

# **North Warwickshire**

## **Local Plan**

**2021**



**North Warwickshire  
Borough Council**

**Adopted  
September 2021**

**North Warwickshire Local Plan**  
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## 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 and would supercede the adopted Core Strategy incorporating 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 into 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. As the Local Plan was submitted for examination on 27 March 2018, the National Planning Policy Framework published on 27 March 2012 sets the relevant policy context (NPPF2012). However, the Local Plan has looked forward to take account of the implications of the NPPF published on 19 February 2019 as necessary (NPPF2019). 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. A number of Neighbourhood Plans are currently being prepared by Parish and Town Councils with those at Arley, Austrey, Coleshill, Hartshill, Mancetter and Fillongley currently part of the development plan.
- 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.

Policies 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 in accordance with NPPF2012, paragraph 153. A glossary of terms is provided at Appendix A to the Plan, however in the eventuality that there are any conflicts between the terms contained therein and preceding elements of the Local Plan and national planning policy, the latter prevail.

- 1.6 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.

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

- 1.7 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 ongoing 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 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. In addition, the Borough Council continues to commit to working collaboratively with relevant authorities and bodies to refine the scale and distribution of housing and employment needs within the housing market areas and functional economic market areas in which the Borough falls, the levels that it is appropriate for the Borough to seek to accommodate, and to working collaboratively with infrastructure providers to ensure that any impacts of growth are suitably mitigated. In the event that evidence, monitoring indicators (set out below) or events identify that a significant change in provision is needed compared to that set out in the Local Plan (or the evidence upon which it is based) an early partial/ full review, depending on the issue, will be brought forward to address this. In any event the Council is required by statute to complete a review of the plan every five years, starting from the date of adoption.

### ***Sustainability Appraisal***

- 1.8 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 will be supported in the Borough in the plan period to assist with the need to provide housing for the Coventry & Warwickshire and the Greater Birmingham housing market areas. In that context the Council commits to the approach in the former Core Strategy to delivering 500 homes for Tamworth Borough Council plus an additional 413 homes over the plan period and 8.5 hectares of employment space. The Borough therefore has pressure for growth 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 into Birmingham to the south of Water Orton. The safeguarded route is shown on the Policies 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 accordance with the emerging Warwickshire Minerals Plan, submitted for examination on 29 November 2019, the Council will not support surface mining operations especially where it will have a direct effect on local residents and an adverse environmental impact.
- 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 7 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
- 3.3 Flood risk is an issue in a number of locations within the Borough as identified in the Strategic Flood Risk Assessment, most notably along the River Tame, River Anker River Blythe, River Cole and associated tributaries. The presence of formal flood defences across North Warwickshire Borough is concentrated in the Coleshill Area where the River Tame, Cole, Blythe and Bourne converge. A number of locations have been identified by the Environment Agency and Warwickshire County Council where flood alleviation works may provide benefits to local communities. Future development needs to be located outside areas of greatest risk in line with the Sequential Approach outlined within the NPPF and PPG, with mitigation designed into all schemes to ensure they are safe from the effects of flooding, do not increase the risk of flooding elsewhere and reduce flood risk where possible. Flood risk should be considered for the lifetime of the development (considering the impact of climate change, guidance on which is available from the Environment Agency based on latest UKCP projections).
- 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 all forms 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 implications of growth within and outside the Borough is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensuring that infrastructure is secured and delivered in an appropriate and timely manner alongside housing and employment growth.

### ***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. Neighbourhood plans must be in general conformity with the strategic priorities in the local plan.
- 5.2 Annex A shows the policies that the Council considered to be strategic and non-strategic with reference to paragraph 156 of the NPPF2012. Certain policies contain elements which are both 'strategic' and 'non-strategic', the principal distinction being where provisions relate to decision-taking as opposed to the Borough-wide approach or boundaries

Annex A Strategic and Non-strategic Policies					
Chapter Number		Policy No	Strategic		Non-Strategic
	Sustainable Development	LP1	X	Infrastructure	
<b>7</b>	<b>Spatial Strategy</b>				
	Settlement Hierarchy	LP2	X	Homes and jobs	
	Green Belt	LP3	X		X
	Strategic Gap	LP4	X		
	Amount of development	LP5	X	Homes and jobs	
	Strategic Employment Land	LP6	X		
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	Housing Development	LP7	X		
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	Local Nature Reserves	LP19			X
	Green Spaces	LP20			X
<b>11</b>	<b>Services &amp; Facilities</b>				
	Towns Centres & Neighbourhood Centres	LP21	X	Provision of social and	X

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	Recreational Provision	LP22		community infrastructure	
<b>12</b>	<b>Transport</b>				
	Transport Assessment and Travel Plans	LP23			X
	Stations	LP24	X	infrastructure	
	Railway lines	LP25	X		
	Strategic Road Improvements	LP26	X		
	Walking and Cycling	LP27	X		
	Level Crossings	LP28			X
<b>13</b>	<b>Development Management</b>				
	Development Considerations	LP29			X
	Built Form	LP30			X
	Frontages Signage & External Installations	LP31			X
	New Agricultural & Equestrian Buildings	LP32			X
	Water Management	LP33			X
	Parking	LP34			X
	Renewable Energy & Energy Efficiency	LP35			X
	Information and Communication Technologies	LP36			X
<b>14</b>	<b>Allocations</b>				
	Housing Allocations - Sites H1 to H17	LP37	X	Homes	
	Reserve Housing sites	LP38	X	Homes	
	Employment Allocations - Sites E1 to E4	LP39	X	Jobs	
	<i>Specific Site Policies by Settlement</i>	Various	Only sites over 100 units		X Except the sites over 100 units
<b>15</b>	<b>Monitoring</b>				

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

- 5.3 This will include encouraging re-use of previously developed land and buildings within Market Towns and Local Service Centres, where possible, recognising regeneration opportunities; as well as reducing the overall need to travel, limiting exposure to flood risk and protecting the Borough's environmental assets and rural character.
- 5.4 This will be achieved by:
- seeking the development of previously developed land
  - concentrating the majority of development within or adjacent to 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***

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

5.6      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***

5.7      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.

5.8      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 as appropriate
- 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***

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

5.10     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***

5.11     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.

- 5.12 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***

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

- 5.14 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 and increased flood risk and 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***

- 5.15 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

- 5.16 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***

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

- 5.18 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***

- 5.19 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

- 5.20 This will be achieved by:
- seeking to protect, replace where lost, and improve community facilities and provision
  - 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 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*

- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 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.

- 6.7 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.
- 6.8 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.
- 6.9 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.
- 6.10 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.
- 6.11 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.
- 6.12 Development can adversely affect public rights of ways. Therefore, the Council wants to ensure that public rights of way, where relevant to the development proposed, are protected and enhanced (including via relocation or alternative provision where justified).
- 6.13 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*

- 6.14 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.

<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)

- 6.15 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.
- 6.16 In the context of planning for the growth of an area, infrastructure can be defined as physical development needed to support communities and which directly relates to economic development and regeneration. This includes:
- Transport Networks - Pedestrian facilities, roads, public transport, cycle ways;
  - Health Facilities - Hospitals, care provision, GP and dentist surgeries
  - Education - Schools, higher education, research infrastructure;
  - Town and Local Centre improvements - Enhancements to the public realm through providing new facilities and highway improvements;
  - Green Infrastructure - Enhancing and creating networks of open spaces;
  - Leisure Facilities - Open space and built recreation facilities;
  - Protection of Environmental Assets - Mitigating impact from development on internationally and nationally protected habitats and species;
  - Utilities Facilities – Energy / waste / wastewater/ drainage plants, networks and treatment facilities;
  - Flood Prevention - Strategic defences to protect the town and enable growth;
  - Renewable Energy - District heating and renewable energy networks;
  - Communications Infrastructure - Broadband and mobile phone access;
  - Community Facilities - Includes libraries, community halls etc.
  - Emergency services
- 6.17 More details are provided in the Infrastructure Delivery Plan, Supplementary Planning Documents, and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan. This information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.
- 6.18 Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with national policy and associated Planning Practice Guidance, and statute
- 6.19 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 into 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.

- 6.20 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*

- 6.21 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 development plan policies including those in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development.

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

All development proposals must;

- be supported by the required infrastructure
- be consistent with the approach to place making set out through development management policies, including, where relevant
- integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate
- demonstrate a high quality of sustainable design that positively improve the individual 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, wildlife sites and corridors.

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

#### **Implementation and Infrastructure**

Infrastructure will be sought where it is necessary, directly related to the development and is fairly and reasonably related in scale and kind to the development. It may be related to social, economic and/or environmental issues. Supplementary Planning Guidance and documents will be used to guide provision. Infrastructure requirements are outlined in the Infrastructure Delivery Plan (For clarity, infrastructure projects drawn from the IDP are itemised and indicated to be either critical to the Plan's strategy as a whole, or necessary in association with particular allocations or projects, along with indicative timings are itemised in NWBC26, Appendix A) and the supporting documents contained in Appendix C of the Local Plan. The list is not exhaustive as each will be taken on a site by site basis and will depend on the viability of the scheme. Other site specific measures will be considered at the time of the planning permission. These will be secured through conditions, S106's or other agreements considered appropriate to ensure its delivery. It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision.

Where development is proposed in excess of plan requirements and would assist in the provision of or enabling infrastructure, particularly that related to facilitating development in the long term, or of affordable housing relative to needs, that will carry weight in favour of granting permission.

## **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. A constraints map is attached as Appendix N.
- 7.3      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 Policies 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 forward.
- 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      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 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.

<b>LP2</b>	<b>Settlement Hierarchy</b>
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Development within the Borough will be proportionately distributed and be of a scale that is in accordance with the Borough's settlement hierarchy. Development will be commensurate with the level, type and quality of day to day service provision currently available and the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers.
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In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, including that which would enhance or maintain the vitality of rural communities, provided such development is proportionate in scale to the relevant settlement and otherwise compliant with the policies in the plan and national planning policy considered as a whole (including in respect of Green Belt protections)

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

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

Development will be permitted directly adjacent to built up areas of adjoining settlements if:

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

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

**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 within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in this plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, services and infrastructure deliverability

**Category 5: *All other locations***

***All Development***

In all other locations development will not generally be acceptable, albeit as set out above that there may be some instances where development may be appropriately located and would enhance or maintain the vitality of rural communities under this category. Special circumstances should exist to justify new isolated homes in the countryside such as rural workers' needs, the optimal viable use of a heritage asset, the re-use of redundant buildings enhancing its immediate setting, the subdivision of an existing residential dwelling, or development of exceptional quality or innovative design or for rural exception sites in line with national planning policy. All such development will be considered on its merits and with regard to other policies in this plan.

**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 needs to be considered in the context of protections accorded to the Green Belt, and how areas of the Green Belt perform relative to the functions for Green Belt. 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 Policies 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, focused 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 Policies 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.

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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

- 7.18 One exception to the principle that construction of new buildings are inappropriate development in the Green Belt is where a building is replaced, providing the new building is in the same use and not materially larger than the one it replaces. Another is limited infilling or complete redevelopment of previously developed sites where that would not have a greater impact on the openness of the Green Belt. A further exception is an extension or alteration which is not disproportionate relative to the size of the original building.
- 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 that extensions within the Green Belt will be considered against a figure of 30% as a guide in order to assist in the assessment as to whether extensions are disproportionate or not. 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% will also be used as a guide where it relates to replacement houses in the Green Belt. 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**

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Other than in instances where allocations are proposed, Green Belt within the Borough will be protected accordingly. The following criteria set out how Green Belt applies to land and settlements in North Warwickshire, whether named in LP2 or not, with development management policy/policies for the Green Belt set out subsequently.

- 1 The outer extent of the Green Belt as well as the detailed development boundaries for the settlements identified in Policy LP2 are shown on the Policies Map
2. Areas within Development Boundaries are excluded from the Green Belt.
3. Limited infilling in settlements washed over by the Green Belt will be allowed within the infill boundaries as defined on the Policies Map.
4. Limited infilling may also be acceptable where a site is clearly part of the built form of a settlement, i.e. where there is substantial built development around three or more sides of a site.
5. Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build in accordance with the relevant statutory requirements.

When considering proposals within the Green Belt in addition to the NPPF, regard should also be had to the following considerations:

- a) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, regard will be had to whether such proposals are of a scale necessary for the efficient function of the parent use concerned and that they are the minimum size necessary
- b) Extensions will be considered to be disproportionate building based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment. For the purposes of this policy, the original building is defined as that which was present on 1 July 1948 or that which came into being after this date as a result of the original planning permission, i.e., as built and volume is defined as gross external volume including basements and cellars.
- c) A replacement building will be considered to be materially larger based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment. Replacements should be located on the same footprint as the existing building unless there are material benefits to the openness of the Green Belt or, when environmental and amenity improvements indicate otherwise. For the purposes of this policy, volume is defined as gross external volume including basements and cellars.
- 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.

### **Strategic Gap**

- 7.25 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 strategic 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.
- 7.26 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 Policies Map.
- 7.27 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 Strategic 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.
- 7.28 The purpose of policy LP4 is to retain and respect the separate identities and characters of the settlements of Tamworth and Polesworth with Dordon to avoid their coalescence. The Strategic Gap seeks to retain and maintain the sense of space, place and separation between these settlements so that when travelling through the strategic gap (by all modes of transport), a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entering the second settlement.

