

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text. For brevity elements of policies or paragraphs that would not be affected are not included.

Ref	Page	Policy/ Paragraph	Main Modification
<b>MM1</b>	6	1.2	The Local Plan takes forward, <del>and would supersede,</del> the adopted Core Strategy <del>with some changes</del> <u>incorporating</u> the site allocation and development management draft policies that have been out for consultation previously.
<b>MM2</b>	6	1.4	<i>Delete second sentence and replace with:</i> <u>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).</u>
<b>MM3</b>	6	1.4	<del>All subsequent Local Plan documents as well as any Neighbourhood Plans or Neighbourhood Development Orders must be in conformity with the Development Plan and follow its approach. A number of Neighbourhood Plans are currently being prepared by Parish and Town Councils with those at Arley, Austrey, Coleshill, Hartshill, Mancetter and Fillongley currently part of the development plan.</del>
<b>MM4</b>	7	1.6	<del>A Proposal Map Development Plan Document (known as the Proposals 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,</del>

			<u>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.</u>
<b>MM5</b>	7	1.7	<del>This builds on work previously undertaken for the 2006 Local Plan and 2014 Core Strategy.</del>
<b>MM6</b>	7	1.8	<del>The Borough Council has reached an agreement on the amount of development that can be accommodated and an amount that potentially could be delivered if the appropriate infrastructure can be delivered with local authorities from the Coventry &amp; Warwickshire area as well as the Greater Birmingham &amp; Black Country area (including Tamworth). It is considered there is sufficient information to progress this Plan taking into account these needs and providing for them where possible within this Plan. The Borough Council continues to commit to working collaboratively with neighbouring authorities to objectively establish the scale and distribution of any emerging housing and employment shortfalls. In the event that work identifies a change in provision is needed in the Borough of North Warwickshire an early review of this Plan will be brought forward to address this. 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.</del>
<b>MM7</b>	8	2.4	<del>The Borough lies between Birmingham, Solihull, Tamworth, Coventry, Nuneaton and Hinckley, all of which are growing areas. Growth will be supported is expected to take place in the Borough in the plan period to assist with the need to provide housing for the</del>

			Coventry & Warwickshire and the Greater Birmingham <u>housing market areas</u> . <u>In that context the Council commits to the approach in the former Core Strategy to delivering 500 homes for Tamworth Borough Council plus an additional 413 homes over the plan period and 8.5 hectares of employment space</u> <del>In addition the Borough Council will continue its commitment to deliver 500 dwellings for Tamworth from the previous Core Strategy. There is an additional requirement in the Tamworth adopted Local Plan for a further 825 dwellings and 14 hectares of employment land to be provided in North Warwickshire and Lichfield.</del>
<b>MM8</b>		2.19	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. <del>In terms of the coal reserves from the Northern Warwickshire Coalfield</del> <u>In accordance with the emerging Warwickshire Minerals Plan, submitted for examination on 29 November 2019,</u> the Council will not support surface mining operations especially where it will have a direct effect on local residents and an adverse environmental impact.
<b>MM9</b>	12	<i>Insert at 3.3</i>	<i>Insert:</i> <u>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).</u>

<b>MM10</b>	12	3.8	A further issue has also been identified which is connected to the above but is much broader and that is the delivery of <u>all forms of infrastructure</u> to ensure developments work for both existing and future residents and businesses. The growth now being envisaged has brought this issue to the fore. This Plan seeks to ensure that the <u>implications of growth within and outside the Borough</u> is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensure that infrastructure is <del>achieved</del> <u>secured and delivered in an appropriate and timely manner alongside housing and employment growth.</u>
<b>MM11</b>	15	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. <del>In addition, policies in other Development Plan Documents, including Neighbourhood Plans, will also use these objectives.</del> <u>Neighbourhood plans must be in general conformity with the strategic priorities in the local plan.</u>
<b>MM12</b>	15	<i>Insert at 5.1</i>	<i>Insert:</i>  <i>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.'</i>

Chapter Number		Policy No	Strategic	Non-Strategic
	Sustainable Development	LP1	X	
7	<b>Spatial Strategy</b>			
	Settlement Hierarchy	LP2	X	
	Green Belt	LP3	X	X
	Meaningful Gap	LP5	X	
	Amount of development	LP6	X	
	Strategic Employment Land	LP6a	X	
8	<b>Housing</b>			
	Housing Development	LP7	X	
	Windfall	LP8	X	
	Affordable Housing Provision	LP9	X	
	Gypsy & Travellers	LP10	X	
9	<b>Employment</b>			
	Economic Regeneration	LP11	X	
	Employment Areas	LP12		X
	Rural Employment	LP13	X	

