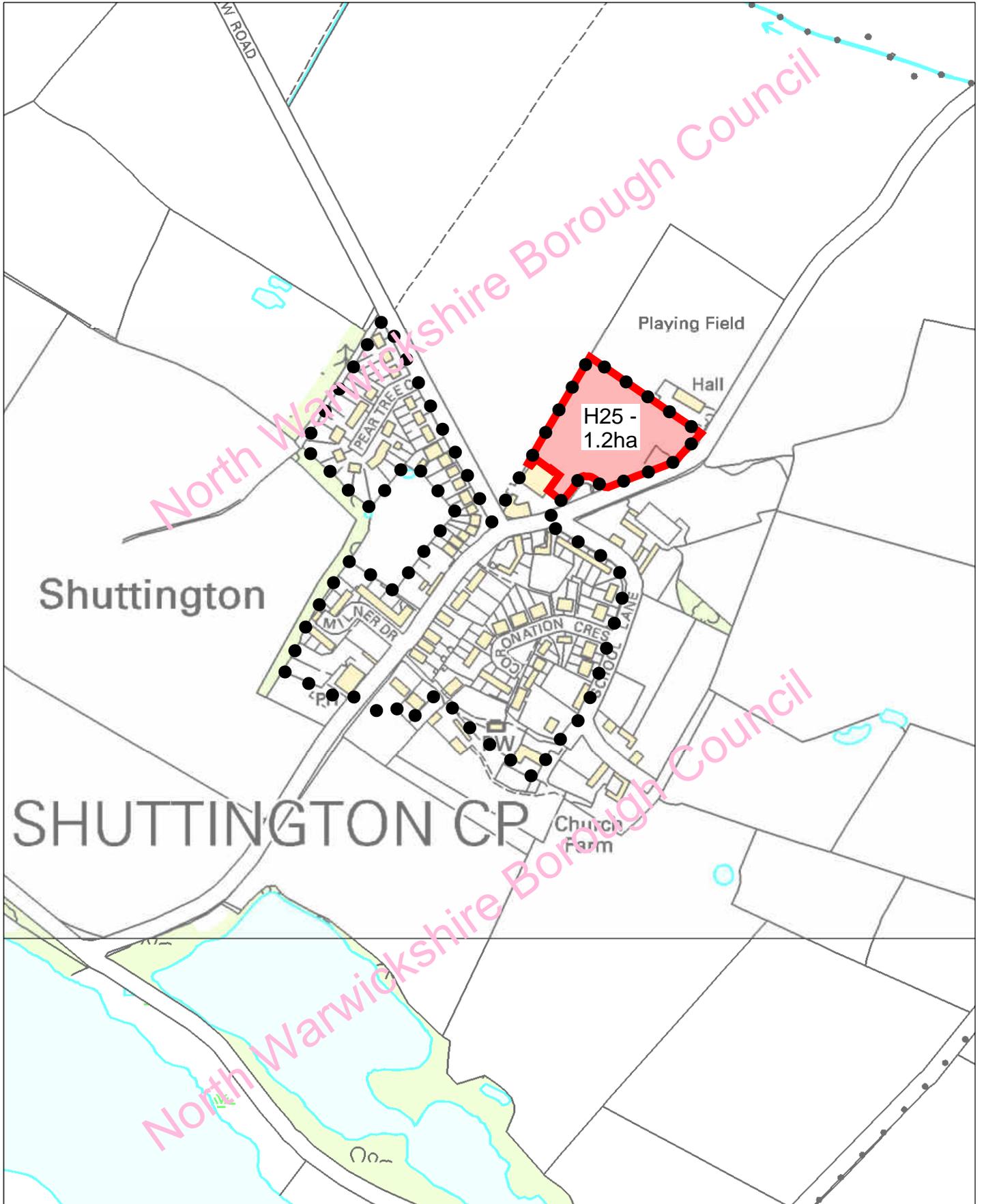
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Green Belt shown hatched





Shuttington - Site Proposal

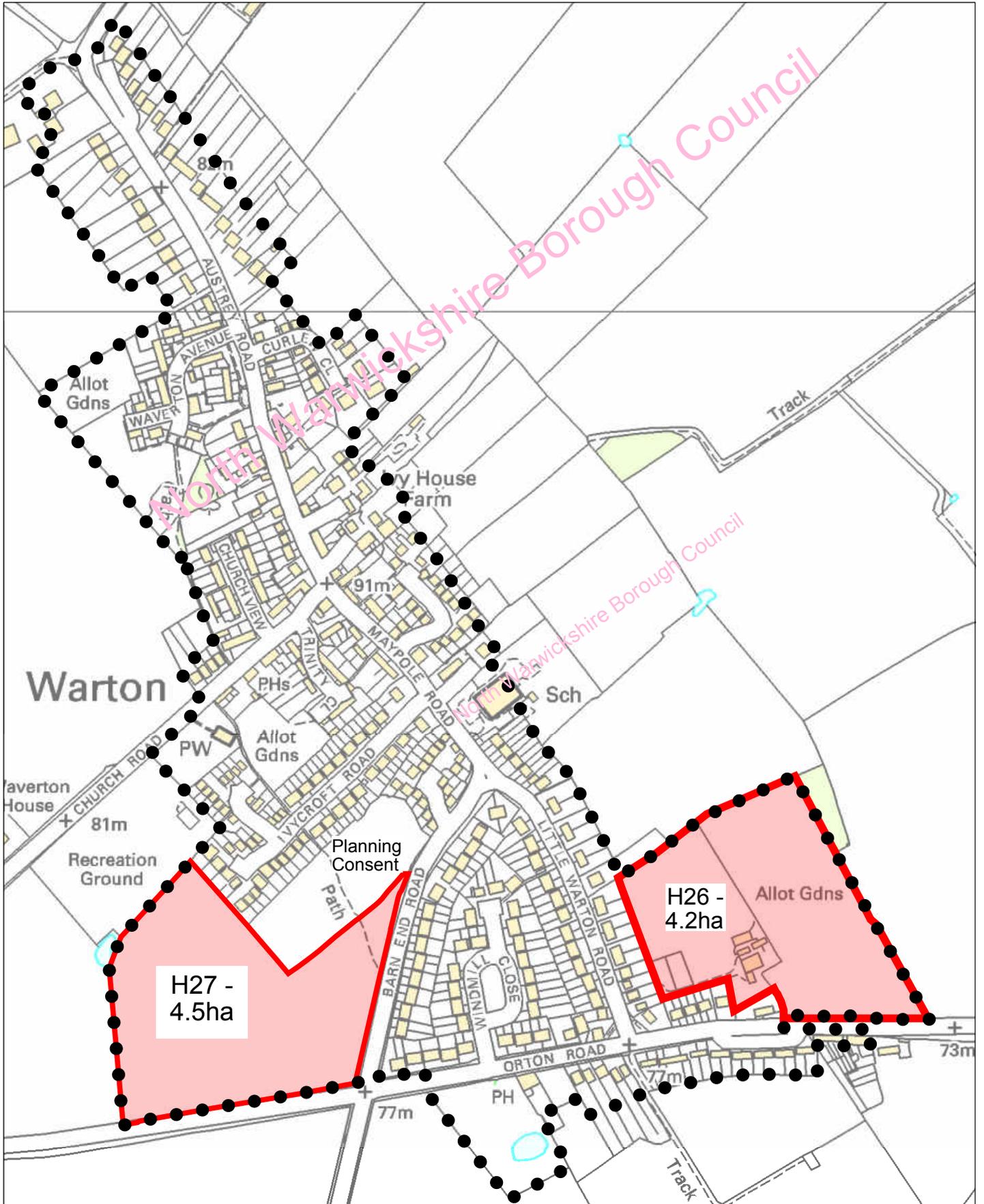


North Warwickshire Borough Council  
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Site Proposals

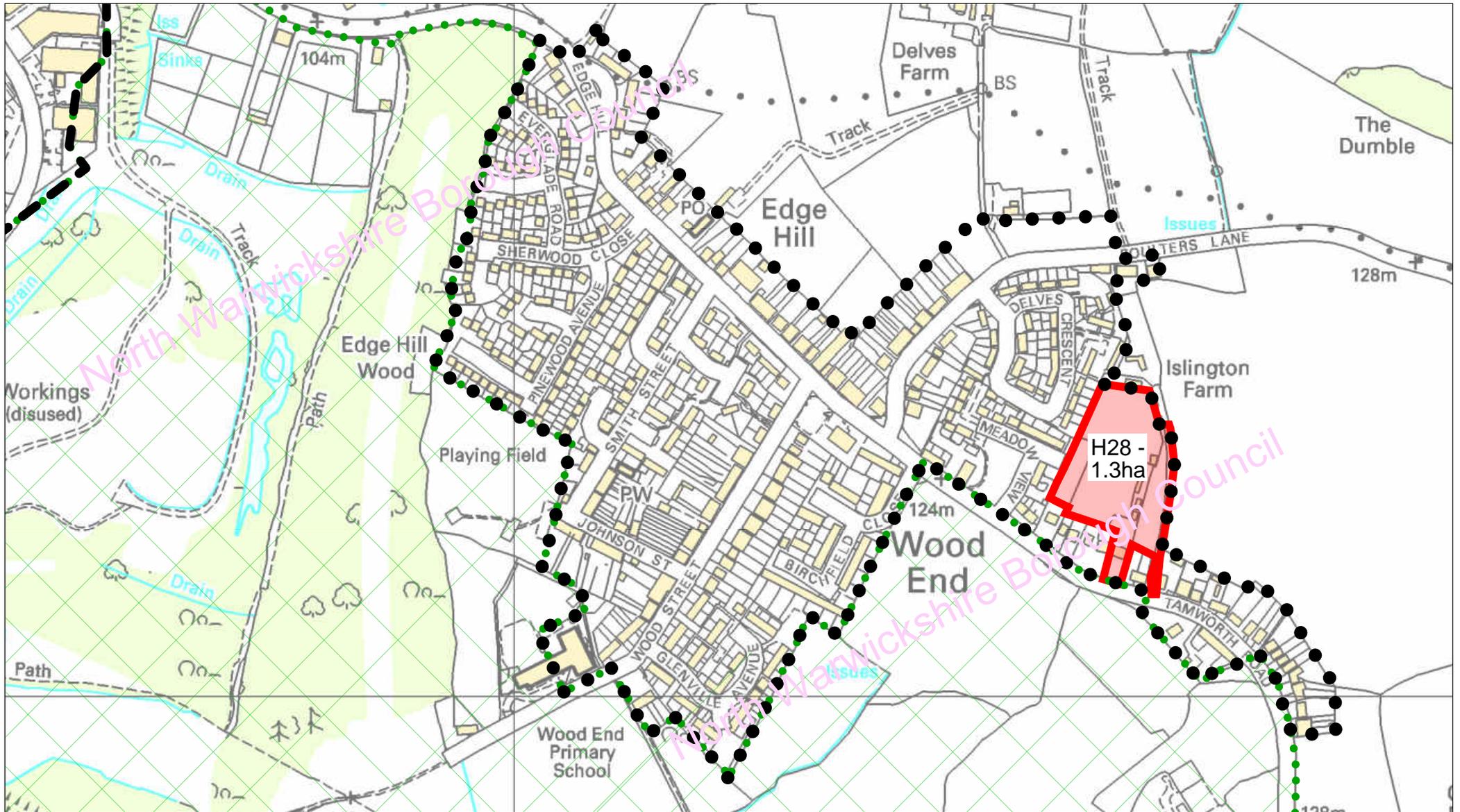
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# Warton - Site Proposal



# Wood End - Site Proposal



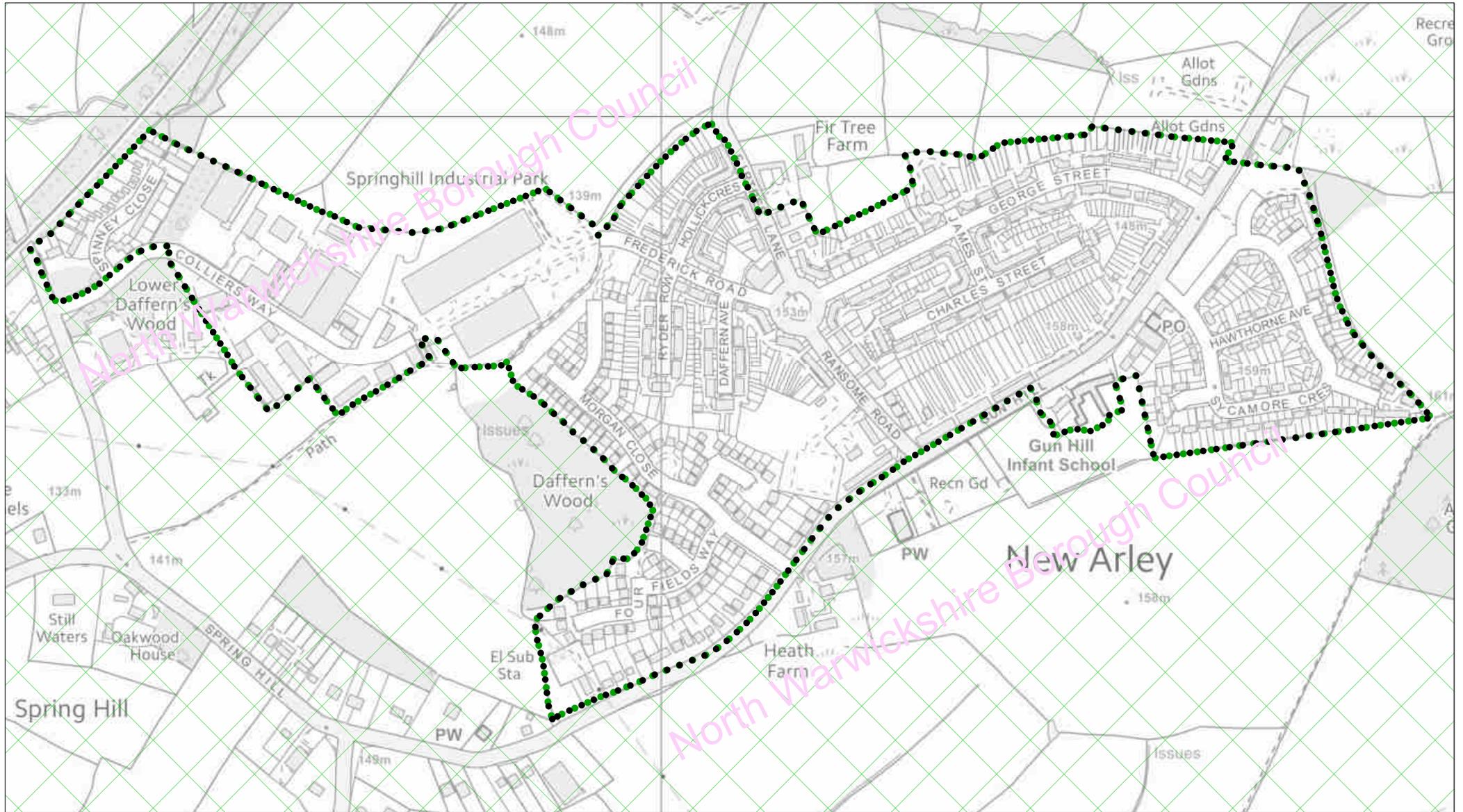
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Submission Local Plan 2018  
Site Proposals

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Green Belt shown hatched.