### **LP4 Strategic Gap**

In order to maintain the separate identity of Tamworth and Polesworth with Dordon, a Strategic Gap is identified on the Policies Map in order to prevent their coalescence. Development proposals will not be permitted where they significantly adversely affect the distinctive, separate characters of Tamworth and Polesworth with Dordon. In assessing whether or not that would occur, consideration will be given to any effects in terms of the physical and visual separation between those settlements.

## **Amount of Development**

### **Housing Numbers**

- 7.29 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)*

- 7.30 The Coventry & Warwickshire Strategic Housing Market Assessment (CWSHMA) has been updated on a regular basis with the latest being in 2015. That latest update established a household projection-based housing needs figure for the Borough of 159 homes a year. It then looked at market turnover, demographic trends and economic factors, recommending an annual uplift of +4 homes, +27 and +47 homes respectively. That amounts to 237 dwellings a year, or a total of 4,740 to 2031. Economic uplift relates to people moving to the Borough from elsewhere, notably the Coventry and Warwickshire Housing Market Area and Greater Birmingham Housing Market. As the updated CWSHMA is based on up-to-date demographic evidence as at 2011, the start of the plan period, it takes account of housing delivery before then.

#### *Needs of Neighbours*

- 7.31 The Borough has been working with neighbouring local authorities including those from both Coventry & Warwickshire HMA and the Greater Birmingham HMA to produce and agree the overall housing number for the area. A Memorandum of Understanding for Coventry and Warwickshire includes a redistribution of housing due to capacity constraints within the City of Coventry. In addition, the Birmingham City Local Plan also identifies a shortfall in housing provision. The Borough Council agreed through the Core Strategy to deliver 500 dwellings for Tamworth Borough Council, which is within the Greater Birmingham Housing Market Area. The Local Plan additionally commits to providing a further 413 homes for Tamworth Borough Council (i.e. 913 in total). The work has resulted in an updated Borough housing figure as shown in Table 1 below. The Table indicates the housing requirement for the Local Plan should be 9,598 dwellings between 2011 and 2033. This will be delivered through a stepped trajectory shown in Appendix B.
- 7.32 In assessing and forecasting the delivery of housing the Plan has utilised a stepped trajectory. This can be seen below:

<b>Years</b>	<b>Dwelling per annum (dpa)</b>
2011-16	203
2016-24	265
2024-25	390
2025-26	700
2026-27	725
2027-33	775



7.33 Table 1 shows the emerging housing requirement:

**Table 1: Emerging Housing figures 2011 – 2033**

<b>Source</b>	<b>Annual figure (dpa) (subject to trajectory)</b>	<b>Total figure</b>
2015 SHMA update, household projections (consistent with 2016 projections)	159	
2015 SHMA update, housing market turnover and vacancy	4	
2015 SHMA update, uplift for 25-24 year-olds demographic	27	
2015 SHMA update, uplift for economic growth	47	
Commitment towards accommodating CWHMA needs (540 in total to 2031)	27	
Commitment towards accommodating Birmingham's needs (3,790 to 2031)	190	
<b>Total Borough's housing needs and wider strategic context to 2033</b> (assuming commitments towards CWHMA and Birmingham fulfilled)	479	9,598
<i>Note, the 914 dwellings agreed to be delivered for Tamworth Borough Council are included in the uplift for economic growth and the commitment towards Birmingham's unmet needs</i>		

7.34 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 infrastructure alongside housing to ensure that services and facilities are provided and to ensure new developments are sustainable and add to the viability of settlements.

7.35 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**

7.36 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.

7.37 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.

7.38 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.

- 7.39 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.
- 7.40 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 are ~~is~~ no additional land requirements that the Borough must consider.
- 7.41 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 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.

#### ***Gypsy, Travellers and Travelling Show People***

- 7.42 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 August 2015. 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.
- 7.43 Appropriate regard has been given to Gypsy and Travellers need through a Gypsy and Traveller Accommodation assessment. There are a number of private residential pitches in the Borough. A Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth, published in June 2013.
- 7.44 That, indicated there was a need for an additional 9 residential pitches (2 up to 2017, 3 up to 2022, and 4 up to 2028) and up to 5 transit caravan pitches up to 2028. A review of that GTAA has been completed which has identified a need for a minimum of 19 residential permanent pitches from 2019 to 2033. This takes into account sites that have secured planning permission, including a 12 pitch transit site since the 2013 Study. The 2020 Study will inform the production of a Gypsy & Traveller Development Plan Document. There continues to be no evidence of any requirement to provide pitches for travelling show people.

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

- 7.45 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.

#### **LP5 Amount of Development**

Between 2011 and 2033 the Council will make provision for a minimum of:

- 9598 new dwellings,
- 100 hectares of employment land (subject to policy LP6), and
- 19 permanent residential gypsy and traveller pitches between 2019 and 2033.

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

#### **Additional Employment Land**

- 7.46 Area A encompasses land covered by the Strategic Gap, designated Green Belt, and land which is not in categories 1, 2, 3 or 4 of plan policy LP2. This policy does not automatically override other policies but recognises that there are particular locational requirements specific to certain employment uses and economic benefits to addressing needs in those locations. As such, any weight accorded to proposed employment provision by virtue of this policy will be considered in the context of the policies in the plan as a whole in arriving at a balanced assessment.

#### **LP6 Additional Employment Land**

Significant weight will be given in decision taking to supporting economic growth and productivity, particularly where evidence demonstrates an immediate need for employment land, or a certain type of employment land, within Area A on Figure 4.10 of the West Midlands Strategic Employment Sites Study of September 2015 (or successor study) which cannot be met via forecast supply or allocations. The relevant scheme will be required to demonstrate:

- (i) access to the strategic highway network is achievable and appropriate,
- (ii) the site is reasonably accessible by a choice of modes of transport,
- (iii) it is otherwise acceptable, taking account of the living conditions of those nearby.

## 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.
- 8.3 The Government is seeking to encourage and enable the provision of serviced plots for self-build and custom build to support development opportunities for individuals, association of individuals and small to medium sized self-build and custom build developers. The Government's aim is to make this form of housing a mainstream housing option to diversify the housing market and help meet housing needs.
- 8.4 Development proposals will therefore be encouraged to address the demand for serviced self-build and custom-build plots. Evidence of the demand for plots will be found in the Council's Self Build and Custom Build Register as well as indications of demand from other secondary data sources, such as, information from the Self Build Portal and enquiries for building plots from individuals and local estate agents.
- 8.5 The 2011 Census data for North Warwickshire records proportionally more people "limited a lot" by health or disability at 9.3% than the County average of 7.7%, with fewer residents at 79.9% rating their health as good or very good when compared to the County average of 82%. Similarly, North Warwickshire performs less well than the national and county averages against a range of health indicators, and with the trend towards more aged (65+) and one person households this along with the lower performing health indicators carries implications for the demand for appropriate housing and delivery of a range of services (See tables 3, 4 & 5).
- 8.6 Increases in the proportions of unpaid care to 12.1% of the population and in hours of care provided per week over (with the highest increases being those providing more than 19 hours per week a third of whom provide more than 50 unpaid hours of care), reflect the increases in health and/or disability in the North Warwickshire population noted above. As the population ages the role of carers will grow with implications for their support and needs as well as those under care. These key messages highlighted through the Census health indicators and County Council's profiles for North Warwickshire identify and support the need for development to provide an element of special needs housing and that the size, and suitability of that housing should be adaptable to also reflect the potential longer term health care implications and any potential carer accommodation needs that may arise.

**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

- 8.7 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

- 8.8 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 Policies 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***

Development proposals should make serviced plots available for self-build to address relevant demand identified in the Council's Self and Custom Build register at the time of the planning application, unless that would be unfeasible on account of the nature of the development proposed, its scale, or viability. On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. Where 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 as general housing.

#### ***Special Needs***

- Provide for an element of special needs housing. This will be sought in all major developments and relative to evidence of need (including the sites allocations included in this Local Plan)
- 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 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 and around town centres, net densities of 50 dwellings per hectare or more may 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.

### ***Windfall Allowance***

- 8.9 A windfall site is one that has not been specifically identified in the creation of the development plan 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.
- 8.10 Analysis has been carried out as to how many sites than have come forward since 2011 that are not included as allocations in adopted Development Plans or sites considered in the current SHLAA. This Plan seeks to allocate where possible all sites larger than 0.2 hectares or more than 5 dwellings. There is evidence that also indicates that sites larger than 0.2ha that have not been considered in the SHLAA are still coming forward for development. In addition, Policy LP2 of this Local Plan allows sites to come forward outside of the Green Belt and directly adjacent development boundaries, if they are proportionate in scale to the settlement it adjoins. This could lead to potentially larger sites than 0.2 hectares coming forward.
- 8.11 When combined the number of 'windfall' completions per annum is currently averaging 119.5 units over recent years (2016-2018). Applying a 50% discount to this figure is considered to be robust and justified approach and suggests a windfall figure of 60 units per annum is reasonable. Windfall provision has been expressed as a policy to reflect the Council's intention to maintain levels of such provision to provide flexibility and, in part, to support the vibrancy of smaller settlements.

**LP8 Windfall Allowance**

A windfall allowance of 660 dwellings over the Plan period is provided for which is equivalent to 60 dwellings per annum between monitoring years 2022 - 2033.

**Affordable Housing**

- 8.12 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.
- 8.13 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 267 units per annum on a simple average, consistent with the minimum requirement of 9,598 set out in policy LP5.
- 8.14 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.
- 8.15 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.
- 8.16 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.



- 8.17 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.
- 8.18 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 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.
- 8.19 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. The Borough Council will seek provision of affordable housing primarily through onsite provision as set out in policies LP9 and LP7. Consequently, in recognition of the current definition of affordable housing in planning policy, the requirement that 15% of affordable homes be intermediate is indicative and may legitimately differ based on appropriate evidence. 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.
- 8.20 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. Such land will usually be identified, but not always, through the use of the same access point or, the planning unit is clearly larger than applied for or, boundaries are not artificially drawn; or boundaries follow clear boundaries and, is likely to be adjoining parcels of land. This will avoid situations where there are incremental increases in numbers thus avoiding the requirements of this policy.

#### **LP9 Affordable Housing Provision**

All major developments will provide at least 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.

Where on-site affordable housing provision is not possible a financial contribution in lieu of providing affordable housing on-site may be considered only if.

- There is clear evidence to support it being provided elsewhere;
- It is capable of being delivered elsewhere; and,
- It is calculated using the methodology outlined in the **Affordable Housing**

Viability report or subsequent updated document and is broadly equivalent to on-site provision. 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**

Affordable housing should include a tenure to be approximately 85% affordable rent and 15% intermediate tenure will be provided where practicable and unless evidence justifies departure from this (as indicated in paragraph 6.85/ figure 56 of the Strategic Housing Market update of September 2015).

## **Gypsy & Travellers**

- 8.21 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.
- 8.22 A Gypsy and Traveller Accommodation assessment was completed in early 2020. A Gypsy and Traveller Development Plan Document will be undertaken as soon as practicable to address this need, including the allocation of sites as identified in the Council's Local Development Scheme.
- 8.23 Sites for Travelling Show people will not be allocated specifically albeit that if the above review or monitoring indicators (set out below) indicates needs arising in the future, the Council will similarly undertake further work as soon as practicable to address that. 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.
- 8.24 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.
- 8.25 Any permission granted under this Policy will be subject to a condition limiting occupancy to Gypsy and Travellers.
- 8.26 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 Local Plan 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;
- The site is suitably located within a safe, reasonable walking distance of a settlement boundary or public transport service, and access to a range of services including school and health services;
- Avoiding sites vulnerable to flooding or affected by any other environmental hazards that may affect the residents' health and welfare;
- The site has access to essential utilities including water supply, sewerage, drainage and waste disposal;
- The site can be assimilated into the surroundings and landscape without any significant adverse effect.

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

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."

## **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 highspeed 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 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.

Support and encouragement will be given to established / lawful rural businesses to expand where this has no significant and demonstrable harm in particular on the character of the area.

Proposals for new development and redevelopment of existing employment land outside of development boundaries will be considered against Policy LP1 and LP2 and should seek to retain the rural character, appearance and openness of the countryside (including in respect of policy LP3, Green Belt).

### **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 these 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 as illustrated on the Policies Map, changes of use between the Class E, B2 general industrial and B8 warehouse and distribution Use Classes will be permitted provided there are no negative effects arising that cannot be suitably mitigated. 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.

## **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 unacceptable 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 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 as a locally important building, then irrespective of the foregoing pre-conditions, the re-use or adaptation of that building will be considered if the proposal is the only reasonable means of securing its retention. The proposal will be considered alongside LP15. 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 for a rural business or service or one that supports an established rural business. Only where demonstrable adverse impacts would arise or such a use can be evidenced to be unviable, would an alternative use be considered. Tourism uses and locally affordable housing provision may be appropriate in this situation in accordance with Policies LP2, LP3 and LP9.