			<b>10</b>	<b>Environment</b>			
				Landscape	LP14	X	
				Historic Environment	LP15	X	
				Natural Environment	LP16	X	
				Green infrastructure	LP17	X	
				Tame Valley Wetlands Nature Improvement Area (NIA) including Kingsbury Water Park	LP18		X
				Local Nature Reserves	LP19		X
				Green Spaces	LP20		X
			<b>11</b>	<b>Services &amp; Facilities</b>			
				Services and Facilities	LP21	X	X
	Recreational Provision	LP24					
<b>12</b>	<b>Transport</b>						
	Transport Assessment and Travel Plans	LP25		X			
	Stations	LP26	X				
	Railway lines	LP27	X				

				<i>Strategic Road Improvements</i>	<i>LP28</i>	<i>X</i>	
				<i>Walking and Cycling</i>	<i>LP29</i>	<i>X</i>	
				<i>Level Crossings</i>	<i>LP30</i>		<i>X</i>
		<b>13</b>		<b><i>Development Management</i></b>			
				<i>Development Considerations</i>	<i>LP31</i>		<i>X</i>
				<i>Built Form</i>	<i>LP32</i>		<i>X</i>
				<i>Shop Fronts, Signage &amp; External Installations</i>	<i>LP33</i>		<i>X</i>
				<i>New Agricultural &amp; Equestrian Buildings</i>	<i>LP34</i>		<i>X</i>
				<i>Water Management</i>	<i>LP35</i>		<i>X</i>
				<i>Parking</i>	<i>LP36</i>		<i>X</i>
				<i>Renewable Energy &amp; Energy Efficiency</i>	<i>LP37</i>		<i>X</i>
				<i>Information and Communication Technologies</i>	<i>LP38</i>		<i>X</i>
		<b>14</b>		<b><i>Allocations</i></b>			
				<i>Housing Allocations - Sites H1 to H28</i>	<i>LP39</i>	<i>X</i>	

				<i>Reserve Housing sites</i>	<i>LP39(a)</i>	<i>X</i>		
				<i>Employment Allocations - Sites E1 to E4</i>	<i>LP40</i>	<i>X</i>		
				<i>Specific Site Policies by Settlement</i>	<i>Various</i>	<i>Only sites over 100 units</i>	<i>X</i>	<i>Except the sites over 100 units</i>
			<i>15</i>	<i>Monitoring</i>				
<b>MM13</b>	15	5.2	This will include <del>giving priority to</del> encouraging re-use <del>ing</del> of previously developed land and buildings within Market Towns and Local Service Centres, <u>where possible</u> , recognising regeneration opportunities; as well as reducing the overall need to travel, limiting exposure to flood risk and protecting the Borough's environmental assets and rural character.					
<b>MM14</b>	15	5.3	<i>Amend only the following bullet point:</i> ➤ concentrating the majority of development within <u>or adjacent to</u> existing settlements					
<b>MM15</b>	16	5.7	<i>Amend only the following bullet point:</i> ➤ protecting existing employment uses of buildings and land <u>as appropriate</u>					
<b>MM16</b>	16	5.13	<i>Amend only the following bullet point:</i> ➤ promoting sustainable design which mitigates and adapts to climate change and <u>increased flood risk and climate change</u>					
<b>MM17</b>	18	6.2	<i>Delete paragraph.</i>					
<b>MM18</b>	19	6.13	<del>Development can adversely affect public rights of ways. Development can adversely affect public rights of ways. The Borough Council wants to see access to the countryside maintained and improved. Therefore it wants to avoid any adverse effects on the current provision and where possible, see the expansion of public rights of way. Therefore the Council wants to ensure that public rights of way, where relevant to the development</del>					