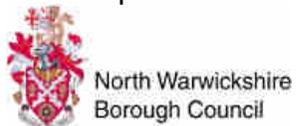
# New Arley - Development Boundary



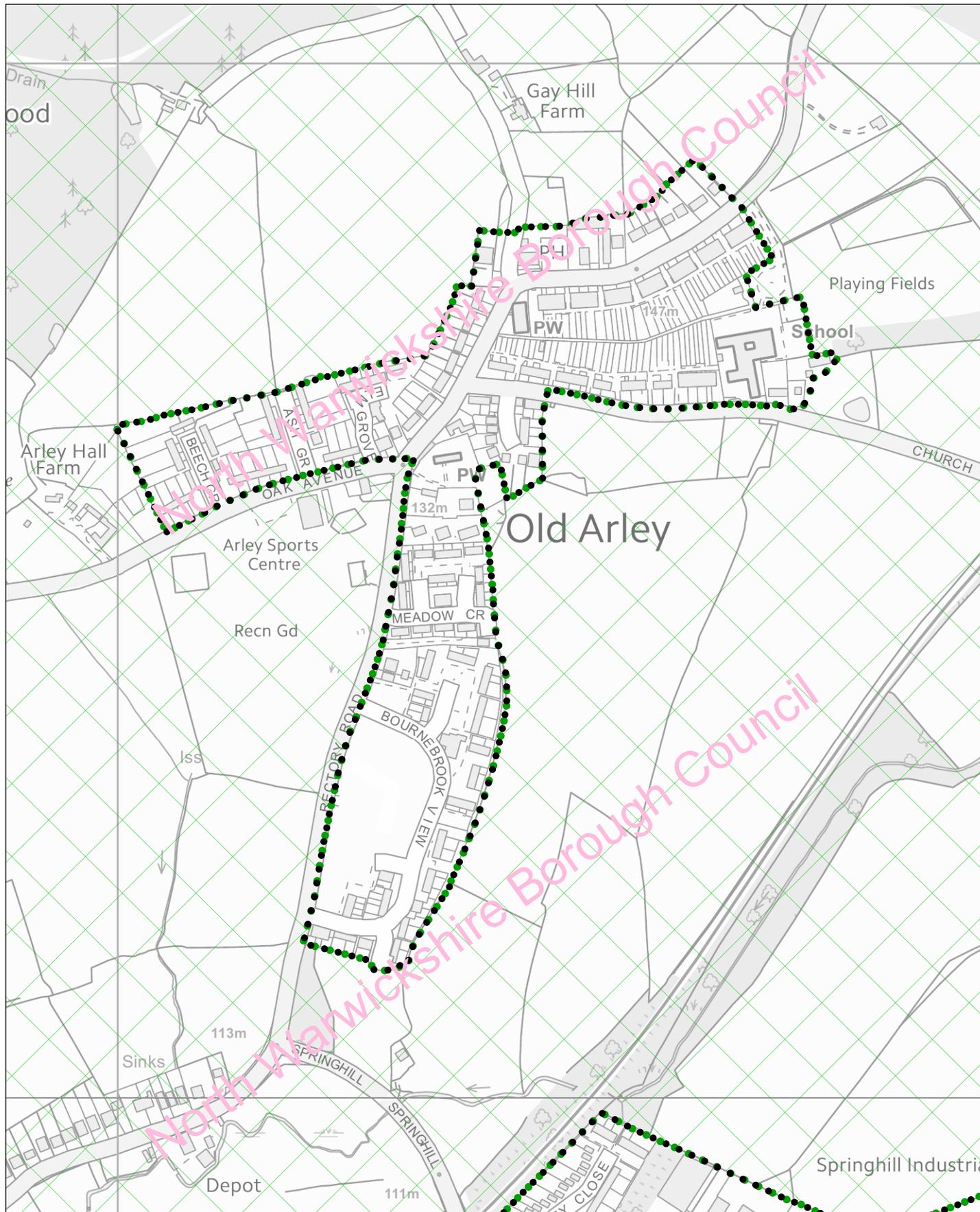
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

Development boundary maintained  
Green Belt shown hatched

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# Old Arley - Development Boundary



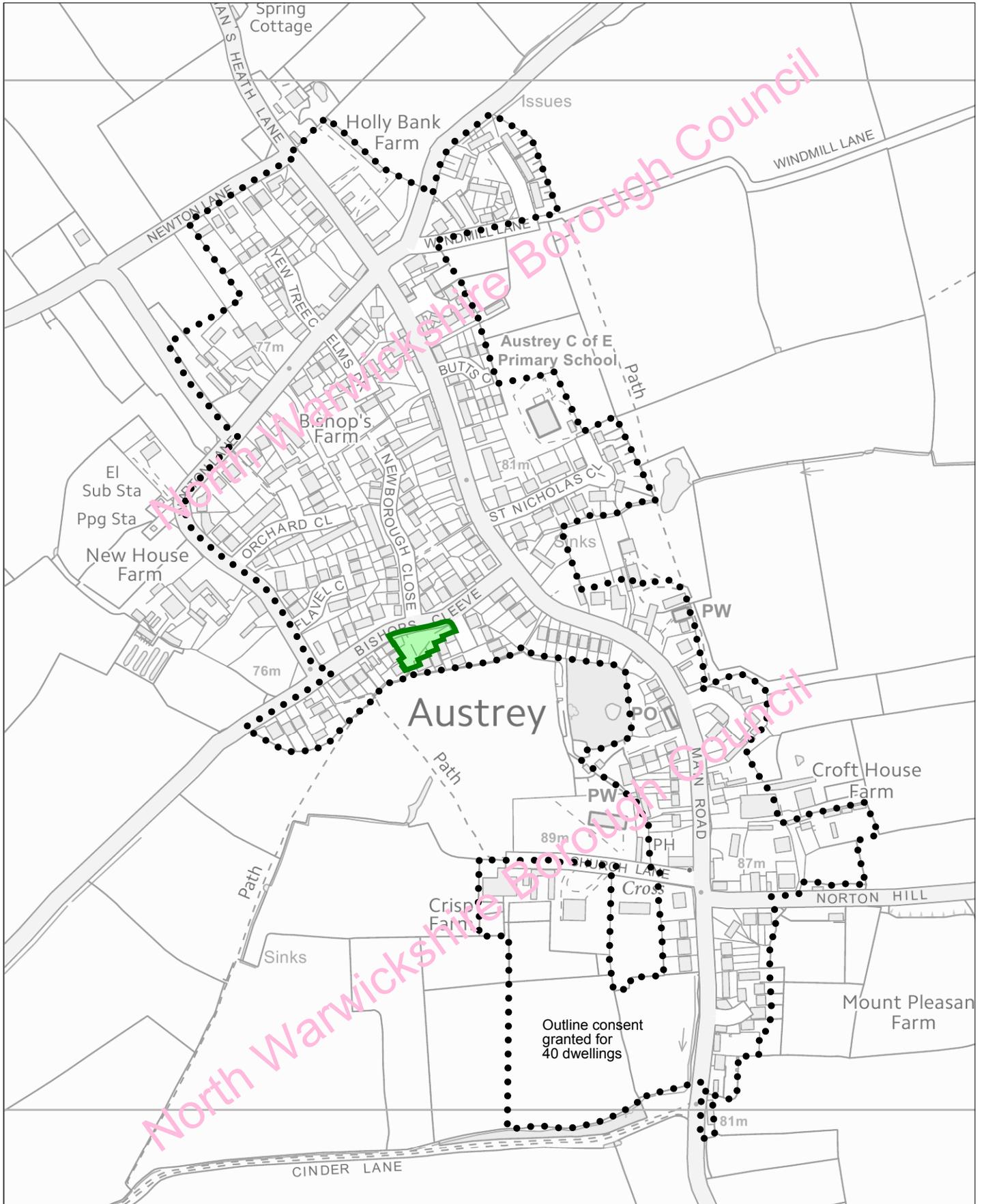
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Submission Local Plan 2018  
Site Proposals

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Green Belt shown hatched



# Austrey Development Boundary



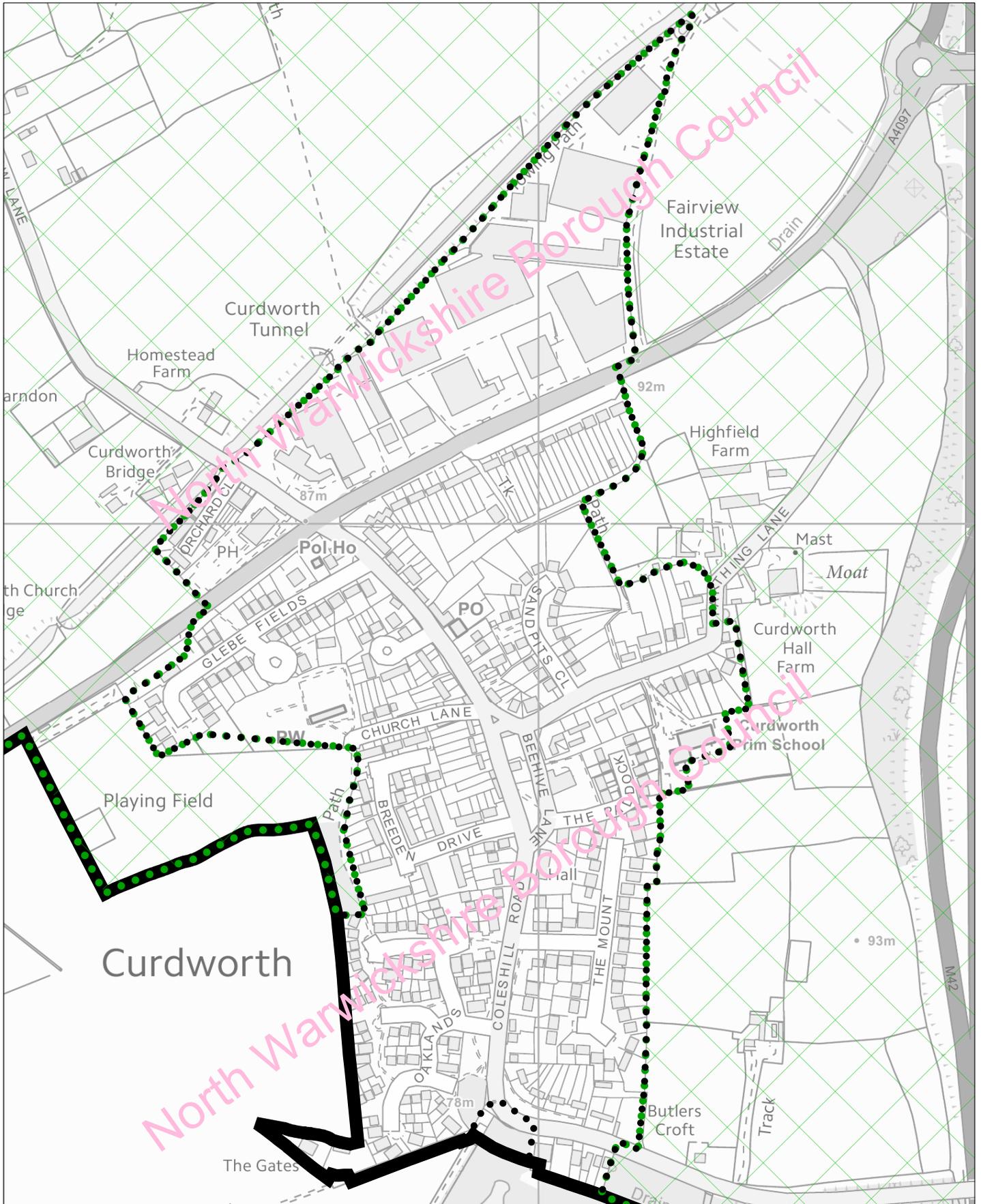
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Development boundary maintained  
Open Space shown Green



# Curdworth - Development Boundary



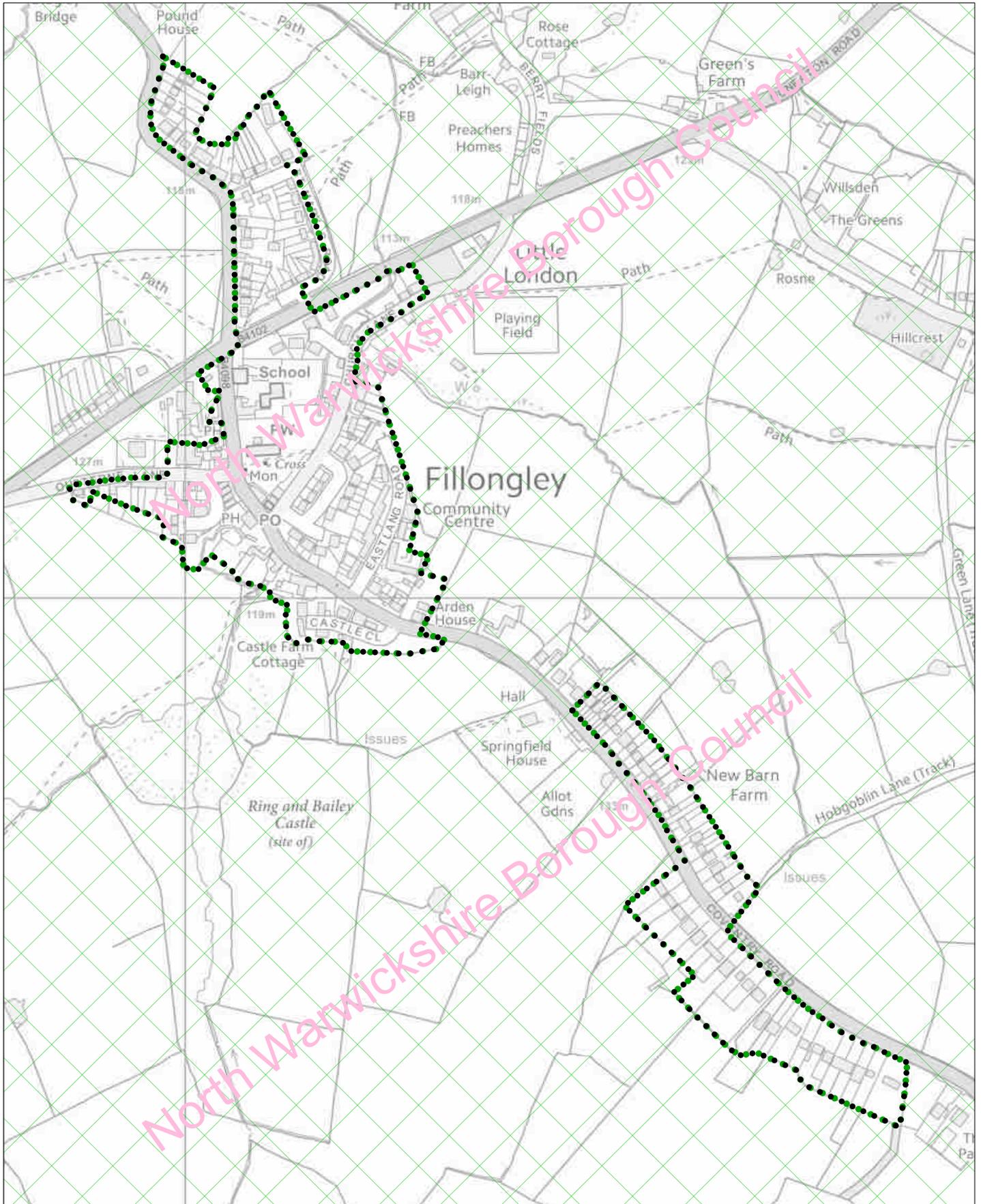
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Site Proposals