## **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 Local Plan.
- 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 and there is no realistic prospect of their re-use for that purpose (in line with the approach in the Warwickshire Minerals Plan such that resources of local and national importance are not needlessly sterilised by non-mineral development).

## **LP14 Landscape**

Within landscape character areas as defined in the Landscape Character Assessment (2010), Arden Landscape Guidelines (1993) and the Historic Landscape Characterisation Project (June 2010) (or successor document) development should **look to** conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced as appropriate.

### **A Landscaping Proposals**

New development should, as far as possible retain existing trees, hedgerows and nature conservation features such as water bodies with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping. The Council will seek replacement or enhancement to such natural features where their loss results from proposed development.

Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows and water bodies are allowed to grow to maturity without causing undue problems, or are not unacceptably compromised by development, for example by impairing visibility, shading or damage.

Development will not be permitted which would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows (other than where appropriate avoidance, mitigation, or compensation has been taken and any minimised harm is justified having considered the policies in this plan as a whole).

### **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.

## **Historic Environment**

10.7 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.

10.8 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 Local Plan and will further inform the planning and design of developments.

- 10.9 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.
- 10.10 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 or enhanced. In particular:

- Within identified historic landscape character areas development will conserve, or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and, development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site
- The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's 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 Policies 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, or loss of, the significance of a designated heritage asset should require clear and convincing justification with regard to the public benefits of the proposal. A balanced judgement will be taken regarding the scale of any harm or loss to the significance of a non-designated heritage asset, and the relative significance of that heritage asset must be justified and will be weighed against the public benefits of the proposal.

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
- iii) 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.

## **Natural Environment**

10.11 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 and emerging recovery networks. 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.

10.12 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.

10.13 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.

- 10.14 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.
- 10.15 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 as appropriate relative to the nature of development proposed. This policy seeks to minimise impacts on, and provide net gains for biodiversity, where possible, relative to the ecological significance of international, nationally and locally designated sites of importance for biodiversity.

##### **Understanding the Natural Environment**

All development applications that affect the natural environment will be required to provide sufficient information and an assessment of those proposals on the natural asset(s) including via Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, or successor legislation, where likely significant effects individually or in combination with other schemes cannot be ruled out.

##### **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.

Planning permission will be refused if development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Given the natural heritage of the Borough, the Council expects such circumstances to be wholly exceptional and for there to be a suitable compensation strategy in place where any loss or deterioration would occur

Developments should avoid significant harm to biodiversity by locating to an alternative site with less harmful impacts. If this is not possible adequately mitigate the impacts or, as a last resort compensate the loss. Where development takes place, it should help ensure there is a measurable net gain of biodiversity and geological interest. 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

A minimum buffer zone of 15m will be required in line with Government Guidance for ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development and the sensitivity of the natural asset(s) that may be affected based on proportionate evidence.

Where possible, a buffer zone should:

- contribute to wider ecological networks
- be part of the green infrastructure of the area

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

### **Green Infrastructure**

10.16 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.

10.17 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.

10.18 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.

- 10.19 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 Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy and Offsetting sub-regional Strategy for Green Infrastructure and the local green infrastructure resource development should:

- Identify, maintain and enhance existing Green Infrastructure assets where possible;
- In all cases should 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 an existing asset is lost or adversely affected, and where mitigation or compensatory Green Infrastructure cannot be provided on site, contributions will be sought towards wider Green Infrastructure projects and improvements within the district or, where appropriate, in the sub-region.

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

- 10.20 The River Tame and its valley extend from the Black Country 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 H.
- 10.21 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.
- 10.22 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.

- 10.23 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.
- 10.24 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.
- 10.25 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 LP33.

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 Policies Map, to ensure its continued existence.

### **Local Nature Reserves**

- 10.26 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
- 10.27 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.
- 10.28 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.
- 10.29 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.
- 10.30 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.
- 10.31 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 Local Nature Reserves shown on the Policies Map will be protected and enhanced:

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

## **Green Spaces**

10.32 Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. The Council's Green Space Strategy (2008) identified that there were sufficient number of green spaces throughout the Borough but it was the quality of these that needed to be improved. Further work is being carried out on the Green Spaces Strategy and to develop an Action Plan. The Council has reviewed potential Local Green Spaces as defined by paragraph 77 of the National Planning Policy Framework 2012; these are defined in NWBC24B annex K & L to the plan and represented on the policies map.

### **LP20 Green Spaces**

The Green Spaces as shown on the Policies 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.



## **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.
- 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.
- 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.

### **LP21 Services and Facilities**

Town centres boundaries and neighbourhood centres are defined on the policies map for the market towns of Atherstone with Mancetter, Coleshill and Polesworth with Dordon. Town centres boundaries and neighbourhood centres are to be treated the same in policy terms as below; those terms refer to the different scales of settlements. In principle commercial, business and service uses will be supported in these locations, and in line with LP2, to support vitality.

Neighbourhood Centres are defined on the Policies Map in the following locations

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 Town Centres and Neighbourhood Centres changes to sui generis uses such as hot food takeaway or betting shops 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.

The loss of Class E (including retail) units within town centre boundaries and defined neighbourhood centres will only be supported if:

- it can be shown that there is no reasonable prospect of retention of the use;
- occupation is by an alternative retail or mixed community/retail use; and,
- there would be no adverse impact on the retail choice and availability.

Mixed use proposals, including those with residential uses, will be appropriate in principle. Dual or multiple uses of sites or “hubs” providing services and facilities for individual or groups of settlements will be encouraged. Proposals that would have a detrimental impact on the viability and vitality of centres will not be permitted. Applications should be supported by relevant and proportionate evidence to demonstrate that would not be the case clear evidence is available justifying the loss and change of use, and

- there will be no unacceptable adverse impact on the retail choice and availability in
- the frontage or centre.
- there is not a disproportionate over concentration of these uses.

The following factors will be taken into account: the existing mix of uses; the impact on customer behaviour; the proximity of education establishments; the deprivation levels in the area and the cumulative highway and environmental impacts. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.

Proposals resulting in the loss of an existing service or facility 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 a similar or more accessible location within that settlement;
- b) the land and buildings are shown to be no longer suitable for continued use in terms of their location, design and/or construction, or the proposal would represent a net gain or improvement in provision,
- c) it can be demonstrated by evidence that there is no realistic prospect of an alternative service or facility using the site, such as through an appropriate marketing campaign or the internal procedures of the parent organisation and,
- d) its loss will not harm the vitality of the settlement.

All major developments must consider the impact on the provision of services and facilities and where there is an impact this must be addressed. All major developments should provide land and / or financial contributions to enable the provision of additional services and facilities. As set out in LP1 and paragraph 16.6 all development will be expected to contribute proportionately and in accordance with national policy, statute and relevant supplementary planning documents and guidance to infrastructure provision.

## **Recreational Provision**

11.6 As part of any development it is important that provision is made for open spaces and recreation whether this is indoor or outdoor, publicly or privately owned. The health and wellbeing benefits of such provision can improve the quality of life for residents. Spaces can include the following typologies:

1. parks and gardens – including urban parks, country parks, forest parks and formal gardens;
2. outdoor sports facilities (with natural or artificial surfaces and either publicly or



- privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;
3. amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;
  4. provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;
  5. green corridors – including river and canal banks, amenity footpaths and cycleways;
  6. natural and semi-natural urban green spaces – including woodlands, urban forestry, grasslands (e.g. meadows), wetlands, open and running water, and rock areas (e.g. cliffs);
  7. allotments and community gardens;
  8. cemeteries and churchyards; and
  9. civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.
- 11.7 Work was 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 was completed in 2018 and 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.

#### **LP22 Open Spaces and Recreational Provision**

Wherever possible, Open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement). Development proposals will be expected to provide a range of new on-site and open space 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.



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 flightpaths 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 in so far as that may impede HS2 implementation or result in an incompatible use in time.
- 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.

### **LP23 Transport Assessments**

Transport Assessments appropriate to the scale of development proposed, will be required to accompany development proposals (including that that is below the indicative threshold in Appendix G). 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 Plan**

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.

**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 longstanding 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.

## **LP24 Stations**

### **Existing Stations**

Further improvements will be encouraged and sought at existing stations. Specifically, land adjoining the existing car park alongside platform 1, shown on the policies map, will be safeguarded for use as a car park extension at Atherstone station and positively pursued with the relevant, responsible parties early in the plan period. Other additional car parking opportunities will be investigated, including at other stations.

- Improved services and pedestrian access arrangements between platforms for able bodied and disabled users to meet DDA standards at Atherstone station;
- Additional car parking provision at Coleshill Parkway station;
- Investigation into improved services, provision of a new footbridge and parking facilities at the existing Polesworth station will be pursued. If this is not feasible a new Parkway station will be pursued. The area of search will be along the WCML southwards from the current station;
- The sites shown on the policies map for new stations at Kingsbury and Arley will be safeguarded and pursued in the context of the WMRE Strategy; and,
- The continuance of services and facilities at Water Orton Station will be supported.

Financial contributions towards the provision of the measures identified in this policy will be sought in accordance with policy LP1 particularly in respect of closely related or enabling development.

- 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 Bassett's Pole. A route also comes out of and goes into Birmingham to the south of Water Orton. The safeguarded route is shown on the Policies 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.

### **LP25 Railway Lines**

The Borough Council supports, in principle, proposals for the replacement of lawful buildings, structures and uses, including those with permission, if their demolition or removal is required by HS2 Ltd., or their ability to continue to operate as such would be compromised. Particular regard will be had to the aim of relocation as close to an existing lawful building, structure or use, as practicable, and as otherwise compliant with the policies, in this plan to minimise disruption and assist in ensuring the continued vitality of the Borough

### **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 Policies 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 potential re- instatement of the route or if this is not possible then as a recreational cycle route.

No development will be permitted which would sever or prevent the potential future use of the routes as a railway or other form of transport unless a suitable diversion or alternative is provided.

## **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).

### **LP26 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 downgraded, 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.

## **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.

### **LP27 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.

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.

#### **LP28 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 Considerations**

- 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 essentially reflect 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 the Planning Policy Guidance.
- 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. 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.
- 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.

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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

- 13.9 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 flooding risks by minimising surface water run-off to the main rivers and water courses in the Borough through the appropriate location of new development; the avoidance of development within Flood Zone 3, requiring sustainable drainage systems as well as other appropriate attenuation measures such as National Flood Management Schemes. In line with guidance, where possible, be protected and enhanced, especially as they can also result in environmental enhancement and provide benefits to wildlife. Land drainage too provides this function and should be adequately maintained.
- 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.

#### **LP29 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. make effective use of brownfield land in appropriate locations reflecting the settlement hierarchy; and,
2. be adaptable for future uses and take into account the needs of all users; and,
3. maintain and improve the provision of accessible local and community services, 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 services in line with policy LP21
4. promote healthier lifestyles for the community to be active outside their homes and places of work; and,
5. encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and,
6. Provide safe and suitable access to the site for all users; and
- 7 before proposals are supported expand or enhance the provision of open space, sport and recreation facilities, using, in particular, the Green Space Strategy and Playing Pitch Strategies; and,
- 8 not lead to the loss unless a site of equivalent quality and accessibility can be provided, or shown that it is surplus to needs; and,
9. avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution; and in this respect identification of contaminated and potentially contaminated land will be necessary prior to determination of proposals depending on the history of the site and sensitivity of the end use and,
10. protect and enhance the historic and natural environment; and,
11. manage the impacts of climate change through the design and location of development, including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity; and,
- 12 protect the quality and hydrology of ground or surface water sources so as to reduce the risk of pollution and flooding, on site or elsewhere; and
- 13 not sterilise viable known mineral reserves; degrade soil quality or pose risk to human health and ecology from contamination or mining legacy and ensure that land is appropriately remediated, and,

- |    |  |
|----|--|
| 14 | seek to maximise opportunities to encourage re-use and recycling of waste materials, both in construction and operation, and,  |
| 15 | Adequate space for bins should be provided within all new developments to enable the storage of waste and for materials to be re-cycled. Guidance is provided in the Document "Design Guide for Bin Storage" |
| 16 | provide for information and communication technologies; and,   |
| 17 | seek to reduce crime and in particular the threat of terrorism.  |

### **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.

### **LP30 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 the Document "Design Guide for Extensions".

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.

### **Frontages, Signage and External Installations**

13.20 The principle purpose of a commercial frontage is the advertisement and display of goods and services provided inside the building. Good design will reinforce the business's identity and its location in the street, but by reflecting the style of the whole building above street level, and that of its neighbours. A good design will treat the frontage as an integral part of the whole building and street frontage without focussing exclusively on the business 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. This will continue to be used for planning purposes for all commercial, business and service uses. Since the adoption of this plan the Use Class Order has been updated which allows a greater range of change of use. The physical change to the frontages is still considered important to the locality.