			<u>proposed, are protected and enhanced (including via relocation or alternative provision where justified).</u>
<b>MM19</b>	20	<i>Insert after paragraph 6.16</i>	<p><u>6.16a In the context of planning for the growth of an area, infrastructure can be defined as physical development needed to support communities and which directly relates to economic development and regeneration. This includes:</u></p> <ul style="list-style-type: none"> <li>• <u>Transport Networks - Pedestrian facilities, roads, public transport, cycle ways;</u></li> <li>• <u>Health Facilities - Hospitals, care provision, GP and dentist surgeries</u></li> <li>• <u>Education - Schools, higher education, research infrastructure;</u></li> <li>• <u>Town and Local Centre improvements - Enhancements to the public realm through providing new facilities and highway improvements;</u></li> <li>• <u>Green Infrastructure - Enhancing and creating networks of open spaces;</u></li> <li>• <u>Leisure Facilities - Open space and built recreation facilities;</u></li> <li>• <u>Protection of Environmental Assets - Mitigating impact from development on internationally and nationally protected habitats and species;</u></li> <li>• <u>Utilities Facilities - Energy/waste/waste water/drainage plants, networks and treatment facilities;</u></li> <li>• <u>Flood Prevention - Strategic defences to protect the town and enable growth;</u></li> <li>• <u>Renewable Energy - District heating and renewable energy networks;</u></li> <li>• <u>Communications Infrastructure - Broadband and mobile phone access;</u></li> <li>• <u>Community Facilities - Includes libraries, community halls etc.</u> <ul style="list-style-type: none"> <li>• <u>Emergency services</u></li> </ul> </li> </ul> <p><u>6.16b More details are provided in the Infrastructure Delivery Plan, Supplementary Planning Documents, and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan (below). This information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.</u></p>
<b>MM20</b>	20	6.17	<del>These may be required by planning conditions or sought in the form of Planning Obligations in accordance with Circulars 11/95 and 05/05 respectively (or their successors) and the National Planning Policy Framework. Contributions towards infrastructure provision will be sought through appropriate use of planning conditions</del>

			and obligations in accordance with national policy and associated Planning Practice Guidance, and statute.
<b>MM21</b>	21	LP1	<p>Planning applications that accord with the policies in this Plan (and, where relevant, with <u>other development plan policies</u> including those in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. <u>Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development.</u></p> <p><del>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether Any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in the Framework or other material considerations indicate that development should be restricted...</del></p> <p>Quality of Development/ Place</p> <p>All development proposals must;</p> <ul style="list-style-type: none"> <li>• be supported by <del>provide</del> the required infrastructure,</li> </ul> <p>be consistent with the approach to place making set out through development management policies, <u>including, where relevant</u></p> <ul style="list-style-type: none"> <li>• <u>integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate</u></li> <li>• demonstrate a high quality of sustainable design that positively improve the individual settlements character, appearance and environmental quality of an area</li> <li>• deter crime</li> </ul>

		<ul style="list-style-type: none"> <li>• sustain, conserve and enhance the historic environment</li> <li>• provide, conserve and enhance, biodiversity; and</li> <li>• create linkages between green spaces, <u>wildlife sites</u> and <u>wildlife corridors</u></li> <li>• <u>ensure that it is not at risk of flooding or would not increase flood risks elsewhere</u></li> </ul> <p>Development should protect the existing rights of way network and where possible contribute to its expansion and management.</p> <p><i><u>Implementation and Infrastructure</u></i></p> <p><del>The Local Plan's policies and proposals will be implemented by working in constructive partnership with funding agencies and service providers; by the grant or refusal of planning permission, and by the use of planning conditions and obligations, in order to secure the required infrastructure to ensure all developments are sustainable. There are some key priorities:</del></p> <ul style="list-style-type: none"> <li><del>• Provision of affordable housing;</del></li> <li><del>• Protection and enhancement of the environment and mitigation of the environmental impact of past and proposed development of land;</del></li> <li><del>• Provision of necessary services, facilities and infrastructure to meet the demands of new development and communities to include health facilities, education facilities, emergency services facilities Green Infrastructure, open space, sports and recreation and transport; and,</del></li> <li><del>• Provision of training and upskilling opportunities.</del></li> </ul> <p><u>Infrastructure will be sought where it is necessary, directly related to the development and is fairly and reasonably related in scale and kind to the development. It may be related to social, economic and/or environmental issues. Supplementary Planning Guidance and documents will be used to guide provision, 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 (below). 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</u></p>
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			<p><u>of the planning permission. These will be secured through conditions, S106's or other agreements considered appropriate to ensure its delivery.</u></p> <p><u>It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision.</u></p> <p><u>Where development is proposed in excess of plan requirements and would 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.</u></p>
<b>MM22</b>	23	7.3	<p><del>This strategy moves forward the settlement hierarchy principles, which were introduced in the Local Plan 2006 and the adopted Core Strategy 2014. The Local Plan's approach is still to steer most development to the Main Towns and then in a cascade approach in other settlements with very little development towards the countryside. A limited amount of development is targeted to the smaller settlements which follow the recommendations of the Matthew Taylor Report which advocated more development in the rural areas, to assist in maintaining the vitality of the rural settlements.</del></p>
<b>MM23</b>	24	7.6	<p><del>The Core Strategy sought to develop a broad distribution pattern for development, with the majority of development being directed to the Main Towns, in order to achieve vibrant sustainable communities within a sustainable pattern of development. This policy sets out the settlement hierarchy for the Borough. This Plan continues the hierarchy set out in NW2 of the Core Strategy with a slight change as outlined below. The result is that, Atherstone with Mancetter and Polesworth with Dordon, are the Main Towns. Coleshill is also recognised as a Market Town due to its range of services and facilities but development will be smaller in scale due to the Green Belt wrapping around the settlement. There are five Local Service Centres located throughout the Borough, which provide important local services and facilities. Housing growth has generally been distributed to the Market Towns (including Coleshill) and then to Local Service Centres. In settlements, villages and hamlets beyond these, development that provides for local housing needs and help support local services will be permitted.</del></p>