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Green Belt shown hatched



# Fillongley - Development Boundary



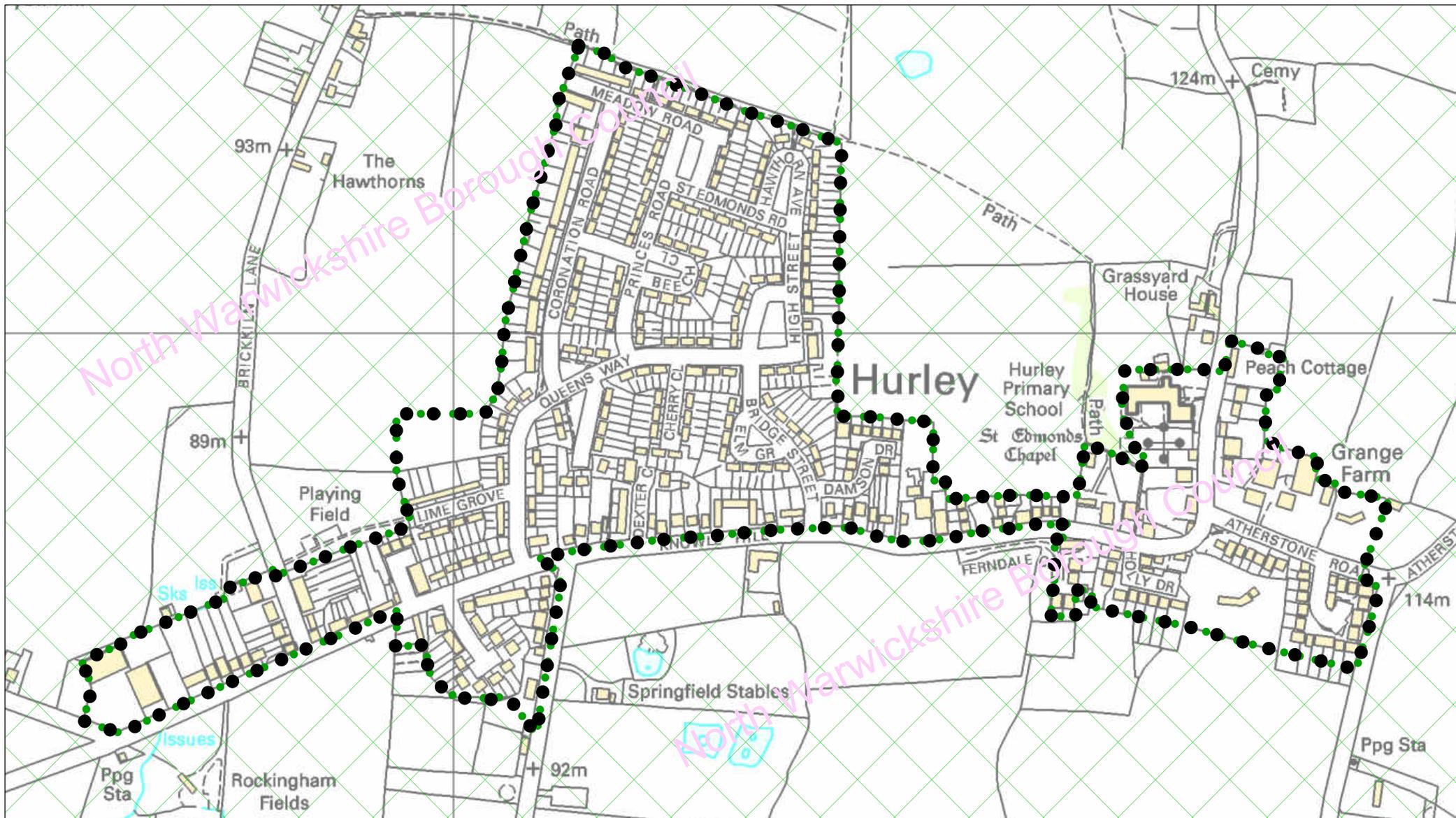
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Development boundary maintained  
Green Belt shown hatched



# Hurley - Development Boundary



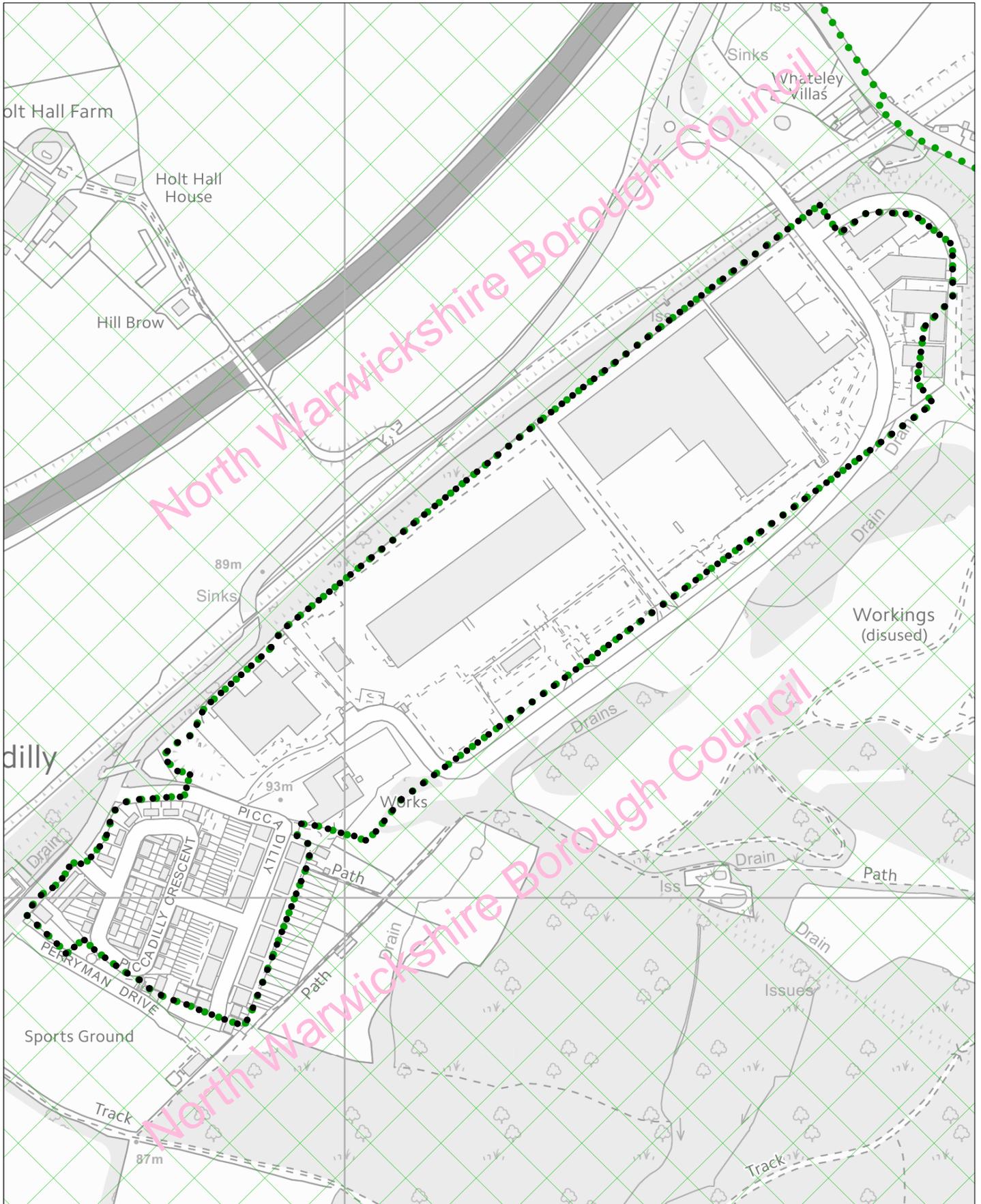
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Site Proposals

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No specific site allocations proposed. Green Belt shown hatched.



# Piccadilly - Development Boundary



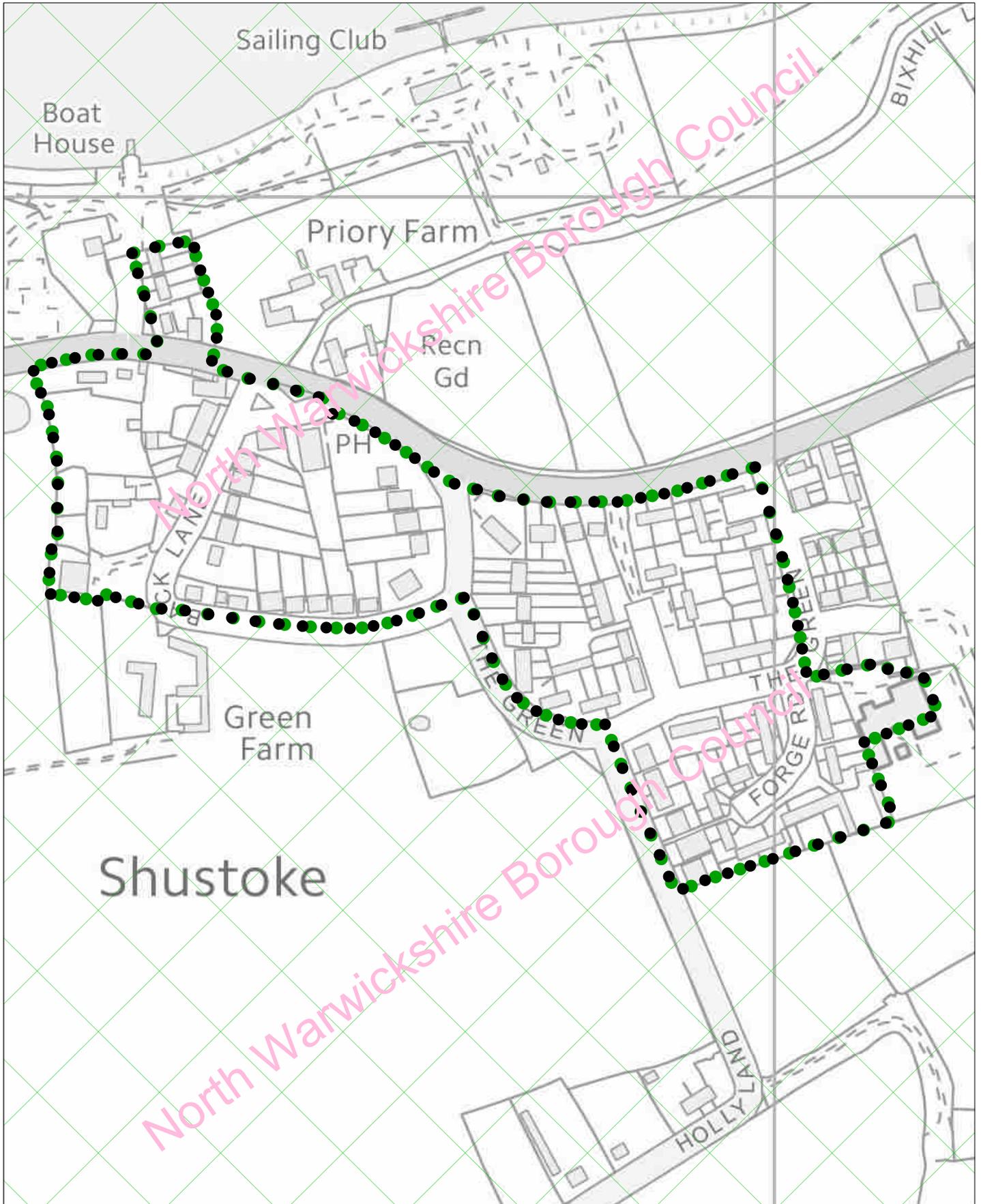
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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Development boundary maintained  
Green Belt shown hatched



# Shustoke - Development Boundary



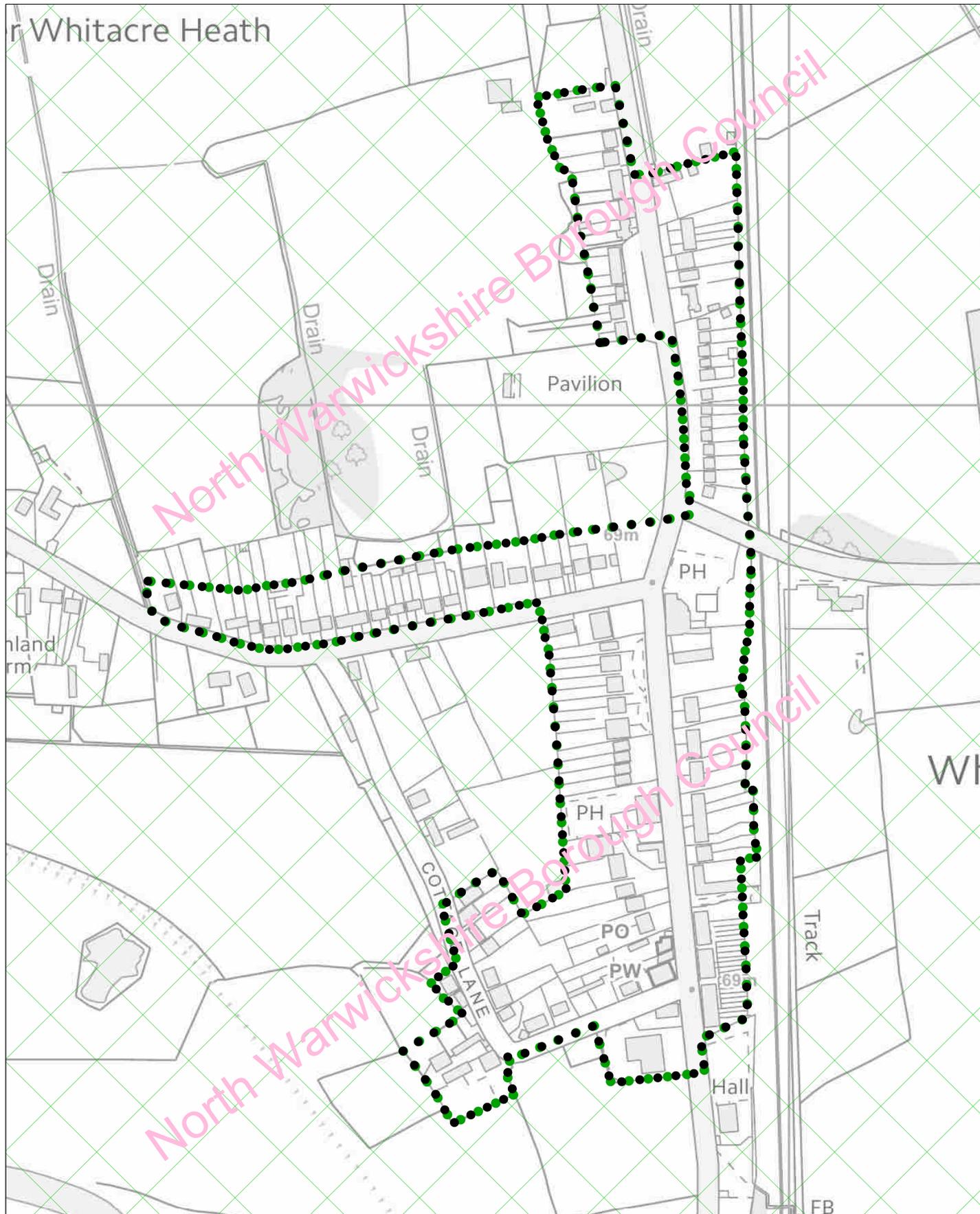
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Site Proposals