### **LP31 Frontages, Signage and External Installations**

Development proposals involving change to existing, or the introduction of new service frontages, advertisements, external illumination and external installations will be expected to have regard to the host building and the wider street scene in terms of their scale, proportion and overall design. -In particular,

- the proportions of the changed new elevations should harmonise with the main building
- materials should reflect the existing range on the original building
- the ground floor should not be treated in isolation from the other levels
- it should add interest to the street scene
- where sites are located within the Conservation Area or within the setting of a Listed Building they should reflect or respect the appearance and character of the Conservation Area/Listed Building

In addition, in relation to external illumination proposals will be expected to adopt a scale, detail, siting and type of illumination appropriate to the character of the host building, the wider street scene and longer distant views.

External installations and security measures should be integrated into the overall design of the host building with the aim of avoiding harm to the appearance of the building and the street scene. The design criteria will be set out in an SPD and its requirements will need to be satisfied.

### **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.

### **LP32 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 (other than where that would be demonstrably impractical, have adverse visual effects compared with an alternative location, or where a new holding and buildings are being established) or structures that can be used, altered or extended, that they are located within or adjacent to a group of existing buildings, the site selected and materials used would not cause visual intrusion and in the case of livestock buildings their location would not cause loss of residential amenity.

### **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 flooding in its consideration of development within or adjoining floodplains. Any development within Flood Zones Two and Three will need to provide a site-specific Flood Risk Assessment to demonstrate that it will be safe and will not increase flood risk elsewhere. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. It should take into account all sources of flood risk and climate change. Up to date indicative Flood Maps for Planning can be obtained from the Environment Agency and the Government's website
- 13.26 Effective flood protection requires proper maintenance of watercourses and their associated infrastructure as well as the control of water discharge through drainage systems. Ponds and other wetland features form an important function that should where possible be protected and enhanced. Managing flood risk is thus based on minimising the risk of flooding by avoiding development in high risk areas; restricting discharge to greenfield runoff rates and ensuring development is designed so as to minimise surface water flooding risks, including the retention of existing natural wetland features and the safeguarding of land adjacent to these features. Sustainable drainage systems are an important feature in ensuring flood risk is effectively managed and thus all developments are expected to include the use of such systems unless demonstrated that they would be inappropriate. Sufficient space should thus be allowed for and around them in all developments. All such systems should aim to protect and enhance water quality by reducing the risk of diffuse pollution by treating such possibilities at source including where necessary through multiple different treatment measures. All of these systems should be designed in accordance with relevant national standards and long-term operation and maintenance arrangements should be put in place for the lifetime of the development. Flood alleviation requires a holistic approach to water management. Rivers and streams need to be allowed to function via natural processes and to connect with the flood plain in order to increase and maintain capacity and to store flood water. Artificial surface water infrastructure needs to be well designed and be properly maintained whilst the ecosystem that helps manage water also need to be protected to allow greater ground water storage, to prevent rapid surface run-off and soil erosion. In these ways natural flood management and the re-naturalisation of water courses and their flood plains can help to reduce flood risk and water pollution; increase biodiversity and contribute to improving public health.
- 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.

#### **LP33 Water and Flood Risk Management**

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

Opportunities should be sought to de-culvert rivers, in order to reduce flood risk through stopping flows backing up by undersized culverts. This should only be undertaken when it is demonstrated to not increase flood risk elsewhere. If de-culverting is not proposed evidence will be required to demonstrate why this is not possible. River channel restoration should also be undertaken to return the water course to its natural state and restore floodplain to reduce the impact of flooding downstream.



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, the re-naturalisation of watercourses and their floodplains and the safeguarding of land for local flood risk management schemes will be promoted when considering any developments in the Borough.

New development proposals in or land raising within Flood Zone 3 (including Climate Change) should provide for the following:

- i) Floodplain Compensation; provide floodplain compensation on a level-for-level basis;
- ii) should set back 8m from the top of the banks of Main Rivers and any culverted watercourse, regardless of the flood zone;
- iii) Finished floor levels (FFL) within Flood Zone 3 (including climate Change) and on land adjacent should be set a minimum of 600mm above Flood Zone 3, (including climate change) flood level;
- iv) have agreements in place that “less vulnerable” uses are prevented for changing to those that are more vulnerable, and (only applies to ground floor developments in line with SFRA section 12.4), and single storey residential development, basements and buildings on stilts should not be located within Flood Zone 3 (including climate change), and
- v) include mitigation measures to account for up to the 1 in 100 year (1% AEP) plus climate change fluvial flood event as well as safe access and egress

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.

## **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 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 publicly 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.

#### **LP34 Parking**

Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the standards in the Document "Parking Standards". Greater emphasis will be placed on parking provision in areas not served by public transport whilst lower provision within the main towns may be appropriate.

##### *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 parking of passengers or visitor vehicles in the Borough will not generally be permissible given existing constraints on parking provision and infrastructure demands. Any such proposals must demonstrate that they would (i) not compromise delivery of the plan strategy as a whole (ii) that there is a clear justification for provision in the location proposed, and (iii) that the benefits of such provision would outweigh any adverse effects, including by consequence of occupying land that could be put to a viable alternative use.

#### *Electric Vehicle Charging points*

Electric charging points will be provided as part of all relevant developments to an agreed specification and location dependent on the scheme proposed and applicable technical guidance. Rapid charging points will be provided on sites when located in the public realm. On housing sites homes with on-site parking will provide an electric charging point in an accessible location close to the parking space(s). On commercial sites there will be employee and visitor rapid charging points.

#### *Lorry Parking*

Proposals which reduce lorry parking (either informal or formal parking areas) should be accompanied by evidence to support its loss and explore opportunities for alternative provision. In recognition of the Borough's strategic location and demand for lorry parking, the Council will give weight to lorry parking provision and facilities, and opportunities for alternative provision and for improved management in decision-taking.

- 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.

#### **LP35 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 including, where viable, the production of 10% of operational energy from on-site renewables, in support of the Government's Clean Growth Strategy.

## **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.

### **LP36 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, 5G 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.

## 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**

a	<b>Housing Requirement</b>	As expressed in LP5	<b>9598</b>
	<b>Part A</b>		
b	Net completions from 2011 to 2019	Gross completions minus any losses including demolitions	1570
c	Planning permissions as at 01/04/19	1397 minus 3% for lapse rate = 1355	1355
d	Windfall Allowance	An allowance of 60 dwellings per annum (2021 to 2033)	660
e	<b>Sub-total of supply</b>	b+ c + d	<b>3585</b>
	<b>Part B</b>		
f	<b>Outstanding Requirement</b>	Land to be allocated (9598 – 3531) (a-e)	<b>6013</b>
g	Allocations	H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12, H14, H15, H16 and H17	6183
h	Reserve housing sites	(RH1, RH2 and RH3)	794

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	<b>Part C</b>		
i	<b>Total Supply</b>	up to 2033 b+ c + d +g =	<b>9768</b>
j	Supply	beyond 2033	294

- 14.7 The housing allocations are listed in LP37. These total a figure of 6183. 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>LP37 Housing Allocations</b>			
The following sites are allocated for housing and shown on the Policies Map			
		<i>Area (ha)</i>	<i>No.</i>
<b>Category 1 - Market Towns</b>			
<i>Atherstone &amp; Mancetter</i>			
H1	Land at Holly Lane Atherstone	32.7	620
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282
<i>Coleshill</i>			
H3	Allotments adjacent to Memorial Park, Coleshill	1.4	30
<i>Polesworth &amp; Dordon</i>			
H4	Land to east of Polesworth and Dordon	160.8	1675
<b>Category 2 - Adjacent adjoining settlements</b>			
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141
<b>Category 3 - Local Service Centres</b>			
<i>Baddesley Ensor/Grendon</i>			
H7	Land at Church Farm, Baddesley	2.2	47
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7
<i>Hartshill/Ansley Common</i>			
H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400
H10	Land south of Coleshill Road, Ansley Common	17.2	450
<i>Water Orton</i>			
H11	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>			
H12	Land at Village Farm, Birmingham Road	0.6	12
<i>Newton Regis</i>			
H14	Manor Farm	1.0	21
<i>Shuttington</i>			
H15	Land south of Shuttington Village Hall	1.2	24
<i>Warton</i>			
H16	Land north of Orton Rd	4.2	128
<i>Wood End</i>			
H17	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28
<b>Total Allocations</b>			<b>6183</b>

Note:

1 Above allocations are as at 1st April 2019.

2 H4 allocation of 2000 (1675 to be delivered up to 2033, 31 already have permission and 294 to be



delivered up to 2035)

### **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 three 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 15m buffer around the ancient woodland.

### **LP38 Reserve Housing Sites**

The following sites are allocated as reserve housing sites. They are sites which have been assessed in the same manner as allocations, and where there is a reasonable prospect that they could become available and could be viably developed towards the medium- latter years of the Plan. They will be considered to be inside the development boundary of the respective settlement once the whole development has been completed. The sites will be released when two criteria are met (both apply). The first criteria is, if there is a need to enable supply against the five year housing land supply, i.e., if annual monitoring data indicates that forecast land supply falls lower than 5.5 years relative to the stepped trajectory. Secondly, reserve sites will only be considered at that juncture if access, infrastructure, or flooding issues have been addressed as relevant, and they otherwise represent deliverable sites. It is expected that sites will be developed in accordance with the density requirements of this Plan. Figures given below are indicative amounts subject to refining once infrastructure requirements including the safeguarded routes and flood work, in particular, are known.

RH1	Dairy House Farm Phase 3 and safeguarding route for dualling of A5	49.8	360
RH2	Land north of Ansley Common	21.6	388
RH3	Atherstone Football Ground	2.2	46
Totals		70.6	794

RH1 and RH2 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 the dualling of the A5 to join from the current A5 to the west of Grendon and re-join the current A5 to the east of Grendon (A5 'phases 3 and 4' in the Infrastructure Delivery Plan). Prior to development coming forward, a concept Master Plan will be agreed with the Borough Council to include the following:



- An agreed alignment of the A5 dualling within the site
- Safeguarded land for the dualling of the A5 together with proportionate highway contributions
- housing will be located to the south of the new road
- a minimum of 15m (or as agreed) buffer zone will be provided around the ancient woodland
- a landscaped buffer will be provided along the new A5;
- the current Watling Street, A5, will be downgraded and pedestrian crossings will be provided to allow for greater cohesion with the main part of the settlement to the south; and
- improved cycling will be provided along the Watling Street.
- Provide supporting social and community infrastructure

Site RH2 (land north of Ansley Common) will likely be deliverable after 2025 particularly in the eventuality that phases 1 to 4 of the A5 improvement works are delayed or not clear at that stage subject to access and highway improvements in the locality being addressed.

The site will provide for:

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

Site RH3 as shown on the Policies Map will require a detailed site-specific flood risk assessment to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 climate change extent defined by new (high resolution) detailed modelling. The extent of the developable area will be defined and based upon the EA Flood Zones until such modelling outputs become available. It may be possible to redistribute ground levels within the site to ensure safe access and egress to all parts of the site, however this will need to be explored in greater detail as part of an FRA to ensure it does not increase the risk of flooding to third parties

### Employment Land

14.12 Table 8 provides information on employment supply for the Borough. This includes all employment land including the Regional Logistic Sites of Hams Hall and Birch Coppice, and also 36.33ha related to JLR storage facility at the former Baddesley Colliery.

**Table 8: Employment Land 2011 – 33**

	1/4/2011 to 31/3/2019	Hectares (Gross)
<b>A</b>	Total Completions-	167.08
<b>B</b>	Planning Permissions	69.12
<b>C</b>	Allocations E1 – 6.8 E2 – 5.1 E3 – 3.45 E4 – 42.0	57.35
<b>D</b>	Total completions, permissions and forecast Supply	293.55

\*Row B Planning permissions in the above Table does not count the gross site Area for Coleshill Hall although it has extant permission. HS2 has taken 1.88 hectares leaving a site area of 14.5 hectares. This leaves approximately a net figure of around 3 hectares within a parkland setting

<b>LP39 Employment Allocations</b>		
		<i>Area (ha)</i>
	Category 1 – Market Towns	
	<i>Atherstone</i>	
E1	Land south of Rowlands Way east of Aldi	6.8
	<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	3.45
	Category 2 – Adjacent adjoining settlements	
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone	42
	<b>TOTAL</b>	<b>57.35</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.

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

- 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 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 620 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. The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A site specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of Area A and Area B are indicative and based upon the EA Flood Zones until such modelling outputs become available

- 14.20 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. In addition to the evidence prepared in support of the plan including at examination, they will require detailed assessment in respect of their significance, setting and implications of any effects.
- 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 Homes England (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 development (H2) including at least 1280 dwellings. Development will take place in accordance with a Concept and Master Plan, agreed by the Borough Council, to ensure the comprehensive delivery of the area. These Plans will consider and provide for in particular but not exclusively:

The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A Level 3 Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of Area A and Area B will be defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.