<p><b>MM24</b></p>	<p>25</p>	<p>LP2</p>	<p>Development within the Borough will be <u>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.</u></p> <p><u>In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, 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).</u></p> <p><del>All development will take place inside development boundaries as shown on the Proposals Policies Map unless permitted by policies elsewhere in this Plan or a Neighbourhood Plan.</del></p> <p><b>Category 1: Market Towns of Atherstone with Mancetter and Polesworth with Dordon and the Green Belt Market Town of Coleshill</b>  <del>Development for employment, housing (including affordable housing), services and other facilities will be permitted within to, the development boundaries of the Market Towns.</del></p> <p><b>Category 2: Settlements adjoining the outer boundary of the Borough</b>  <del>Development for employment, housing (including affordable housing), services and other facilities will be permitted directly adjacent to built up areas of adjoining settlements if:</del></p> <ul style="list-style-type: none"> <li><del>a) the site lies outside of the Green Belt or an identified Gap Strategic Gap</del></li> <li><del>b) development is clearly part of a wider sustainable would integrate clearly with wider development</del></li> <li><del>c) has a clear separation to an existing North Warwickshire settlement to ensure the character of North Warwickshire settlements are preserved; and,</del></li> </ul>
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		<p>d) linkages are made to existing North Warwickshire settlements to ensure connectivity between places especially via walking and cycling</p> <p><b>Category 3: Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New &amp; Old Arley, Kingsbury, Water Orton</b>  <del>Development will be permitted within the development boundaries of the Local Service Centres subject to the proposal being considered to be appropriate in scale to its place in the settlement hierarchy.</del></p> <p><b>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</b>  <del>Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan. It will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability. Development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in this plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, services and infrastructure deliverability. A Neighbourhood Plan may allocate more.</del></p> <p><b>Category 5: Outside of the above settlements</b> <u>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.</u>  <u>Outside of development boundaries only development Special circumstances should exist to justify new isolated homes in the countryside such as rural workers' needs, the optimal viable use of a heritage asset, the re-use of redundant buildings enhancing its immediate setting, the subdivision of an existing residential dwelling, or development of exceptional quality or innovative design or for rural exception sites in line with national</u></p>
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			<del>planning policy. for agricultural and forestry purposes or for other uses requiring a rural location will be permitted, subject to the need being justified. All such development will be considered on its merits and with regard to other policies in this plan.</del>
<b>MM25</b>	26	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 <del>the longevity of the Green Belt need to be considered making sure that future needs can be catered for within the Borough.</del>
<b>MM26</b>	27	7.18	<del>Individual residential properties within Green Belt can be redeveloped but only where they "would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development". This prevents the demolition of a dwelling and its replacement with multiple dwellings that are larger in overall volume than the dwelling they replace or that have a greater impact on the "openness" of the Green Belt (determined by a comparison of the footprint, volume and dispersal/spread of development between the original and new development), unlike redevelopment within a normal development boundary where this can occur. 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.</del>
<b>MM27</b>	28	7.21, 7.22	7.21 The present saved 2006 Local Plan policy ENV13 includes <u>that extensions within the Green Belt will be considered against</u> a figure of 30% as a guide in order to assist in the assessment as to whether extensions are disproportionate or not...  7.22. The figure of 30% <u>also is included in this Policy will also be used as a guide where it relates to replacement houses in the Green Belt. In order to remain consistent, the policy below retains this figure across all replacement buildings...</u>