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Development boundary maintained  
Green Belt shown hatched



Whitacre Heath - Development Boundary



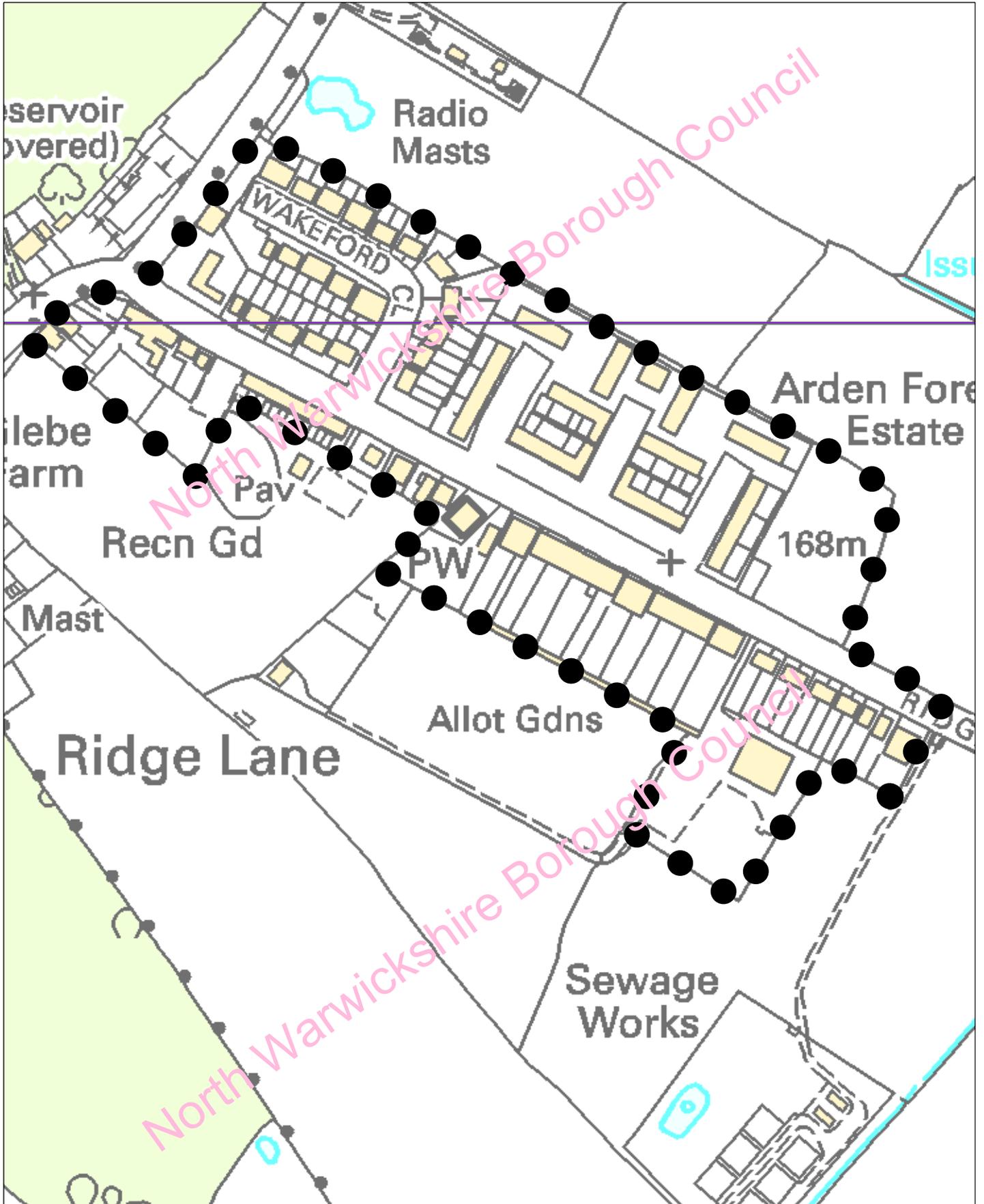
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Submission Local Plan 2018  
Site Proposals

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Development boundary maintained  
Green Belt shown hatched



Proposed New development Boundary for Ridge Lane



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Boundary as per neighbourhood plan proposals



Lea Marston - Green Belt Infill Boundary



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Green Belt shown hatched. Infill boundary dotted.



Middleton - Green Belt Infill Boundary



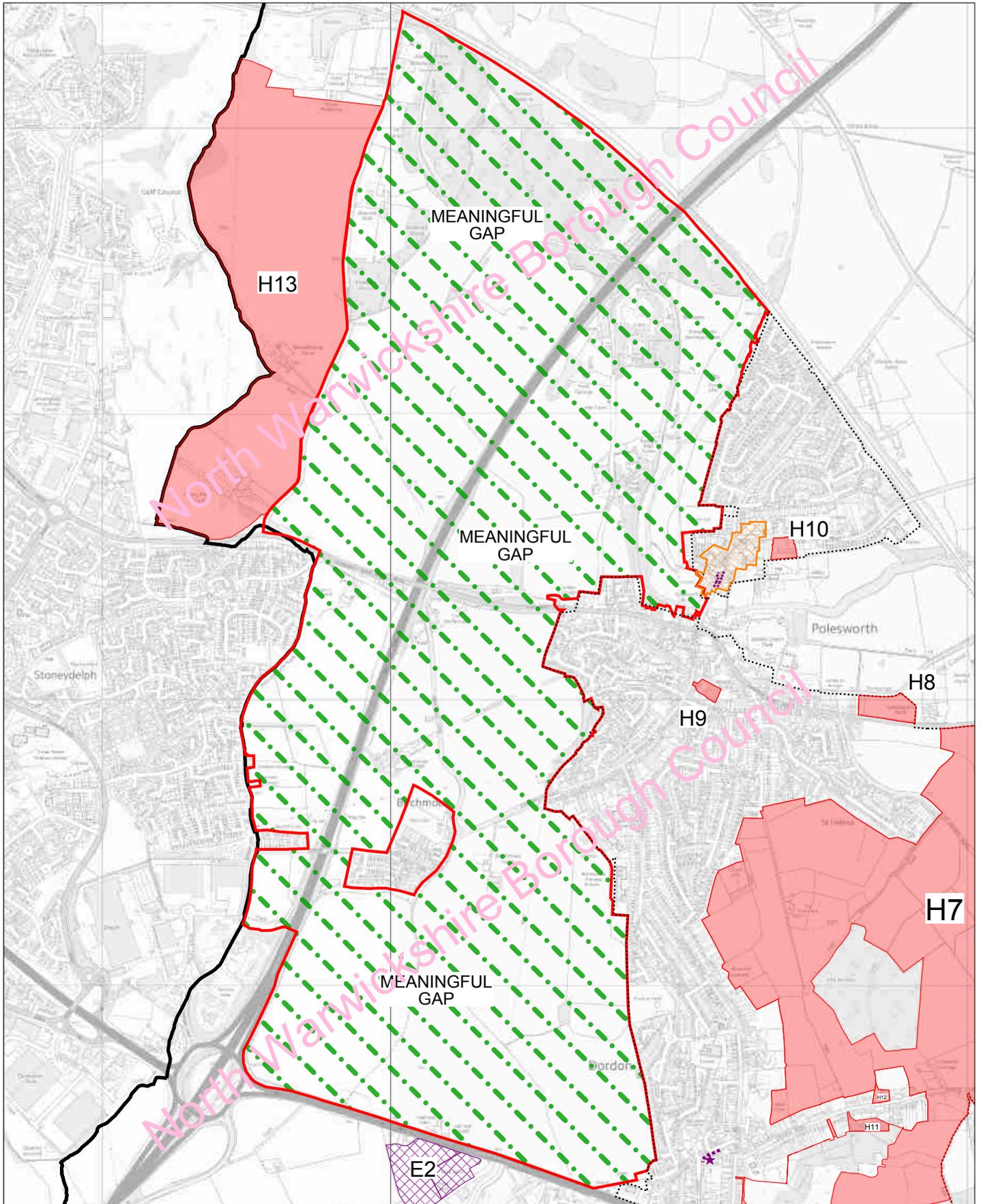
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 Site Proposals

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Green Belt shown hatched. Infill boundary dotted.



# Meaningful Gap - Designation Area

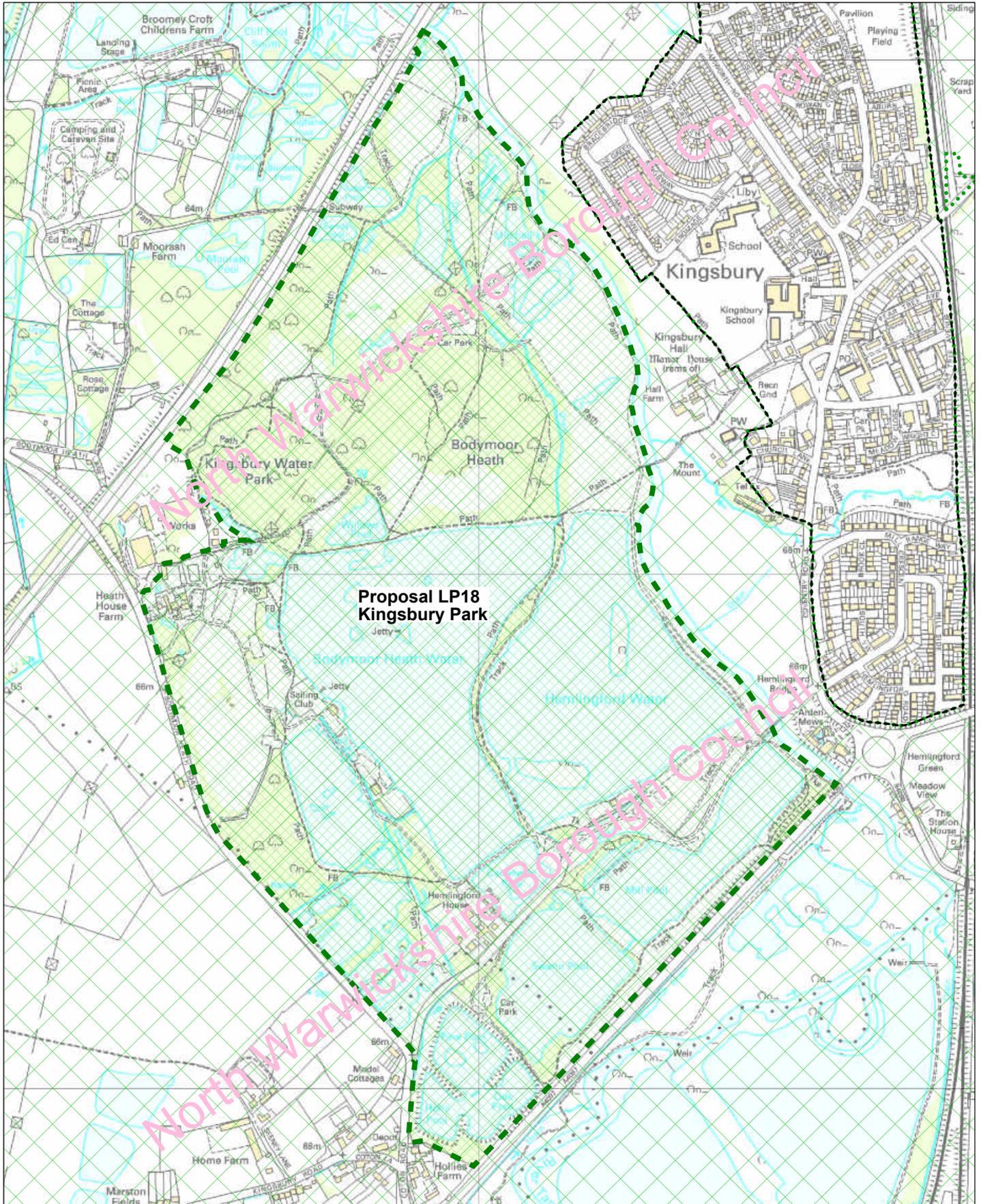


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Area of meaningful gap - Green dash/dot  
Housing - Pink  
Employment - Purple hatched  
Town Centre Boundary - Orange Boundary & hatched