1 An appropriate assessment of the significance of the sites designated and non-designated historic assets and the sensitivity to changes in the historic environment will inform the Master Plan and be an important consideration in assessing development proposals. Any development should seek to retain the heritage assets within the site and address the setting of any assets beyond the site that contribute to their historic significance. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are retained or enhanced in line with policy LP15 that any effects to heritage assets or their settings should be minimised. The Master Plan should address the preservation and enhancement of designated and non-designated heritage assets, through the siting and design of new development including:

- Merevale Hall (Grade II\* Listed) and its historic Park and Garden (Grade II\* registered) and wider setting;
- listed buildings, including the farmstead at Whittington Farmhouse (also known as Whittington Cottage) and attached farm buildings (Grade II Listed) and Whitley Farm (non-designated heritage asset) and the canal locks (Grade II Listed);
- to retain the canal, its historic function and associated built features, both designated and non-designated, and the relationships between these assets, ensuring a clear division between the canal route and the development via means of landscaping and/ or development siting to help preserve the unity of and legibility of these assets as a historical and functional group;
- the listed buildings and historic farmsteads; and
- appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale Estate

2 The farmsteads of Whittington and Whitley Farms to be incorporated into a service centre allowing for their conservation and preservation. The retention of the historic structures relating to the two assets, along with their setting, should be addressed and inform the service centre layout

3 Health services and facilities in terms of land and financial contribution;

4 Education facilities in terms of land and financial contribution;

5 Access to and from the A5 which will be accessible by public transport;

6 Access over the West Coast Mainline;

7 Pedestrian and cycling links and facilities will be required to access the services and facilities in Atherstone, Grendon and Baddesley; and,

8 Green infrastructure links will be provided to access and open routes along the River Anker corridor and the Coventry Canal.

Before the development of the site, an agreed, appropriately staged programme of archaeological recording and mitigation, informed by field evaluation will be required

### *Employment Land*

14.24 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.

14.25 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. In the event that the allocation becomes surplus to the requirements of Aldi, who currently have an interest in it, the site it will continue to be safeguarded as a long term employment site for smaller scale, mixed E(g)(ii) and B2 uses appropriate to the location reflecting the proximity with existing residential development to the north and accessed off Holly Lane and/or Abeles Way.

The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be a semi natural buffer along Innage Brook. A Level 3 Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of Area A and Area B will be defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.

## **Coleshill**

- 14.26 Colleshill 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, Colleshill Parkway, with a bus interchange, which is proving to be very successful.
- 14.27 Colleshill Industrial Estate / Gorsey Lane lies to the north of the settlement with Hams Hall Business Park and rail freight terminal beyond this. Colleshill 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.
- 14.28 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 Colleshill as a Market Town.
- 14.29 There are a number of constraints to development around Colleshill. These are physical barriers such as flood plain to the historic view of the Church setting within the conservation area. Land around Colleshill within the Joint Green Belt Study generally performed well in relation to Green Belt principles.

### *Housing*

- 14.30 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 Colleshill this will continue during this plan period.
- 14.31 A further housing site is being proposed on the site of the allotments adjacent to the Memorial Park, Colleshill. Access would need to be gained through the site of the former police station. Replacement of the allotments will be required.



### **H3 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.

#### *Community Facilities*

14.32 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 allocated for cemetery and allotment use for the Parish and Coleshill Community.

## **Polesworth and Dordon**

14.33 Polesworth and Dordon make up one of the three Market Towns and lies to the north of the Borough. Polesworth has the historic core centered 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.

14.34 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 characters of Polesworth and Dordon should be used to inform type of place created and integration between old and new communities will be a key aspiration. 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.

14.35 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 including consideration of the stretch within Tamworth as identified in the STA.



- 14.36 The issue of coal reserves, and that development should not needlessly sterilise minerals resources and implications for land stability and viability needs detailed consideration in addition to the evidence supporting the Local Plan as individual proposals come forward.
- 14.37 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*

- 14.38 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.
- 14.39 The Borough Council will work with Homes England, the local community and landowners to agree a Concept Plan and Master Plan for the area.
- 14.40 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.
- 14.41 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.
- 14.42 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.

#### **H4 Land to the east of Polesworth and Dordon**

Land to the east of Polesworth and Dordon between the A5 and B500 will be allocated for development of a minimum of 2000 homes with a minimum of 1675 being provided within the plan period.

Before planning permission is granted for development on the site, a Masterplan Framework and Design Guide for the whole site will be prepared by the landowners, in conjunction with and approved by the Borough Council. Development will take place in accordance with the Framework and Design guide to ensure that development for the whole site is delivered in a comprehensive and co-ordinated manner including addressing the setting, significance and enhancement of the designated and non-designated heritage assets within and close to the site, through the siting and design of new development will ensure a high quality of place is created respecting the separate identities of Polesworth and Dordon. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15, that any effects to heritage assets or their settings should be minimised. The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will consider and provide for in particular but not exclusively, and in line with policy LP1.

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. Assessment of the significance of heritage assets both designated and non-designated within the site and the contribution of setting to that significance, with particular reference to;
  - Dordon Hall and the archaeological remains of its gardens,
  - the listed Obelisk, and
  - Hoo Hill and its visibility and legibility within the wider landscape.

This should be used to inform master planning and appropriate design of development on site that appropriately addresses/conserves the fabric and setting of the assets and in the case of Dordon Hall and associated assets a full heritage statement should be prepared. Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.

8 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 containing Ancient Woodland with local ecological value. A minimum of 15 metre landscaped/open buffer should be retained around the ancient woodland in line with the Forestry Commission/ Natural England's Guidance. That will be subject to an agreed Master Plan, wherein consideration should be given to access, transition, and landscape character in having suitable regard to the Ancient Woodland.
- 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;
- a strategy for long term maintenance and management to ensure high standards of provision;
- retain and enhance Hoo Hill as a public open space; and,
- subject to uses being compatible, ecological routes and buffers can operate for multi-functional purposes such as recreational routes and open space

9 The provision of formal playing pitches within the development and/or contributions to meet some or all of the identified needs off site, in a locally accessible location.

10. Design guidance setting out key place making features across the site; maximising the opportunity afforded by the topography; incorporating key views of the surrounding countryside; the positive incorporation of natural and historic features particularly the conservation and enhancement of the visual and historical relationships of heritage assets, identified in the bullet points above.

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.

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

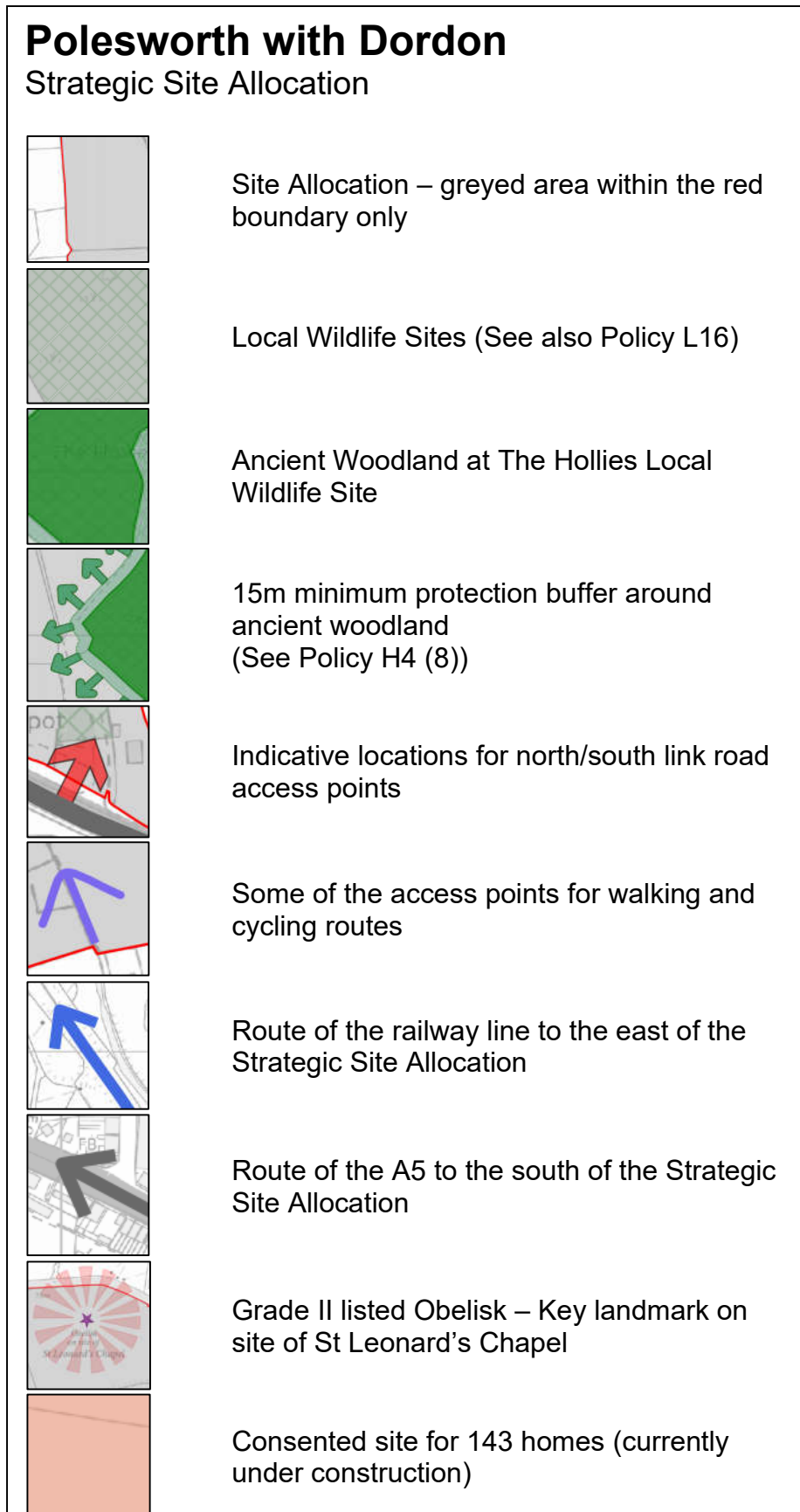
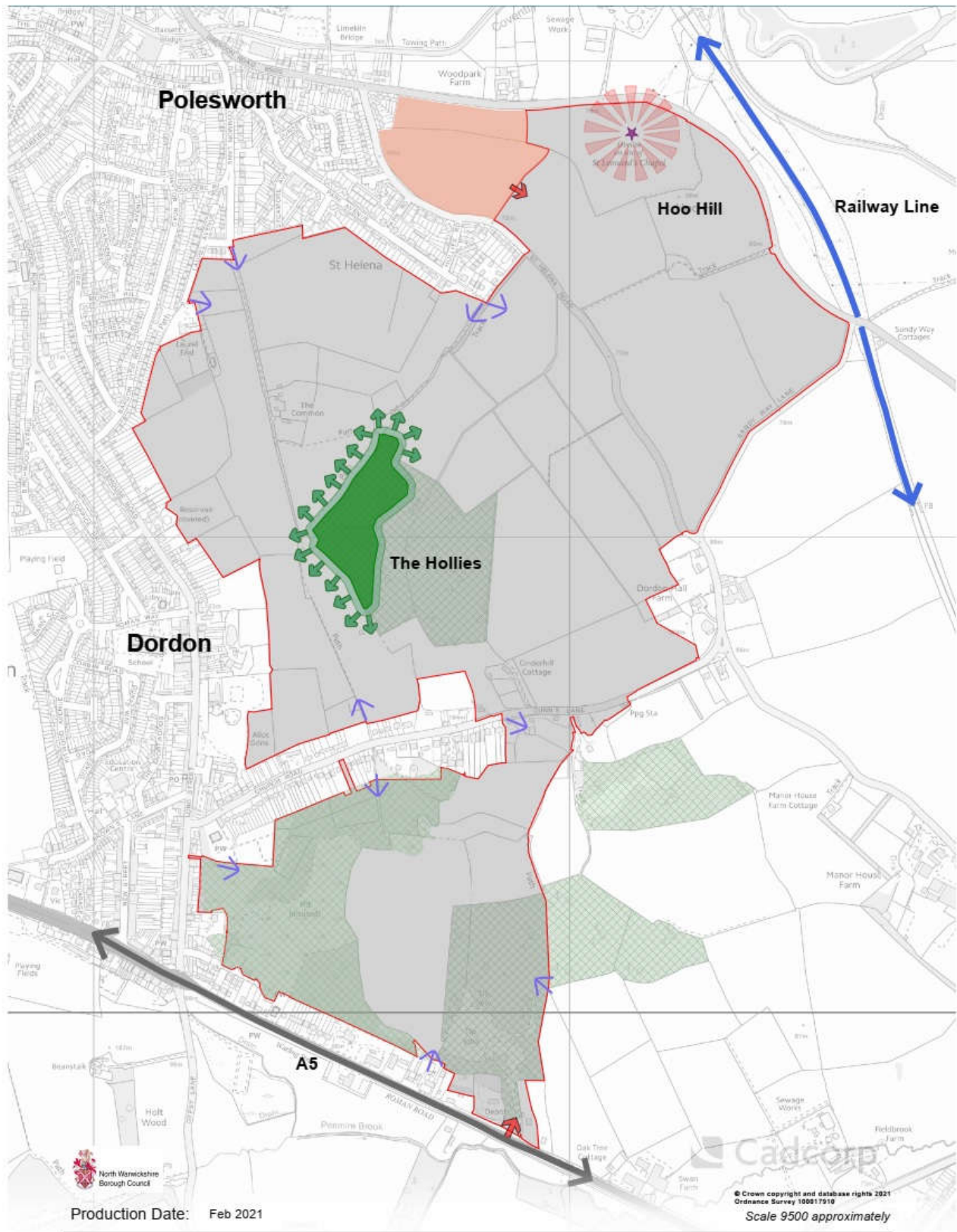


Figure 1 - Polesworth and Dordon Strategic Site Allocation

Figure 1 - Polesworth and Dordon Strategic Site Allocation





### *Employment*

- 14.43 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 Policies 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. The allotments with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the policies map, prior to the start of construction.