# Kingsbury Water Park - Site Proposal



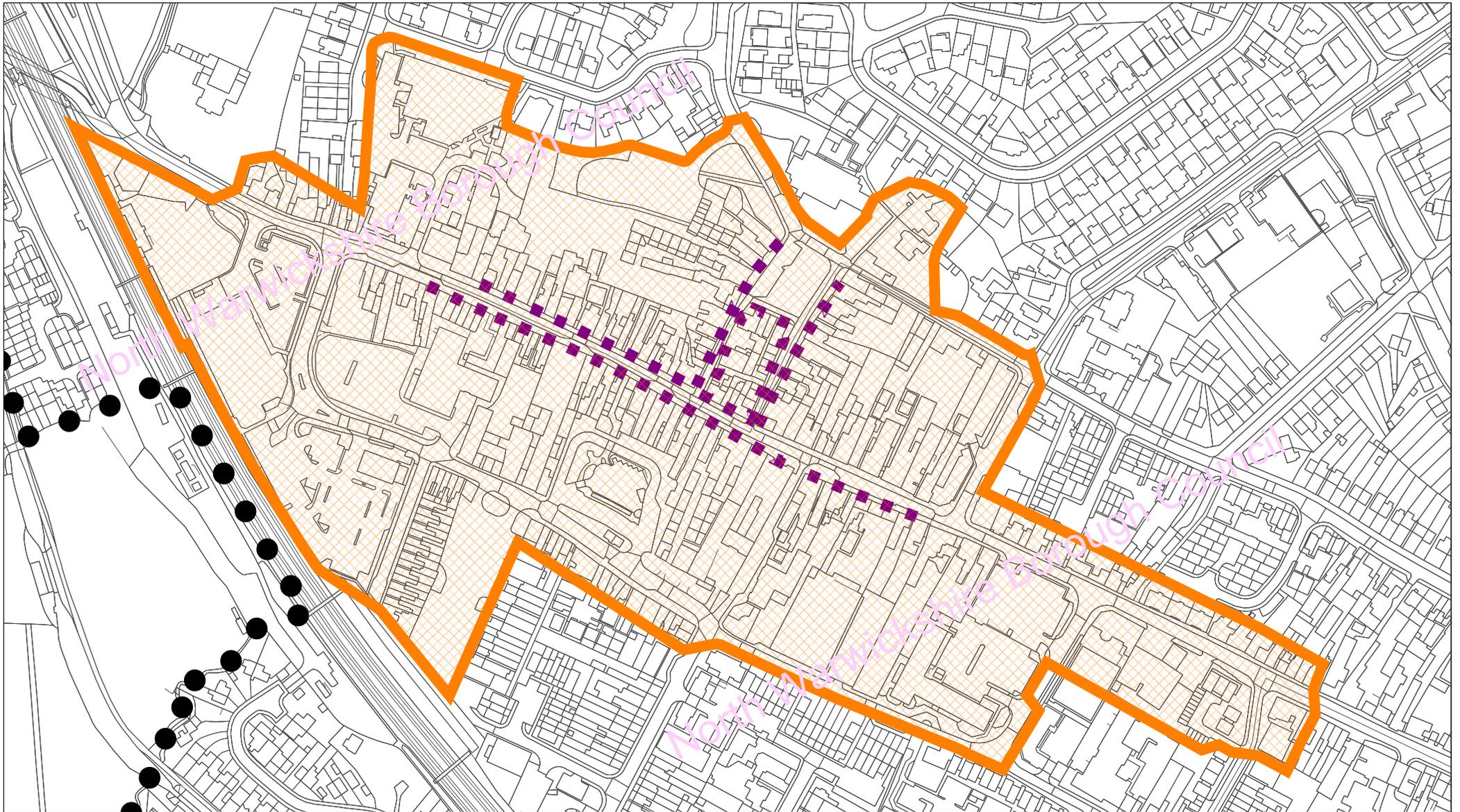
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Site Proposals

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Area outlined in green dash subject to Plan Policy LP18



# Atherstone - Town Centre Boundary and Core Shopping Frontage



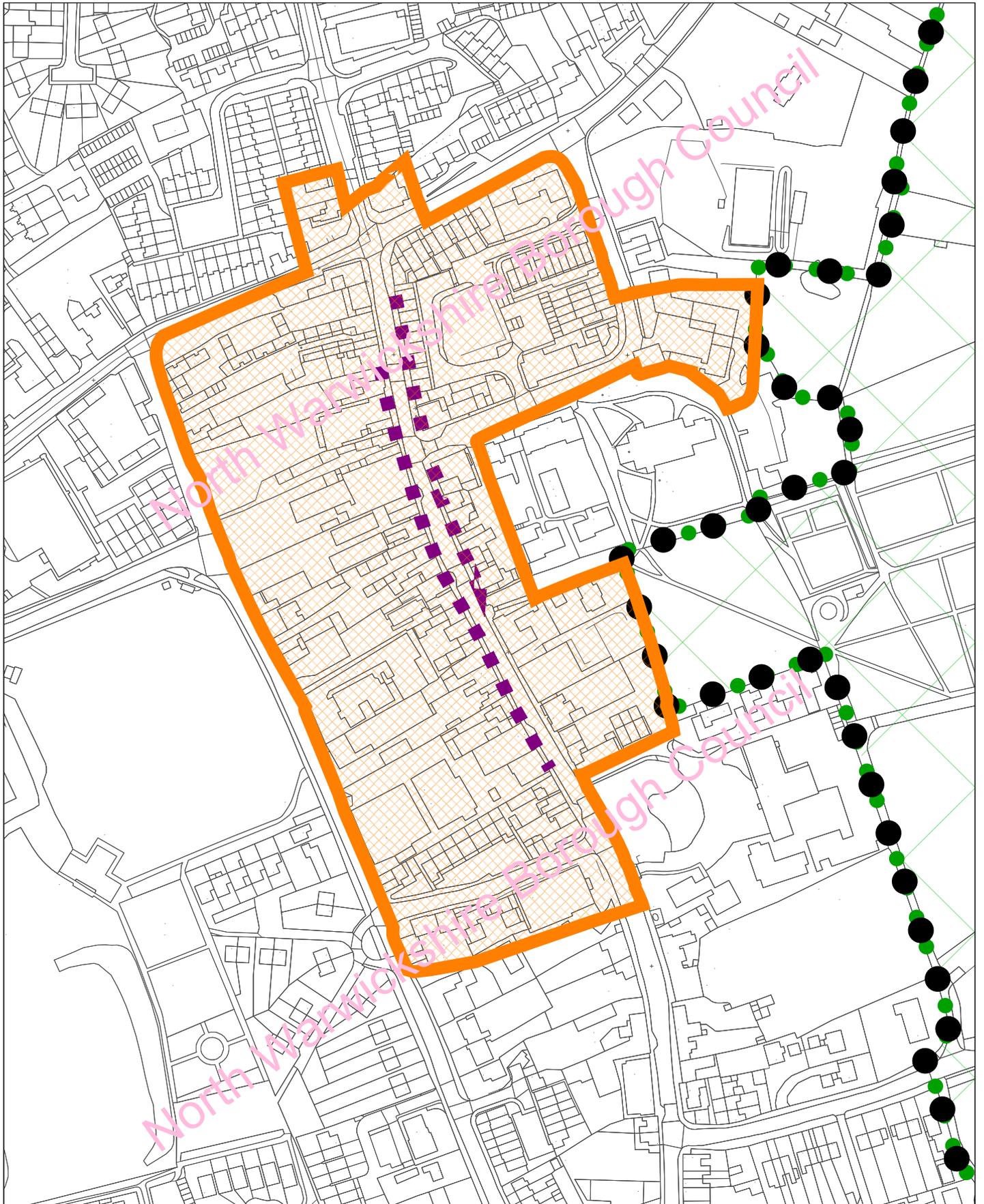
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Submission Local Plan 2018  
Site Proposals

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Core Shopping Frontage - Dotted Purple Line  
Town Centre Boundary - Orange Boundary & hatch



# Coleshill - Town Centre Boundary & Core Shopping Frontage



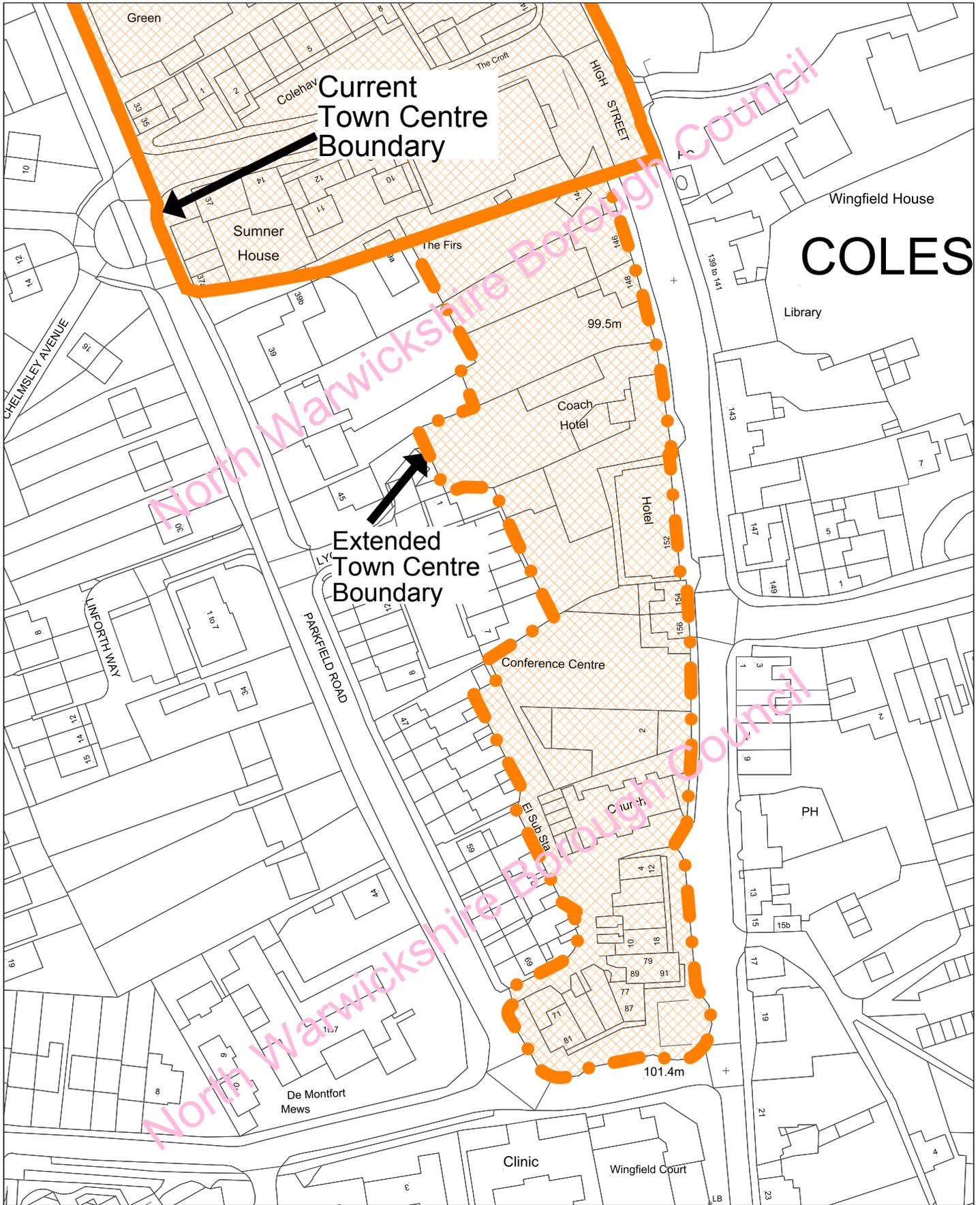
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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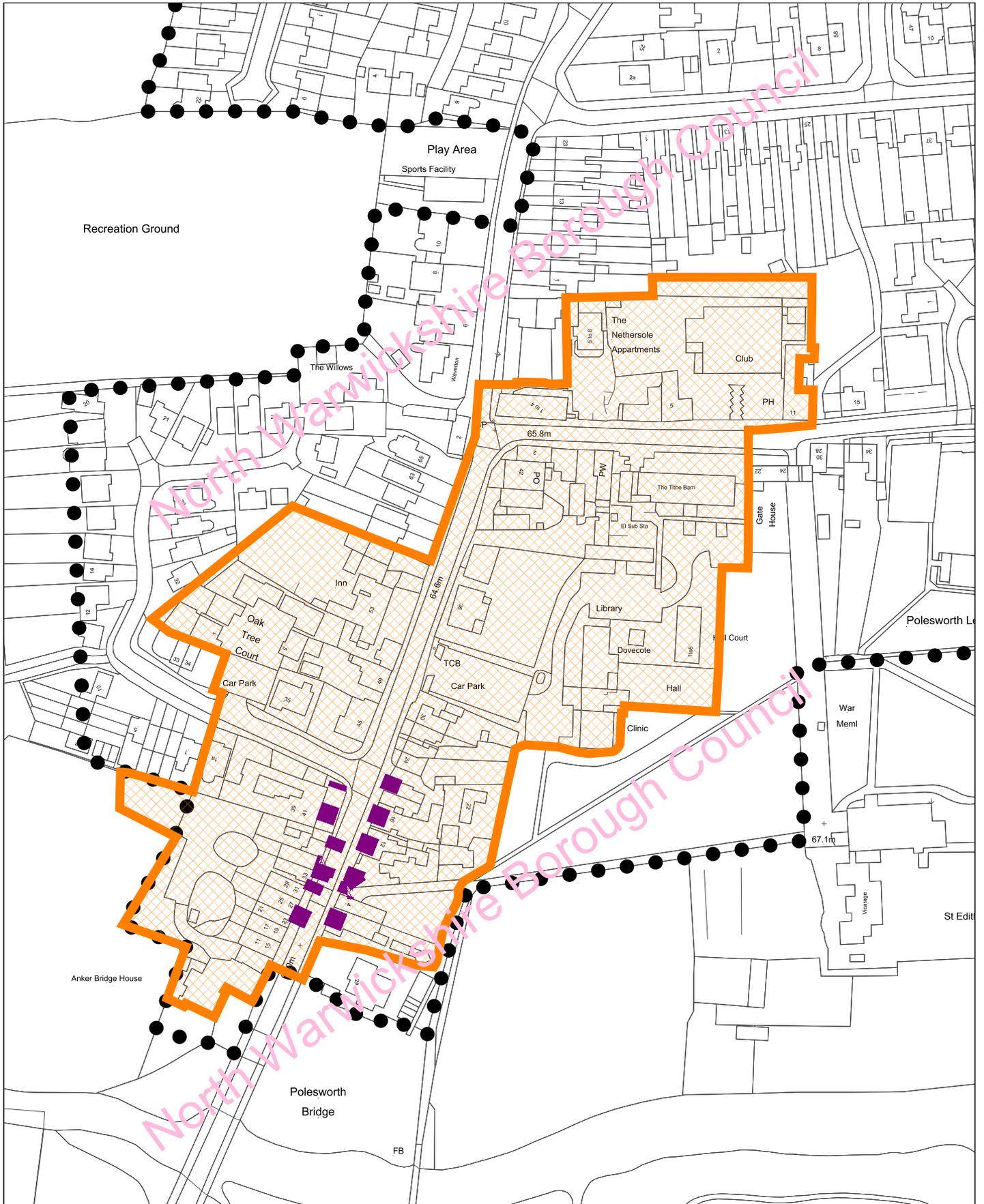
Core Shopping Frontage - Dotted Purple Line  
Town Centre Boundary - Orange Boundary & hatch



Extended Coleshill - Town Centre Boundary



# Polesworth - Town Centre and shopping frontage 2018



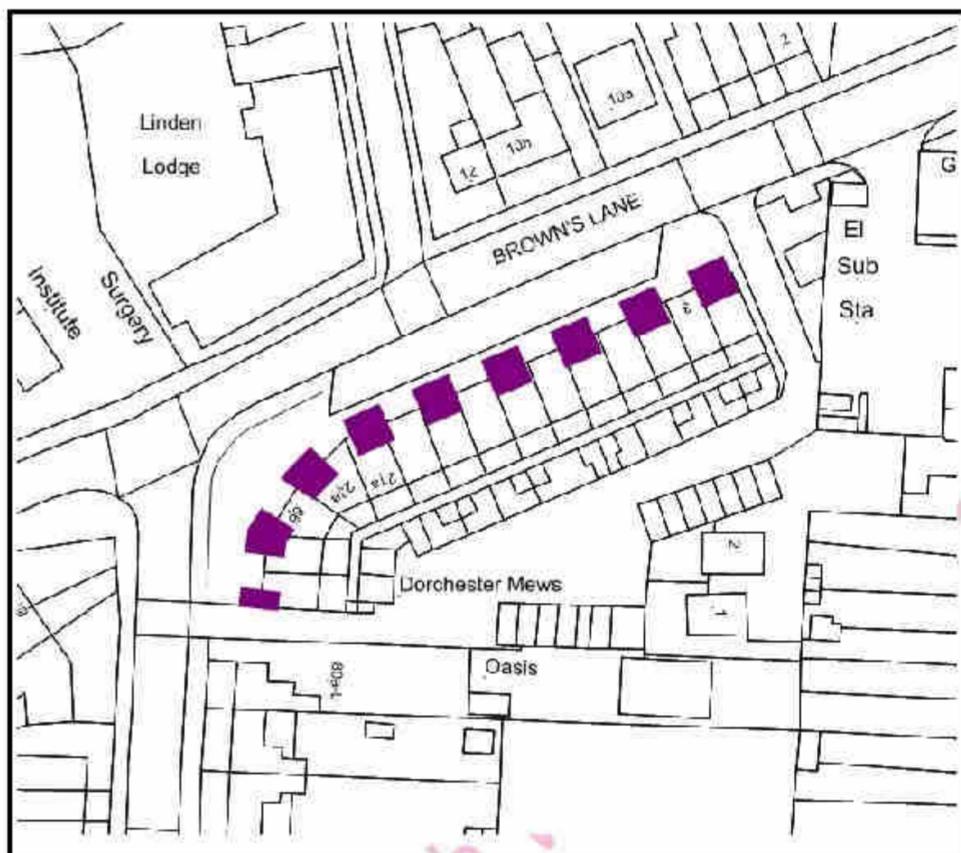
North Warwickshire Borough Council  
Submission Local Plan 2018  
Site Proposals

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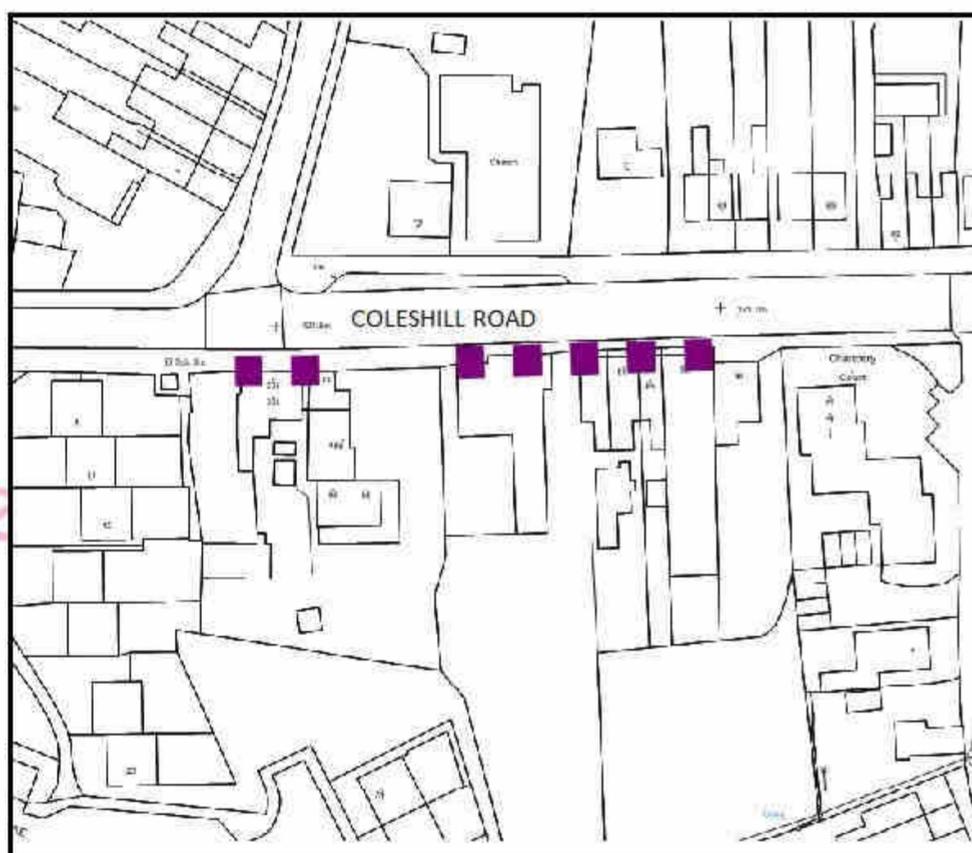
Core Shopping Frontage - Dotted Purple Line  
Town Centre Boundary - Orange Boundary & hatch