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

- 14.44 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 Core 42 and Birch Coppice**

Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining Core 42 and Birch Coppice is allocated as an employment site, for 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 policies map. It will be made available for use prior to the start of construction of the employment site

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

### *Employment*

- 14.45 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*

- 14.46 The land to the west of Robey's Lane was not considered to be part of the Strategic 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.
- 14.47 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, Alvecote Pools SSSI and Alvecote Wood. All 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.

#### **H5 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 of approximately 1270 dwellings. Prior to development taking place a Master Plan must be agreed by the Borough Council. Development will then take place in accordance with the agreed Master Plan. The Master Plan will include:

- impacts on the scheduled monument to be considered and taken into account in the design and form of the future development;
- 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, Alvecote Priory and Alvecote Pools, respectively an ancient woodland, scheduled monument and Site of Special Scientific Interest. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15.

#### **Lindridge Road, Wishaw**

- 14.48 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 with suitable regard to Langley SUE. The proximity to Langley Sustainable Urban Extension (SUE) and the physical presence of the motorway to the east would enclose the site; it is important that the site is developed with appropriate regard to its relationship with Langley SUE.

#### **H6 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. The site is shown on the Policies Map. A site-specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of the allocation is defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.

#### **Horiba MIRA Technology Park & Enterprise Zone**

- 14.49 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.
- 14.50 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)
- 14.51 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 E(g)(ii) (research and development) and B2 uses. B8 (warehouse and distribution) will not be permitted unless it is ancillary to the main use. The Borough Council sees this as a unique opportunity to build on the success of Horiba MIRA and does not wish to see this diluted in any way. Development will be carried out in accordance with a master plan.
- 14.52 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.

- 14.53 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 E(g)(ii) (research & development) and B2 use classes, with B8 (warehousing & distribution) uses permissible only where ancillary or clearly secondary to the primary use to the south of the A5 at Horiba MIRA Technology Park & Enterprise Zone.

Small incubator units will be sought as part of the application.

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

A) An Assessment will be required of the significance of heritage assets and non-heritage assets within and close to the site including the contribution of setting to that significance, with particular reference to Caldecote and Watling Street, to inform appropriate design of development on site. Development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15.

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

1. The provision of sustainable transport measures including a cycle and footpath link along the A5 to Atherstone and Mancetter; and
2. access to the cycle/pedestrian route to the south east of the site;
3. a significant landscape buffer to the southern and south eastern boundaries of the site;
4. means to maximise on site solar energy generation;
5. means of controlling lighting and in particular to minimise impact on Caldecote; and,
6. the location and type of any small incubator units.

### **Category 3 Local Service Centres**

#### **Baddesley & Grendon**

- 14.54 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.

- 14.55 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.

#### **H7 Land at Church Farm, Baddesley Ensor**

Land at Church Farm New Street, Baddesley Ensor, comprising 2.2 hectares is allocated for a heritage led residential development including conversion and regeneration of Church Farmhouse and ancillary/associated barn and outbuildings. A high level of design and care is required to address the setting of the nearby Church of St Nicolas and Grade 2 listed war memorial, the sensitive landscape edge and setting of the site as highlighted in the Council's Landscape Character Assessment for the settlement. Development of the site will need to provide for in particular:

An assessment of the significance of designated and non-designated heritage assets within and adjoining the site and the contribution of setting to that significance will be provided via a heritage assessment, with particular reference to;

- Church of St Nicholas
- the Grade 2 Listed war memorial,
- Church House, New street,
- the historic farmstead and farmhouse, Church Farm,
- The site of Baddesley Old Hall and any remaining associated structures, and the cottages site off Watery Lane.

- 1 The approach to development should be to maintain and emphasise the outlook and views through the site between these assets, reflecting the relationship and sensitivity with the historic setting of the wider landscape. Any harm, including taking account of any mitigation, should require clear and convincing justification. Views from the existing settlement through the site to the Church and war memorial shall be retained.
- 2 Development should enable retention and re-use of the former Church Farm dwelling and related historic farm buildings, which is recognised as a fine historic agricultural complex, as part of any development proposal to reflect the historic character of the site and aid in integrating the site with the existing village. If evidence proves the complex cannot be retained in full or in part, new development should seek to reflect the farm complex. The new developments details, scale and massing should reflect the existing buildings and their rural (partial wooded) setting, retaining the outlook and open nature of views between the site, heritage assets listed above.
- 3 The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers. A programme of landscaping, tree planting and sensitive boundary treatment and planting will be required to address the sites sensitive setting in landscape and built heritage terms. Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of archaeological investigation, evaluation and recording before the development of the site.

- 14.56 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.

**H8 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.

**Hartshill with Ansley Common**

- 14.57 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 an 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.
- 14.58 There has been considerable housing development in the village in the last 40 years, which has resulted in two large estates either end 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'.
- 14.59 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*

- 14.60 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.

**H9 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; including enabling access to the rear of the secondary school to facilitate parking, access to the school and the future provision of drop off and public transport stopping facilities
- 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.

14.61 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 including the allotments and sports ground as well as improve the local roads.

14.62 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. It is expected that the site allocation H20 will be delivered in advance of the reserve site, RH2, Land north of Ansley Common, identified in New Policy LP38 unless circumstances change.

#### **H10 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 existing sports ground and allotments; will be retained and enhanced
- 6 the setting of Brett's Hall and the estate will be considered and any impacts minimised;
- 7 a drainage strategy be prepared and implemented; and
- 8 the provision of a minimum 15m buffer will be retained and maintained to the ancient woodland of Brett's Wood.

14.63 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 LP38

### **Kingsbury**

- 14.64 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
- 14.65 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.

### **Water Orton**

- 14.66 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*

- 14.67 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.
- 14.68 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.

#### *Housing*

- 14.69 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.



- 14.70 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.

**H11 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.

**Category 4 Other Settlements**

**Ansley**

- 14.71 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).
- 14.72 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. An allocation has been made towards the northern part of the village.

**H12 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.

**Austrey**

- 14.73 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.

- 14.74 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.

#### **H13 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.

### **Newton Regis**

- 14.75 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.
- 14.76 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.

#### **H14 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 designated and non-designated heritage assets within and close to the site and be taken into account in the design and form of any future development.

Development of the site will need to provide for and address in particular the following:

- retention as far as practicable and achievable of the historic farmsteads, Manor Farm and Bladon Farm
- retention of all traditional agricultural buildings associated with the historic farmstead and heritage asset,
- address the setting of the farmsteads and their spatial relationship with the wider rural landscape, retaining an element of views through the site to reflect the visual and functional relationships between the assets and their rural setting, ensuring that the elements of the setting that make the strongest contribution to significance are conserved and, where appropriate, enhanced. Development should be set back to the rear of the historic buildings and be subservient to the farmhouses.
- ensure development is appropriate in terms of design, materials and scale/mass that reflect the traditional, vernacular of the designated and non-designated assets within and adjoining the site and wider Conservation Area.

A detailed heritage impact assessment, statement and archaeological desk-based assessment will be required for any development within the vicinity of the asset. Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of investigation, evaluation and recording before the development of the site

### **Shuttington**

14.77 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.

#### **H15 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.

### **Warton**

14.78 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.

14.79 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.

#### **H16 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.

### **Wood End**

14.80 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.

**H17 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.

**Category 5 Outside Settlements**

14.81 There are no site allocations beyond the development boundaries as shown on the Policies 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*

<b>Policy</b>	<b>Title</b>	<b>Indicator/ metrics</b>	<b>Target</b>
<b>LP1</b>	<b>Sustainable Development</b>	Achievement of all indicators in the Local Plan which contribute towards LP1	<ul style="list-style-type: none"> <li>i. All monitoring targets met or exceeded</li> <li>ii. Development supported by required infrastructure with reference to IDP and NWBC26 Appendix A</li> </ul>
<b>LP2</b>	<b>Settlement Hierarchy</b>	Achievement of all indicators in the Local Plan which contribute towards LP2	<ul style="list-style-type: none"> <li>i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure,</li> <li>ii. All development outside of defined settlements justified and appropriate.</li> </ul>
<b>LP3</b>	<b>Green Belt</b>	<p>Change to extent/ character of Green Belt</p> <p>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</p>	<ul style="list-style-type: none"> <li>i. Protection of Green Belt's essential characteristics and purposes,</li> <li>ii. Any inappropriate development justified by very special circumstances.</li> </ul>
<b>LP4</b>	<b>Strategic Gap</b>	<p>Change to extent/ character of Strategic Gap</p> <p>Numerical loss of area defined as Strategic Gap (in hectares/ square metres)</p>	<ul style="list-style-type: none"> <li>i. Retaining a meaningful gap within the terms of LP4</li> <li>ii. Any exceptions to protection accorded via LP4 justified.</li> </ul>
<b>LP5</b>	<b>Amount of development</b>	<p>Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate</p> <p>Employment land delivered by Use Class and by hectare and square metre. Relative to the proportions given in figure 2 of ELR update (CD8/8)</p>	<ul style="list-style-type: none"> <li>iii. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B,</li> <li>iv. Minimum of 100 hectares of employment land delivered to 2033 in line with the employment land trajectory in Local Plan appendix B,</li> <li>v. 19 permanent residential</li> <li>vi. Needs for travellers and travelling showpeople met with regard to latest evidence/ monitoring for policy LP10</li> <li>vii. Provision of adequate infrastructure to support development requirements,</li> <li>viii. Maintenance of a five year supply of</li> </ul>

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			deliverable housing sites.
<b>LP6</b>	<b>Additional employment land</b>	Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.	i. Report trend
<b>LP7</b>	<b>Housing development</b>	Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C sets out relevant studies)	i. Increased availability of homes to meet the needs of the following groups: <ul style="list-style-type: none"> <li>- older people</li> <li>- younger people/ starter homes</li> <li>- people with disabilities</li> <li>- special needs housing (including sheltered or care accommodation and communal establishments)</li> <li>- custom/ self-build housing</li> </ul> ii. Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site
<b>LP8</b>	<b>Windfall Allowance</b>	Level of development (links with monitoring of LP2 and LP5)	i. 60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)
<b>LP9</b>	<b>Affordable Housing Provision</b>	Amount of affordable housing provision	i. Affordable houses delivered ( ) by type and tenure to meet target provision and mix in policy LP9, ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.
<b>LP10</b>	<b>Gypsy &amp; Travellers Sites</b>	Amount of provision (links with LP5)  Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils	i. Pitch provision to meet needs established via policy LP5 in accordance with the locational and other requirements of policy LP10, ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA).
<b>LP11</b>	<b>Economic Regeneration</b>	Employment generation and diversification (links with LP12 and LP13)	i. Increased and broadened/ diversified employment provision relative to the objectives in LP11 ii. Existing provision safeguarded

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			unless loss is justified.
<b>LP12</b>	<b>Employment Areas</b>	Existing employment base maintained (links with LP11 and LP13)  Employment land change by Use Class and by hectare and square metre	i. Report trend
<b>LP13</b>	<b>Rural Employment</b>	Farm and rural business growth and diversification, including number of proposals for re-use of existing buildings (links with LP11 and LP12)	i. Report trends
<b>LP14</b>	<b>Landscape</b>	Maintenance or enhancement of landscape character, including in respect of protective designations	i. Report trends
<b>LP15</b>	<b>Historic Environment</b>	Conservation and enhancement of the historic environment and heritage assets  Number of applications approved contrary to advice of English Heritage.  Number of applications refused owing to impact on historic environment.	i. Reduce number of assets on Heritage at Risk Register
<b>LP16</b>	<b>Natural Environment</b>	Protection and enhancement of the natural environment (links with LP17)  Number of applications approved contrary to advice of Natural England.  Number of applications refused owing to effects on natural environment.	i. Safeguard and improve/ enhance habitats and biodiversity ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16
<b>LP17</b>	<b>Green Infrastructure</b>	Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)	i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C) ii. Increase in biodiversity enhancements
<b>LP18</b>	<b>Tame Valley Wetlands NIA including Kingsbury Water Park</b>	Maintenance and enhancement of Nature Improvement Area	i. Report trends
<b>LP19</b>	<b>Local Nature Reserves</b>	Protection or enhancement of the natural environment	i. Report trends