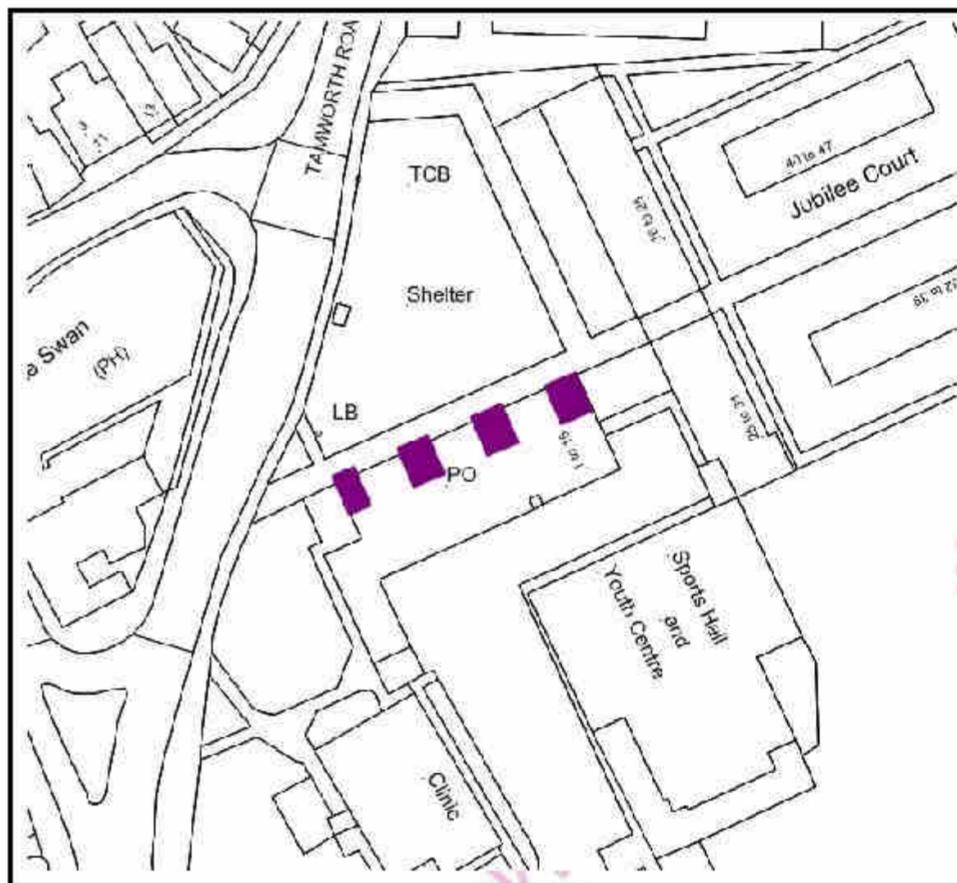
# Neighbourhood Centres



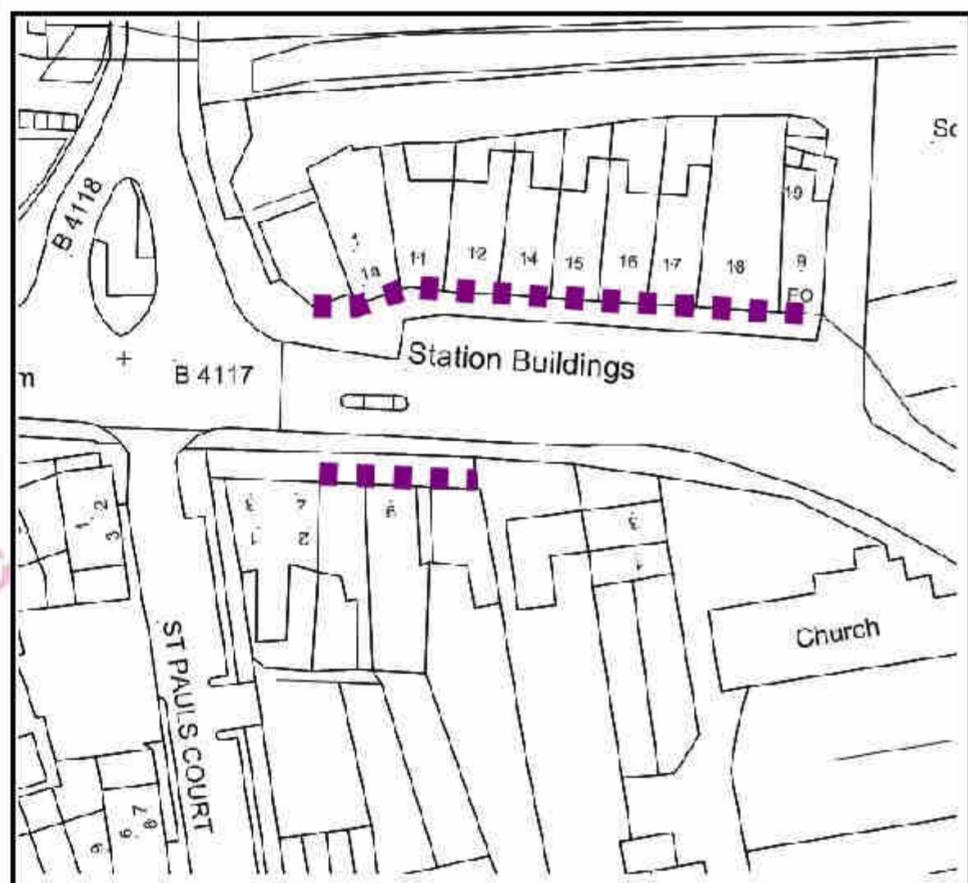
DORDON NEIGHBOURHOOD CENTRE



HARTSHILL/CHAPEL END  
NEIGHBOURHOOD CENTRE

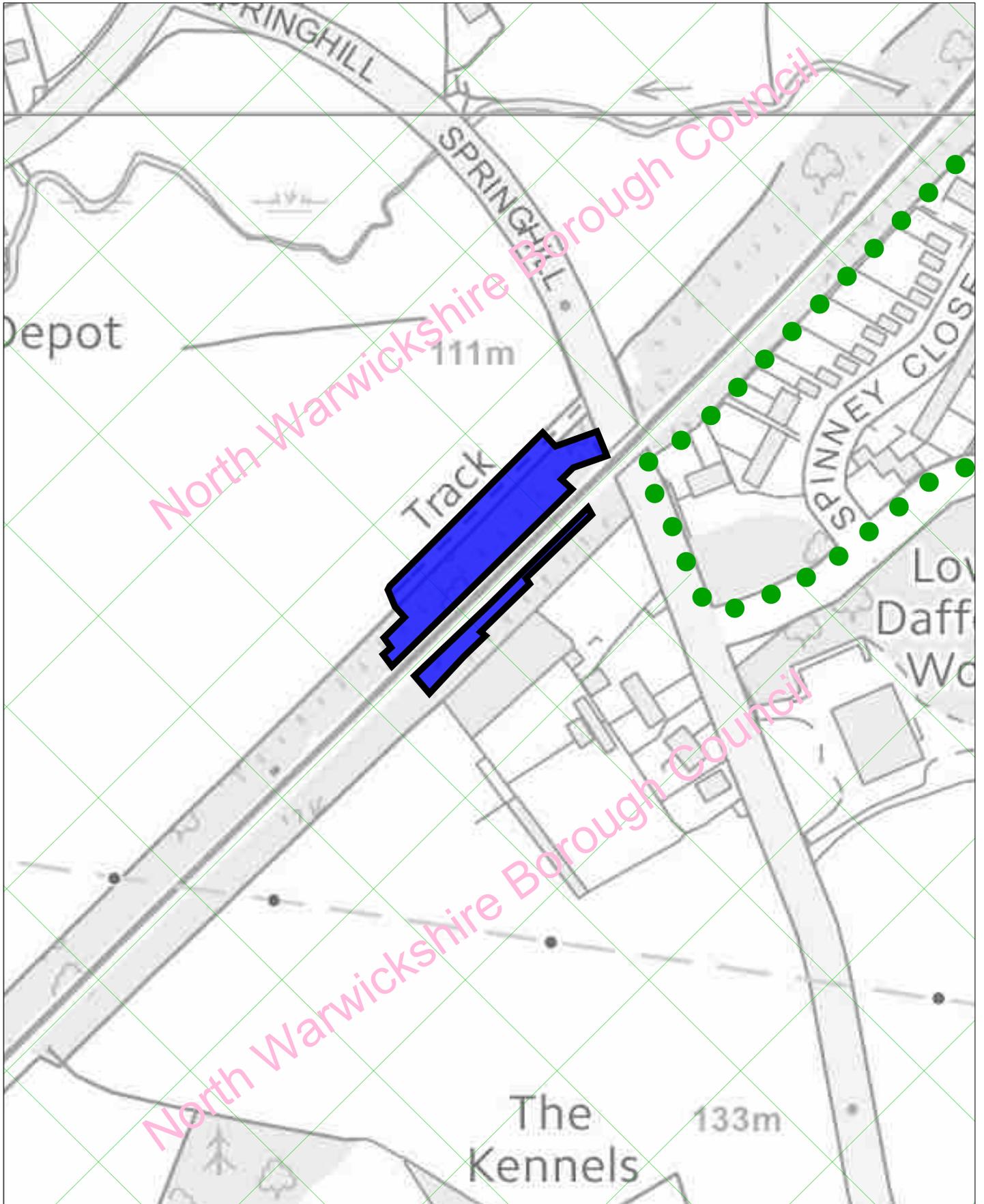


KINGSBURY NEIGHBOURHOOD CENTRE



WATER ORTON  
NEIGHBOURHOOD CENTRE

Safeguarded Station Site - Arley

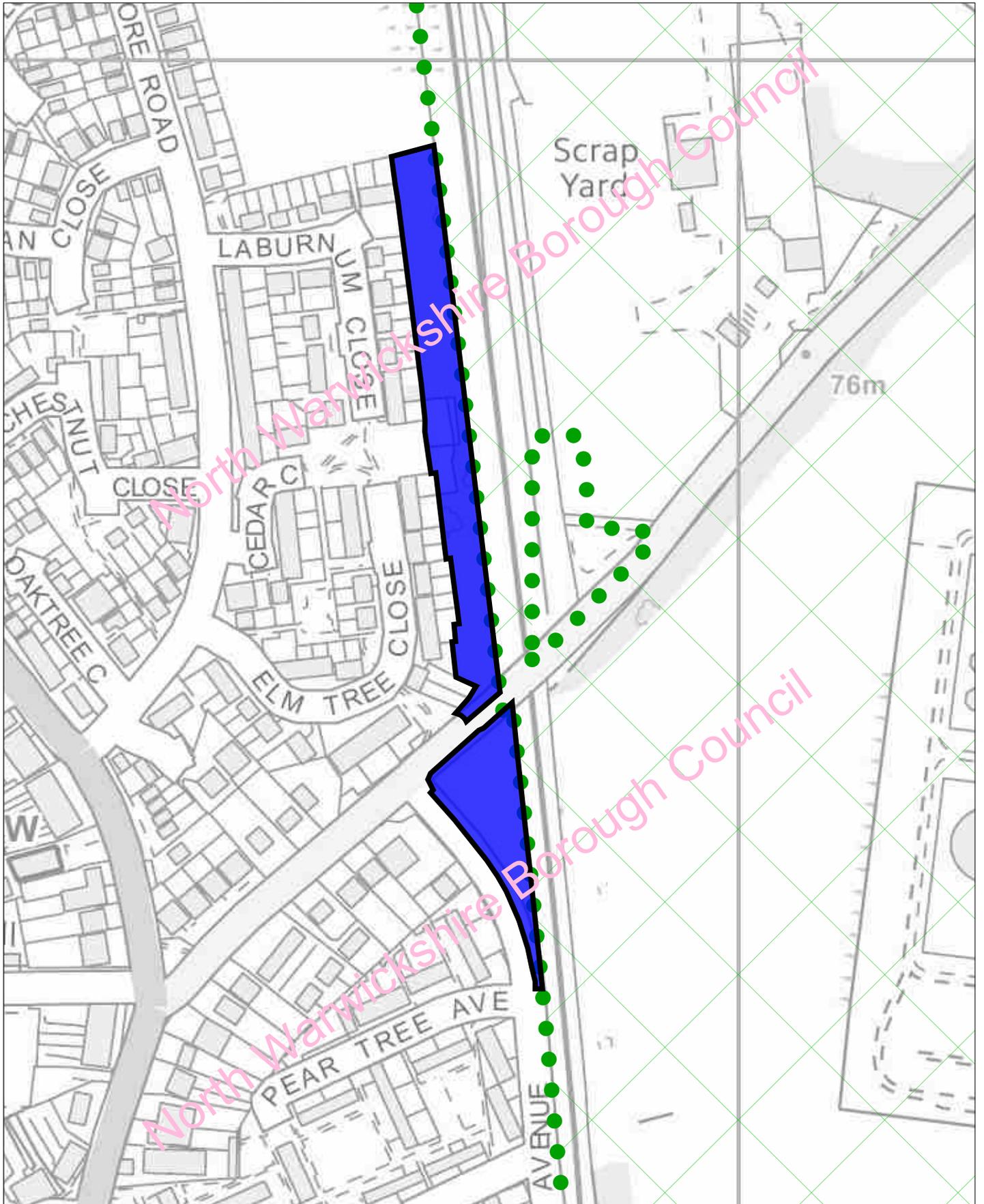


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Safeguarded Station Site Kingsbury

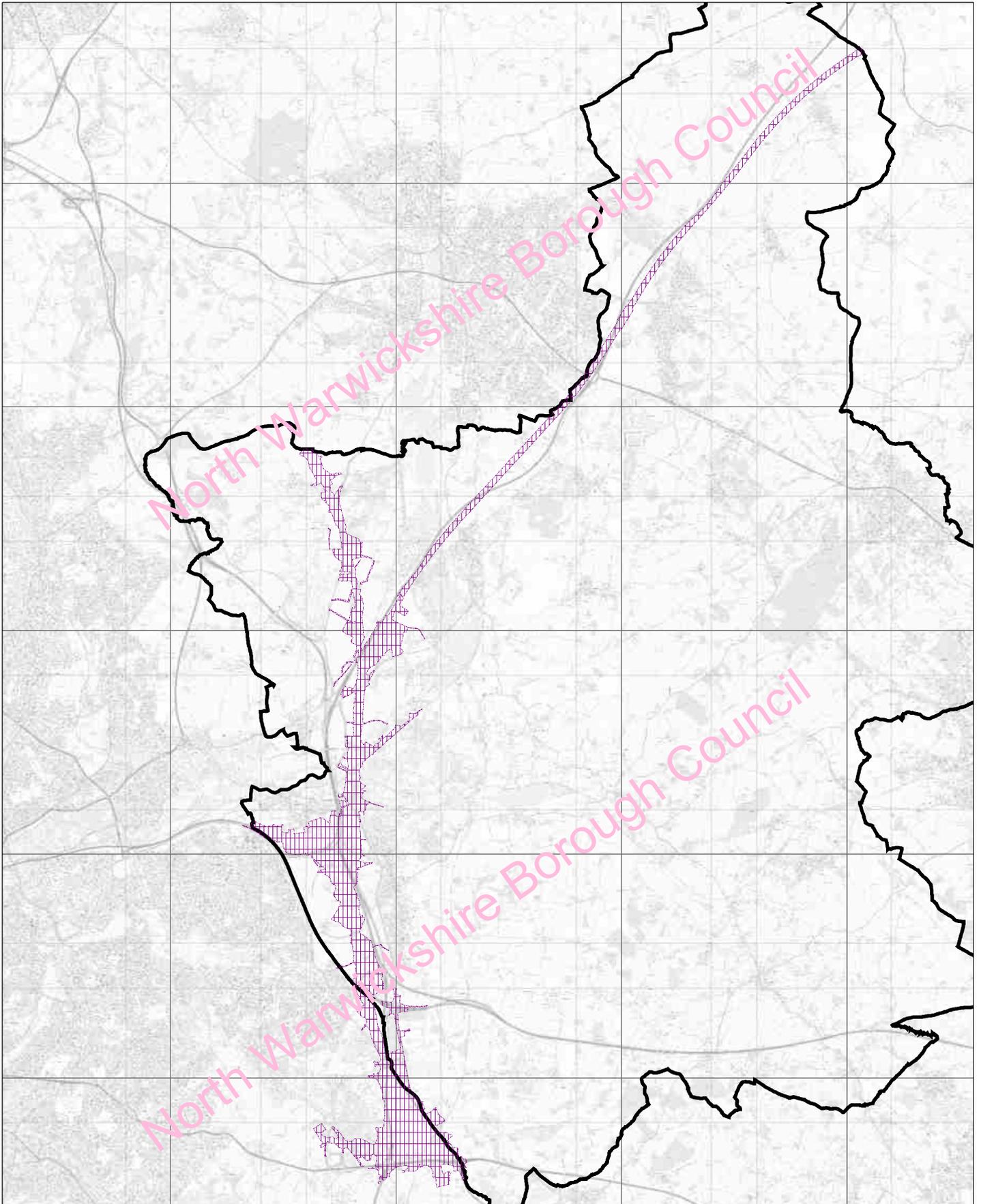


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HS2 Phase 1 and 2b - Safeguarded Route Area

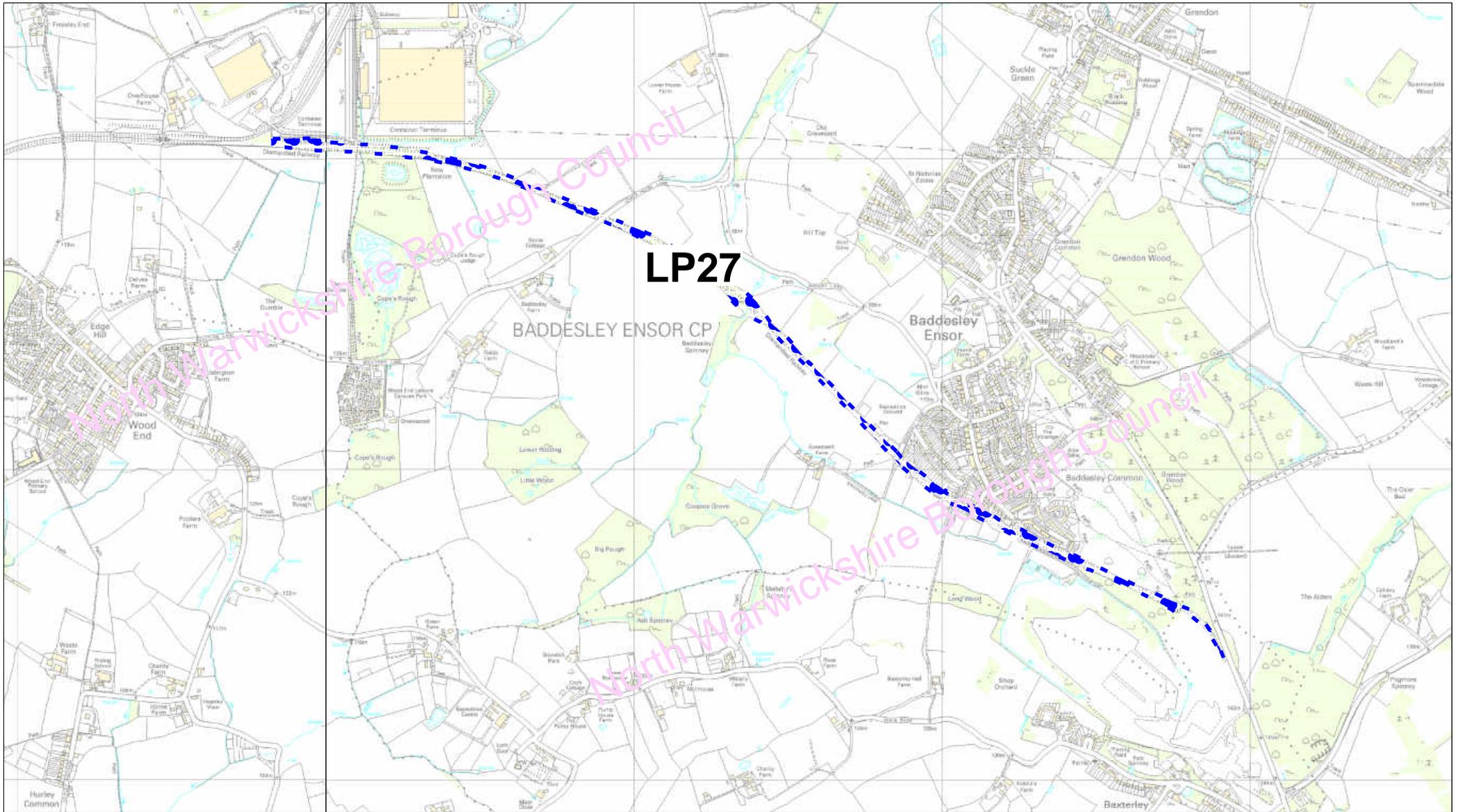


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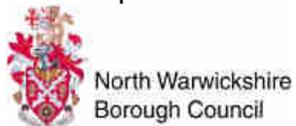


# Safeguarded Route - Former Rail Route from Baxterley to Birch Coppice

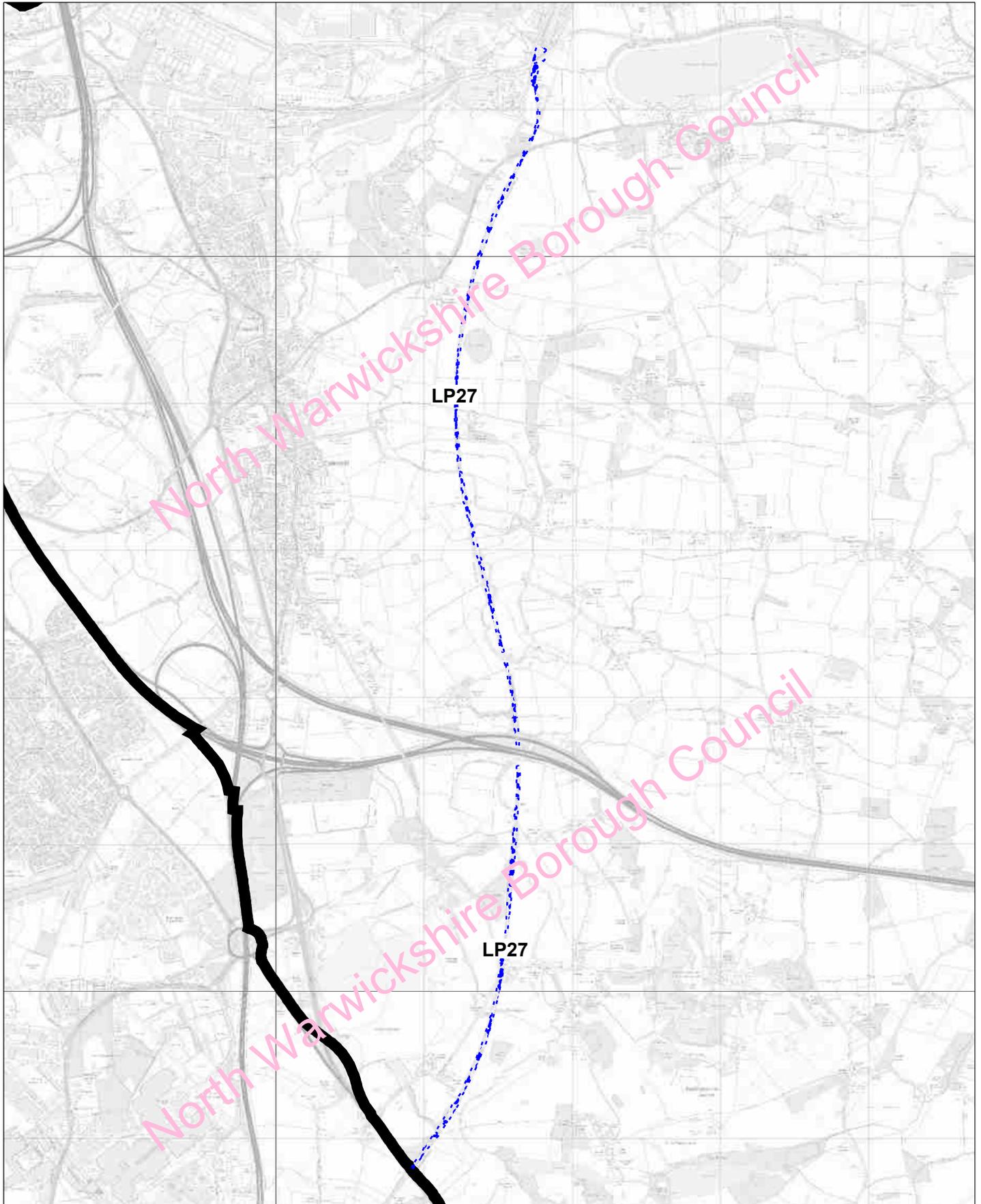


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Safeguarded Route - Former Hampton in Arden to Whitacre Rail Route