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<b>LP20</b>	<b>Green Spaces</b>	Protection of locally valued green spaces (links with LP22)	<ul style="list-style-type: none"> <li>i. No loss of Local Green Space</li> <li>ii. Number of any unjustified losses</li> </ul>
<b>LP21</b>	<b>Services and facilities</b>	<p>Maintained or improved vitality of town and neighbourhood centres</p> <p>Applications for change of premises from retail and main town centre uses to others</p> <p>Mix of Uses in defined town/ neighbourhood centres and vacancy levels</p> <p>Funding received for provision of community/ public services and facilities</p>	<ul style="list-style-type: none"> <li>i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21)</li> <li>ii. Report number of any unjustified losses</li> <li>iii. Appropriate contributions for services and facilities secured from development via planning obligations</li> </ul>
<b>LP22</b>	<b>Recreation Provision</b>	<p>Improved availability and accessibility of recreation provision</p> <p>Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought</p>	<ul style="list-style-type: none"> <li>i. Report trends on number, area and facilities provided.</li> <li>iv. Monitor compliance with adopted SPD</li> </ul>
<b>LP23</b>	<b>Transport Assessments</b>	<p>Development is accommodated within design capacity of road network as improved,</p> <p>Effects on road network are appropriate and linkages made with cycle and footpath networks where possible.</p> <p>Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.</p>	<ul style="list-style-type: none"> <li>i. No development approved with unacceptable effects on highway capacity or safety</li> <li>ii. Report trends.</li> </ul>
<b>LP24</b>	<b>Stations</b>	Improved accessibility and facilities	<ul style="list-style-type: none"> <li>i. Report trends</li> </ul>
<b>LP25</b>	<b>Railway lines</b>	<p>Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.</p> <p>Support relocation of existing lawful buildings, structures or uses displaced by HS2.</p>	<ul style="list-style-type: none"> <li>i. Allow for the creation and integration of HS2 into the Borough</li> <li>ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.</li> <li>iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.</li> </ul>



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<b>LP26</b>	<b>Strategic Road Improvements (to be finalised pending HIF outcome)</b>	Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP (see Local Plan Appendix C)	i. Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5
<b>LP27</b>	<b>Walking and Cycling</b>	Improving provision and accessibility of walking and cycling routes across the Borough	i. Development of a walking and cycling strategy by [date]. ii. All development to make appropriate provision for such provision, including connection with existing routes.
<b>LP28</b>	<b>Level crossings</b>	Improvements made where affected by development or alternative arrangements proposed to ease traffic flow	i. Report trends.
<b>LP29</b>	<b>Development considerations</b>	Ensuring high quality of development in all respects  Number of applications failing to comply with criteria 1 through 17.	i. Report trends.
<b>LP30</b>	<b>Built Form</b>	Ensuring high quality of development in all respects  Number of applications failing to comply with criteria 1 through 17.	i. Report trends.
<b>LP31</b>	<b>Frontages, Signage and External Installations</b>	Ensuring high quality of shop-fronts and advertisement (links with LP21)	i. Report trends.
<b>LP32</b>	<b>New Agricultural, Forestry and Equestrian Buildings</b>	All additions/ new rural buildings to be justified and integrate appropriately with character	i. Report trends
<b>LP33</b>	<b>Water and Flood Risk Management</b>	Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made  Number of applications approved contrary to Environment Agency advice	i. Report trends
<b>LP34</b>	<b>Parking</b>	Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	i. Report trends ii. No net loss of lorry parking provision without justification.

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<b>LP35</b>	<b>Renewable energy and energy efficiency</b>	Ensure all new development meets national requirements in respect of efficiency	i. Report trends
<b>LP36</b>	<b>Information and Communication Technologies</b>	Greater connectivity	i. Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services
<b>LP37</b>	<b>Housing allocations</b>	Amount of development and timing of delivery (see entry for LP5)	i. Report trends (see entry for LP5)
<b>LP38</b>	<b>Reserve Housing Sites</b>	Contingency in the event that delivery falls short of trajectory in Local Plan Appendix C, targets set in respect of LP37 falter, if enabling infrastructure is required or if other specific justification for early release.	N/A
<b>LP39</b>	<b>Employment allocations</b>	Amount of development and timing of delivery (see entry for LP5)	i. Report trends (see entry for LP5)

**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>	Map showing the area of the Tame Valley Wetlands NIA
<b>I</b>	Constraints Map
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**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 wellbeing 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

	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. Policies 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 policies 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 dependent’s educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of</i>

	<i>travelling showpeople or circus people travelling together as such.”</i>
<b>Hearing</b>	The examination process started on submission of the Local Plan to the Secretary of State. A Local Plan Inspector is then appointed who calls hearings to discuss matters that he wishes to seek clarification and further information on in order to consider the soundness of the Local Plan.
<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.



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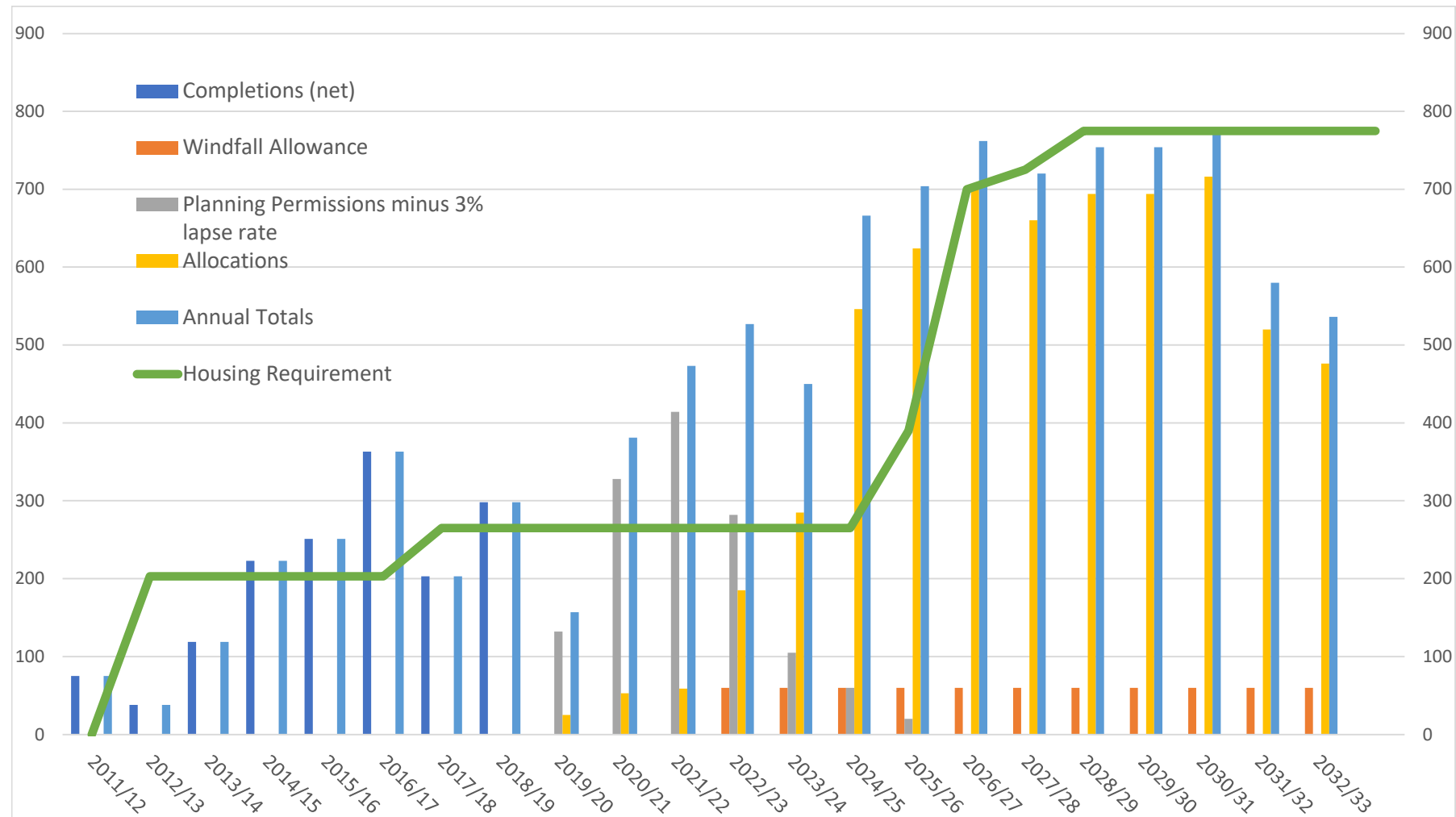
<b>Market Housing</b>	For those households who can afford to pay the full market price to buy or rent their home, ie. Occupied on the basis of price alone.
<b>Market Town</b>	A settlement in a predominantly rural area that functions as a service centre for the inhabitants of the town and its hinterland. In North 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. 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>Policies map</b>	The adopted policies 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 policies map accompany submitted development plan documents in the form of a submission policies 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>	A Development Plan Document outlining the sites to be allocated.
<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 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

<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**

	Title	Author	Date
CD8/1	National Planning Policy Framework	Department for Communities & Local Government	March 2012
	Planning Practice Guidance	Department for Communities & Local Government	Updated regularly
CD5/4A	Local Development Scheme for North Warwickshire	NWBC	Oct 2020
CD5/2	Statement of Community Involvement	NWBC	April 2007
CD6/2B	Core Strategy	NWBC	Oct 2014
CD6/6	Growth Options Paper	NWBC	May 2016
CD3/1	Draft Site Allocations Plan	NWBC	June 2014
CD4/1	Draft Development Management Plan	NWBC	Aug 2015
CD6/9A CD6/3 CD3/1 CD4/2 CD6/7 CD1/2 CD1/2A AD45	<i>Sustainability Appraisal:</i> Scoping report SA to accompany Core Strategy and addendum SA to accompany Draft Site Allocations Plan SA to accompany Draft Development Management Plan SA to accompany Growth Options Paper SA to accompany Draft Local Plan Additional SA for NWLP	LUC LUC LUC LUC LUC LUC LUC LUC	Oct 2006 Oct 2014  June 2014 Aug 2015 June 2016 Jan 2017 & Sept 2017 February 2019
CD6/3 CD4/3 CD1/7	<i>Habitat Regulations Assessment</i> HRA for Core Strategy HRA to accompany Draft Development Management Plan HRA to accompany Draft Submission Local Plan	LUC LUC LUC	July 2014 2015 Nov 2017
AD16	Birmingham Local Plan	Birmingham City Council	January 2017
AD10A	Coventry Local Plan	Coventry City Council	2017
AD2	Memorandum of Understanding	NWBC, Tamworth Borough Council, Lichfield District Council	Sept 2018 (Update of June 2013)
CD5/3C	Memorandum of Understanding relating to Housing in Coventry & Warwickshire	Coventry & Warwickshire LPA's –	2018
CD5/3B	Memorandum of Understanding relating to Employment in Coventry & Warwickshire	Coventry & Warwickshire LPA's –	July 2016
CD5/3A	Memorandum of Understanding	NWBC and Birmingham CC	Sept 2016
AD3	Statement of Common Ground in relation to cross border education	NWBC, Warwickshire CC & Staffordshire CC	Sept 2018
AD17	North Warwickshire Sustainable Community Strategy 2009-2026	NWBC	
CD8/9	Strategic Housing Market Assessment (Coventry & Warwickshire)	GL Hearn	Sept 2014

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CD8/10	Above document Updated	GL Hearn	Sept 2015
CD8/16	Sub-regional SHLAA (Joint Method Statement)	CW Local authorities	May 2015
CD8/23	Greater Birmingham HMA Strategic Growth Study	G L Hearn / Wood	Feb 2018
CD6/9	Joint Green Belt Study for the Coventry & Warwickshire area	LUC	April 2016
CD6/10	Assessment of the Value of the Meaningful Gap and potential Green Belt Alterations	LUC	January 2018
	Infrastructure Delivery Plan	NWBC	Updated regularly
CD8/19	Tamworth Future Development & Infrastructure Study	NWBC	July 2009
CD6/3B CD6/3C	Settlement Sustainability Appraisal	North Warwickshire Borough Council	January 2010 Updated 2017
CD8/17 CD8/17	Strategic Land Availability Assessment 2017 Addendum to SHLAA	PBA PBA	October 2016 April 2017
CD6/1	Affordable Housing SPD	North Warwickshire Borough Council	June 2008
CD6/2	Affordable Housing SPD update	NWBC	December 2010
CD6/2A	Affordable Housing Viability	NWBC	September 2012
CD8/22	Economic Viability Assessment	Adams Integra	2014
NWBC13	Review and Update of the Council's Affordable Housing Viability Assessment, Local Plan Allocations Viability Assessment and CIL Study	Adams Integra	Sept 2018
NWBC14	Community Infrastructure Levy Non-Residential Review and Update Viability Report	Adams Integra	Sept 2018
NWBC26D	Response to question from the Inspector on the Council's Affordable Housing Viability Assessment, Local Plan Allocations Viability Assessment and CIL Study	Adams Intergra	July 2020
NWBC24B Annex H	Five Year Housing Supply as at 31 March 2019	NWBC	updated December 2020
CD8/14	Gypsy & Traveller Needs Assessment	Salford University	June 2013
AD56	Gypsy & Traveller Needs Assessment	Opinion Research Services	July 2020
CD8/6	Employment Land Review	GL Hearn	September 2013
CD8/7	Employment Land Review Addendum	GL Hearn	April 2016
CD8/8	Employment Land Further update	GL Hearn	September 2016
AD15	The Automation Impact	Localis	2018
CD8/2	Strategic Flood Risk Assessment	URS	October 2013
AD51A	North Warwickshire Site Specific Flood Risk Technical Note	Aecom	2019
CD8/5	Water Cycle Strategy	AECOM	October 2016
CD8/5A	Water Cycle Strategy – update	AECOM	June 2017
CD8/4	Renewable and Low Carbon Energy Resource Assessment and Feasibility Study	Camco	April 2010
CD8/18 CD8/18A	Strategic Transport Assessment	Warwickshire County Council	September 2013 2017
CD8/18B CD8/18C CD8/18D	A Strategy for the A5 2012 A5 Action Plan 2016 A5 Supporting Growth and Movement in the West Midlands (2018 - 2031)	A5 Transport Partnership	
AD47	North Warwickshire Local Plan	Warwickshire County	March 2019