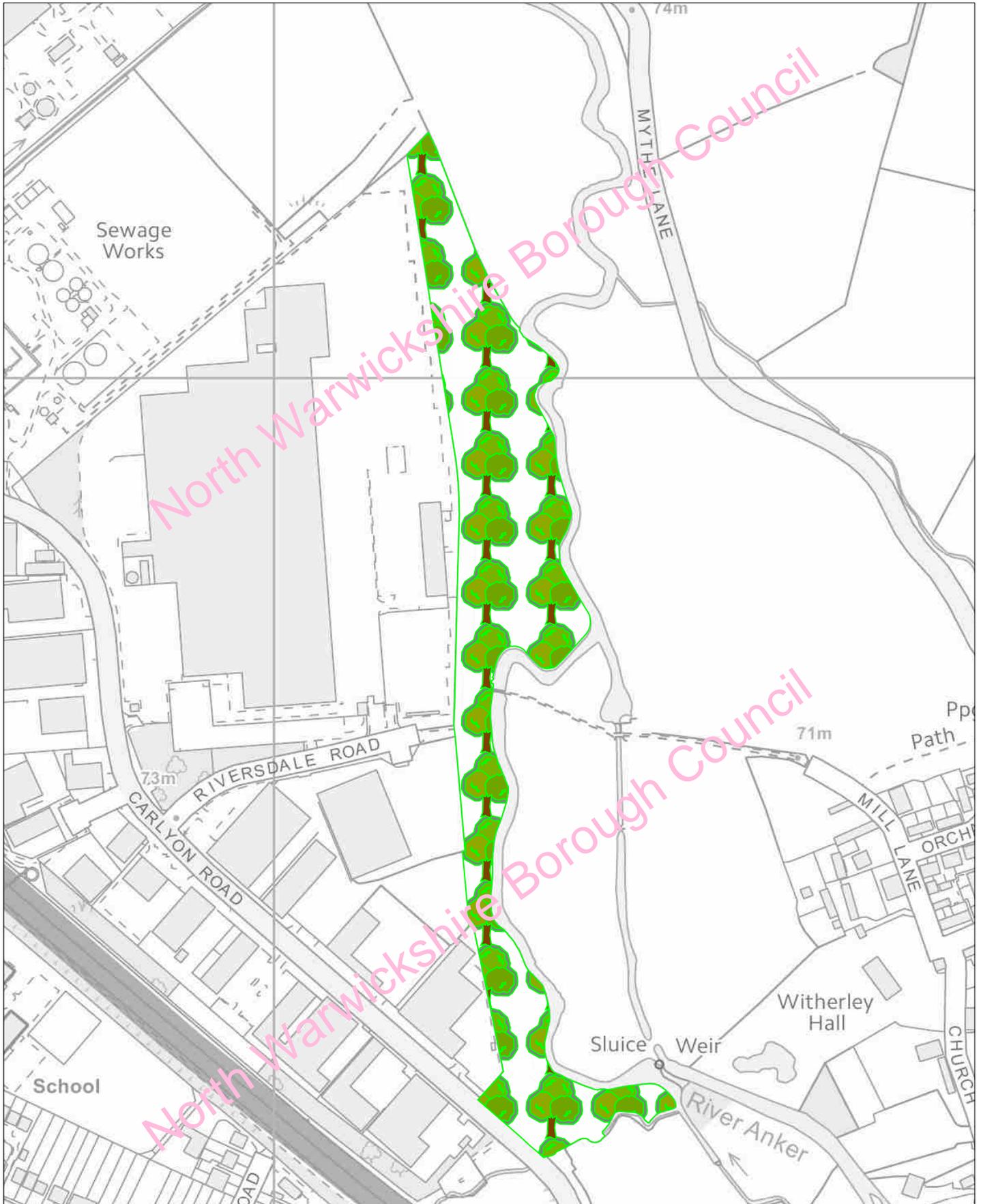


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Proposed Riverside LNR, Atherstone (LP19)

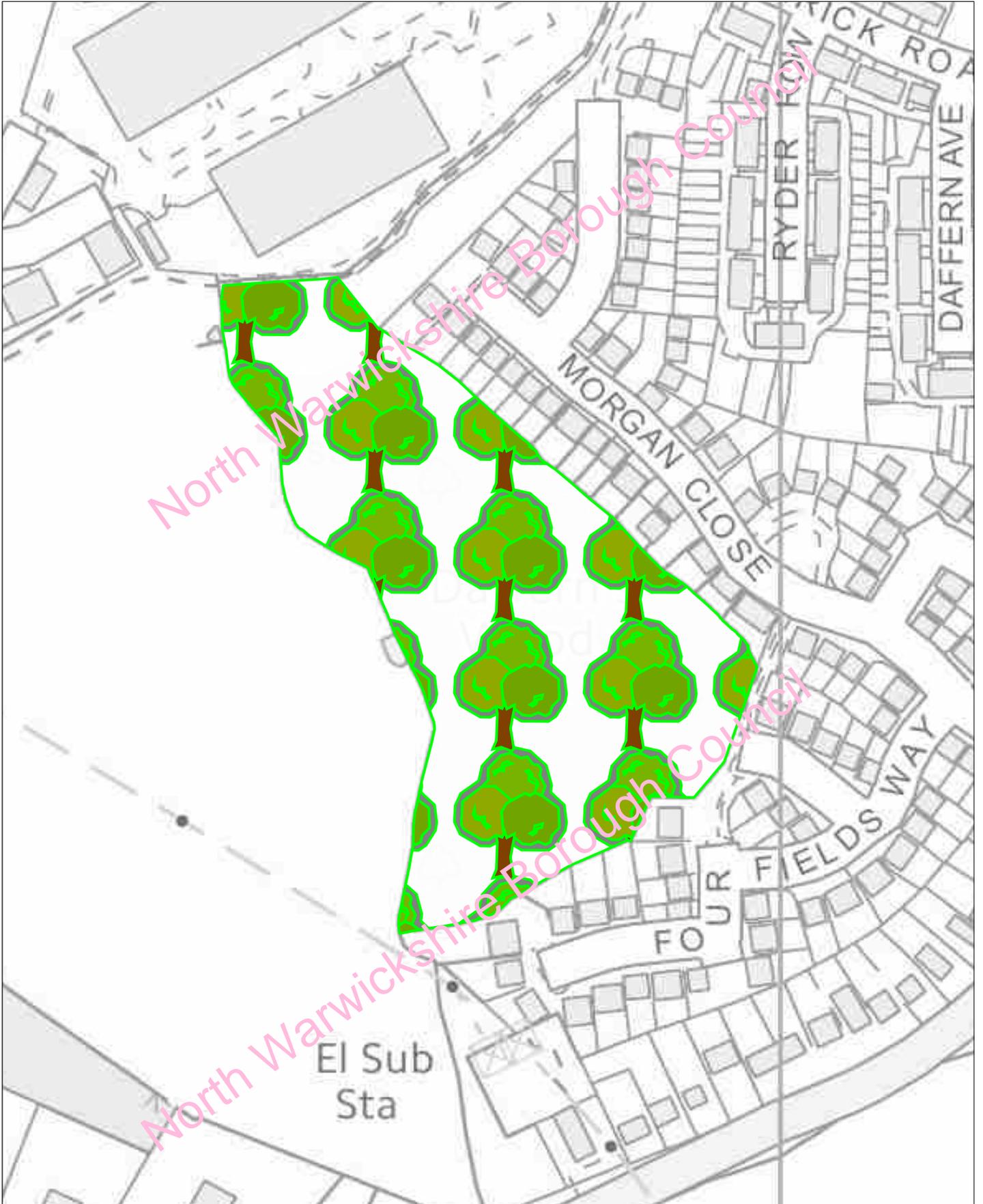


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Site Proposals

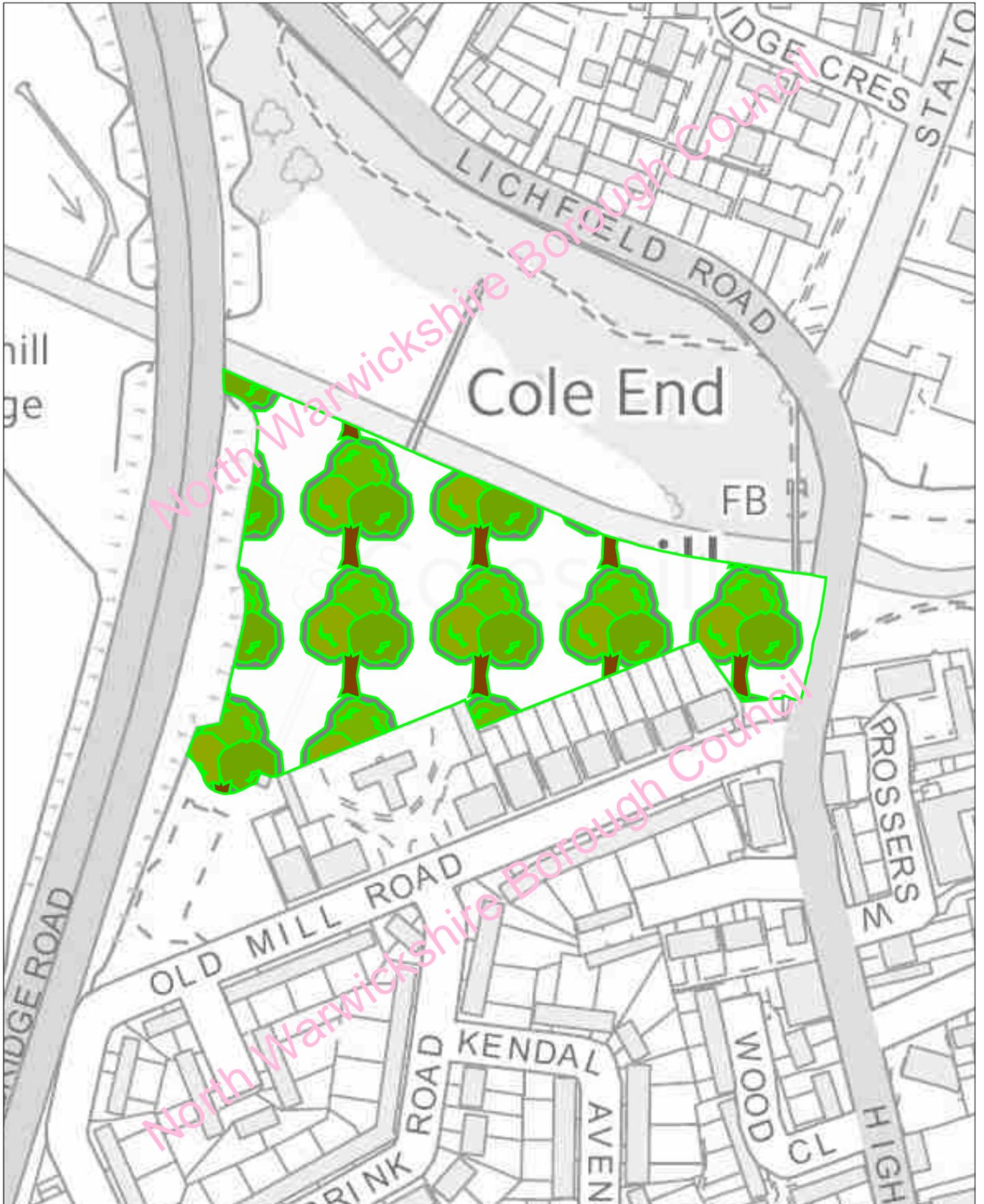
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Dafferns Wood LNR, New Arley (LP19)



Cole End LNR, Coleshill (LP19)

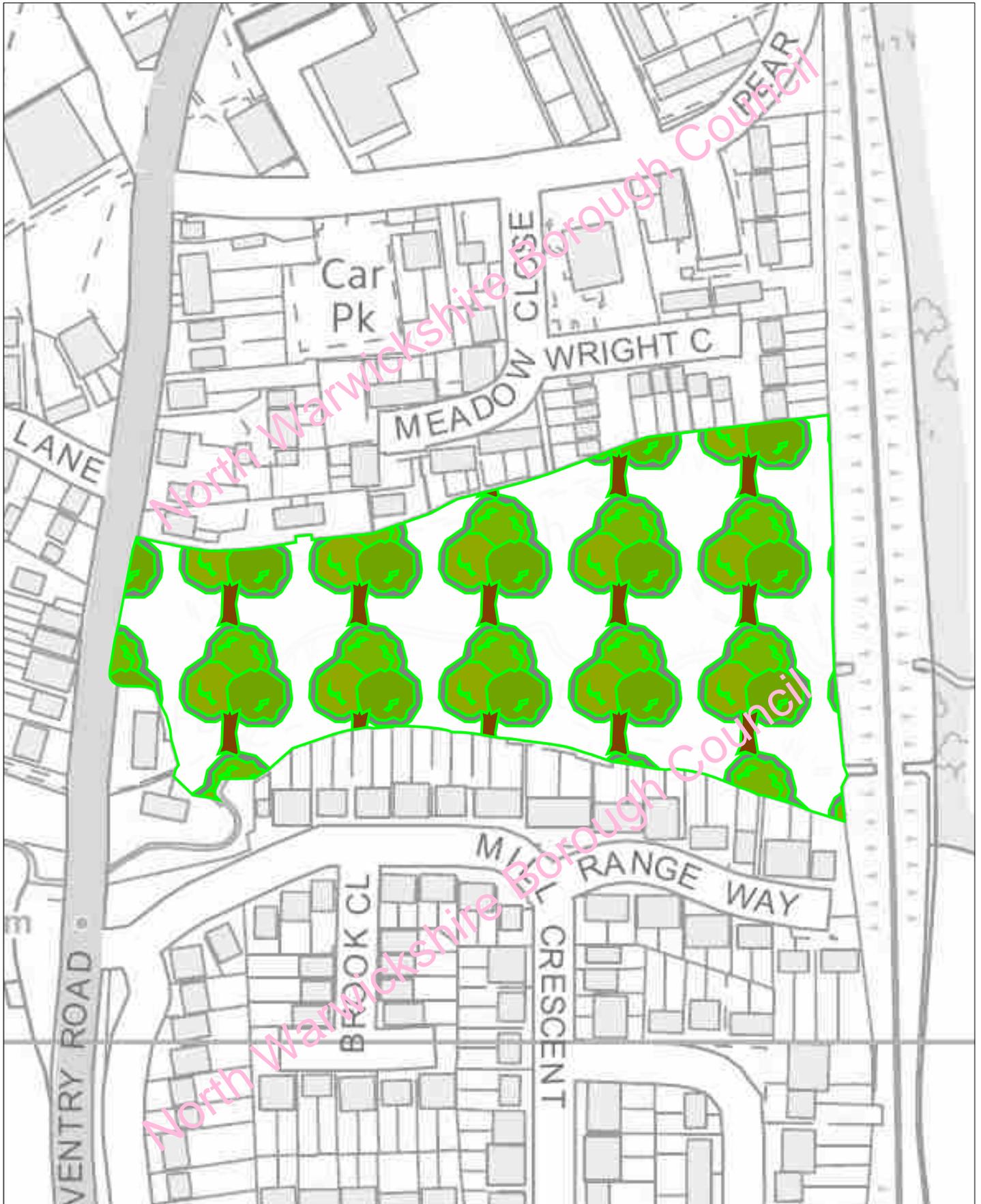


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Kingsbury Meadow LNR, Kingsbury (LP19)



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Abbey Green LNR, Polesworth (LP19)