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	Examination in Public Matter 7: Infrastructure Provision Written Statement on A5 Dualling Proposals	Council	
SoCG05	Statement of Common Ground relating to the A5 Improvements	agreed between: NWBC, Dept. for Transport Highways England Warwickshire County Council – Transport & Highways, Midlands Connect	Dec 2020
CD6/4	Conservation Area Appraisals	NWBC	Various
CD7/4	Historic Landscape Characterisation Study	WCC	June 2010
CD7/3	Historic Farmsteads Study	WCC	June 2011
	Warwickshire Historic Towns Study	WCC	Ongoing
CD8/11 CD8/12 AD1	Historic Environment Assessment Historic Environment Assessment Historic Environment Assessment – further work	Oxford Archaeology LUC LUC	August 2014 December 2017 February 2019
CD8/21	Archaeology Assessment to inform the North Warwickshire Local Plan	WCC	February 2018
AD27	Arden Landscape Guidelines and Proposals Map	WCC	1993
CD7/1	Landscape Character Assessment	FPCR	August 2010
CD8/3	Warwickshire, Coventry & Solihull Sub- Regional Green Infrastructure Study		
CD8/3	Warwickshire, Coventry and Solihull Sub- Regional Green Infrastructure Study	Land Use Consultants	July 2011
CD7/2	PPG 17 Audit	Inspace	2008
CD6/7A	Green Space Strategy 2008-2018	NWBC	December 2008
CD6/8	Green Space Strategy 2017 - 2031	NWBC	October 2017
CD8/15	North Warwickshire Playing Pitch Strategy	Knight Kavanagh & Page	October 2010 4
CD8/15A	North Warwickshire Playing Pitch Strategy	4 Global Consulting	October 2017
CD7/5	Leisure Facilities Operational Review and Future Delivery Options	NWBC	October 2017
CD6/11	Supplementary Planning Document (SPD) on Planning Obligations for Open Space, Sport and Recreation	Nortoft Partnerships Ltd	November 2017
	Census	ONS	2011
AD25	West Midlands Strategic Employment Sites Study	PBA, JLL	2015



<b>Appendix D      More detailed information on Settlement Hierarchy</b>									
<b>Category 1</b>	<b>Market Towns</b> Atherstone with Mancetter Coleshill Polesworth with Dordon								
<b>Category 2</b>	<b>Settlements adjoining the outer boundary of the Borough</b>								
<b>Category 3</b>	<b>Local Service Centres</b> 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								
<b>Category 4</b>	<b>Other settlements with a development boundary</b> Ansley (eastern side of village non Green Belt) Austrey Curdworth Fillongley Hurley Newton Regis Piccadilly Shustoke Shuttington Warton Whitacre Heath Wood End Ridge Lane								
<b>Category 5</b>	<b>Other settlements / hamlets</b>								
	<table> <tr> <th><i>Green Belt</i></th><th><i>Non Green Belt</i></th></tr> <tr> <td>Bassetts Pole</td><td>Alvecote</td></tr> <tr> <td>Corley and Corley Moor</td><td>Freaseley</td></tr> <tr> <td>Furnace End</td><td>Middleton</td></tr> </table>	<i>Green Belt</i>	<i>Non Green Belt</i>	Bassetts Pole	Alvecote	Corley and Corley Moor	Freaseley	Furnace End	Middleton
<i>Green Belt</i>	<i>Non Green Belt</i>								
Bassetts Pole	Alvecote								
Corley and Corley Moor	Freaseley								
Furnace End	Middleton								

<b>Appendix E</b>	<b>List of Existing and Sites with Planning Permission Authorised for Gypsy and Traveller Use</b>
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**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 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.

**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)**

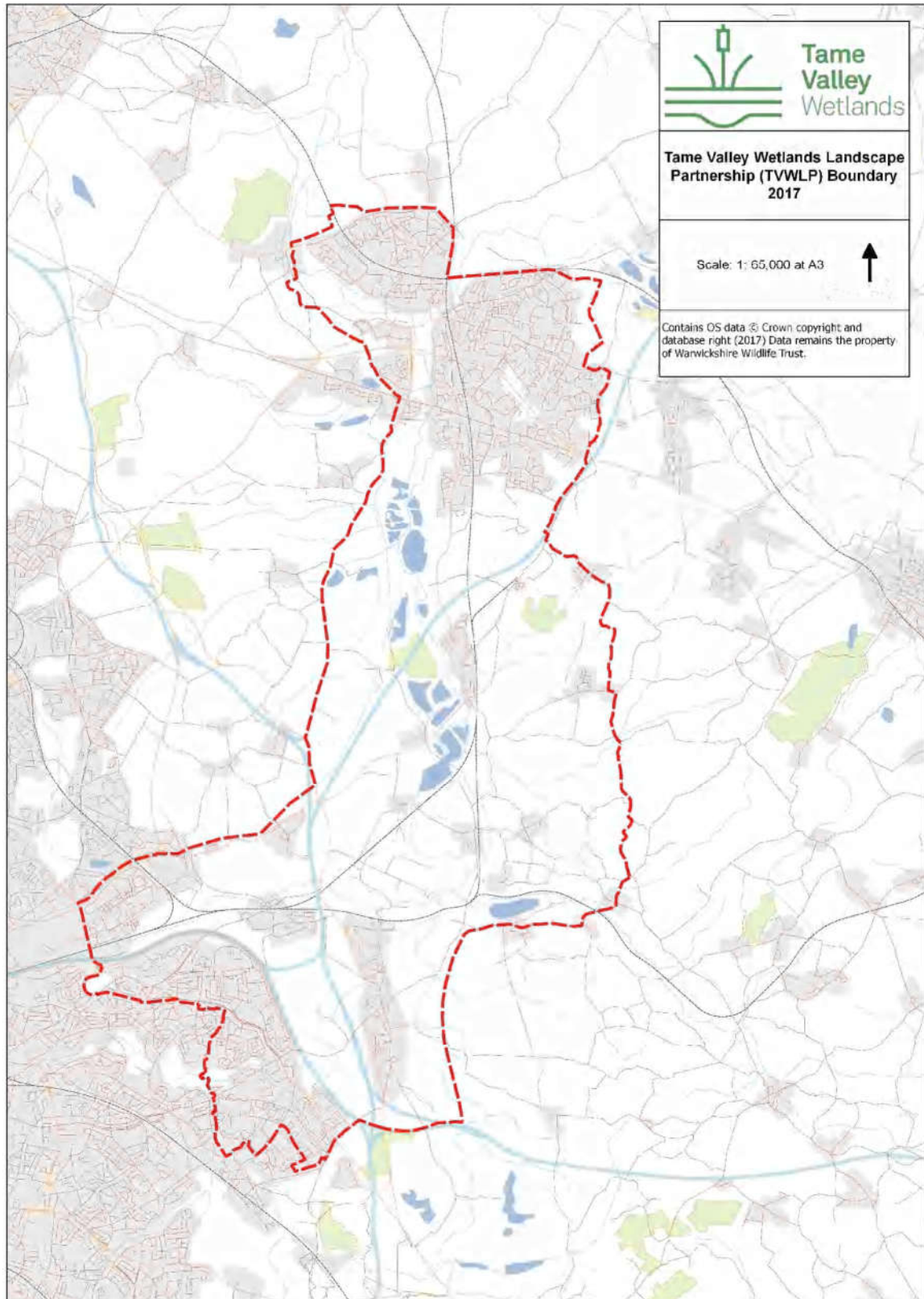
\*Settlement Category according to Policy NW2 Core Strategy 2014

**Appendix G      Transport Assessments**

**Transport Assessments**

<b>Use</b>	<b>Indicative Thresholds</b>
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















**Appendix H Map showing the area of the Tame Valley Wetlands NIA**



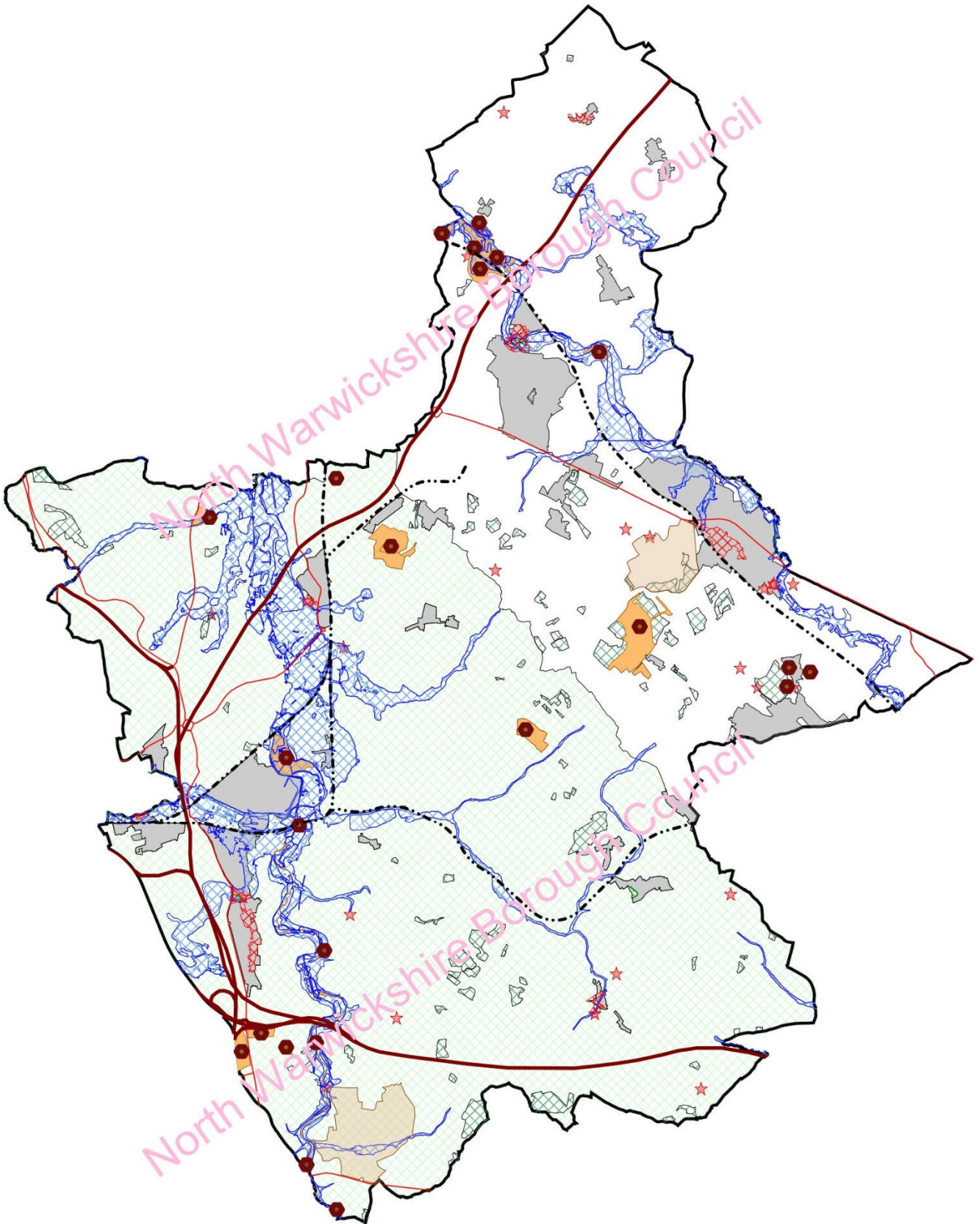
**Appendix I Constraints Map**

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**Local Plan Constraints Map**

	Borough Boundary
	Development Boundaries
	Green Belt
	Scheduled Ancient Monument (SAM)
	Ancient Woodland
	Sites of Special Scientific Interest (SSSI's)
	Local Nature Reserve
	Floodzone 3
	Floodzone 2
	Trunk Road
	Motorway
	Conservation Area
	Railways
	Historic Parks and Gardens







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**NOTE:**

Please be aware that the individual Maps above are separated into sets, such as 'Green Space', 'Existing Industrial Estates' or Maps with similar Policies, such as the Site Allocations and Development Boundaries, where these apply to a settlement. or specific location.

The different policies and areas are generally shown separately for clarification and to help in viewing the Maps. On some Maps, however, other designations or adjoining Policy Areas will also be indicated such as Green Belt, Green Spaces or the Strategic Gap.

These maps and policy areas or designations will all be combined after Adoption into one Policies Map.