<p><b>MM28</b></p>	<p>29</p>	<p>LP3</p>	<p><u>Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Other than in instances where allocations are proposed, 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.</u></p> <ol style="list-style-type: none"> <li>1. The outer extent of the <del>West Midlands</del> Green Belt as well as the detailed development boundaries <u>for the settlements identified in policy LP2 in North Warwickshire</u> are shown on the <u>Policies Proposals Map</u>.</li> <li>2. Areas within development boundaries are excluded from the Green Belt.</li> <li>3. Limited infilling in settlements washed over by the Green Belt will be allowed within the infill boundaries as defined on the <u>Policies Proposals Map</u>, <del>or, where the site is clearly part of the built form of the village where there is built development on at least three sides</del></li> <li>4. <u>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</u></li> </ol> <p><del>4-5</del>Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build <u>in accordance with relevant statutory requirements</u>. <del>Housing sites would have to be locally affordable in perpetuity. A community or other use would be required to should how it would remain in community use in perpetuity.</del></p> <p>When considering proposals within the Green Belt in addition to the NPPF, regard should also be had to the following considerations:</p> <p><del>5a) Facilities appropriate to outdoor sport and recreation will be assessed on whether the scale and provisions proposed are considered to be necessary for the efficient function of the parent use concerned and that they are the minimum size necessary</del>  <u>5a) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, regard will be had to whether such</u></p>
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			<p><u>proposals are of a scale necessary for the efficient function of the parent use concerned and that they are the minimum size necessary</u></p> <p><del>5b) Extensions will be considered to be disproportionate if they individually or cumulatively exceed 30% in volume of the original building based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment.</del> 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, <u>i.e. 'as built'</u>, and volume is defined as gross external volume including basements and cellars. <del>For the avoidance of doubt, the volume of extensions that could be permitted under the General Permitted Development Order will be considered to be included within the 30% figure.</del></p> <p><del>5c) A replacement building will be considered to be materially larger if it is 30% larger in volume than the building it replaces based on the merits of each individual case. Both quantitative and qualitative criteria will be used in this assessment.</del></p>
<b>MM29</b>	30	7.26, 7.27,7.28	<i>Delete paragraphs.</i>
<b>MM30</b>	30	LP4	<i>Delete policy.</i>
<b>MM31</b>	31	LP5	<p><i>Replace policy LP5 with:</i></p> <p><b><u>LP5 Strategic Gap</u></b></p> <p><u>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.</u></p> <p><u>Development proposals will not be permitted where they significantly adversely affect the distinctive, separate characters of Tamworth and Polesworth with Dordon. In</u></p>

			<u>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.</u>
<b>MM32</b>	31	7.32	<u>In order to retain the separate identity of these settlements, new development should not visually or physically reduce the size of this gap. The purpose of policy LP5 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.</u>
<b>MM33</b>	32	7.34	<u>The Coventry &amp; Warwickshire Strategic Housing Market Assessment (CWSHMA) indicates that in the first instance for North Warwickshire the Coventry &amp; Warwickshire geography can be considered to be an appropriate housing market area for the purposes of local plan policy making. This document has been updated on a regular basis with the latest being in 2015. That latest update established a household projection-based housing needs figure for the Borough of 159 homes a year. It then looked at market turnover, demographic trends and economic factors, recommending an annual uplift of +4 homes, +27 and +47 homes respectively. That amounts to 237 dwellings a year, or a total of 4,740 to 2031. Economic uplift relates to people moving to the Borough from elsewhere, notably the Coventry and Warwickshire Housing Market Area and Greater Birmingham Housing Market. As the updated CWSHMA is based on up-to-date demographic evidence as at 2011, the start of the plan period, it takes account of housing delivery before then. This update established an initial objectively assessed need (OAN) of 3800 for the Borough. It then looked at a variety of factors including the need to make a lift in the numbers due to specific circumstances and it determined that an economic uplift of 940 units was required over the Plan period. This uplift can be attributed approximately 35% to the Coventry &amp; Warwickshire HMA and 65% to the Greater Birmingham HMA. As the updated SHMA is based on up-to-date demographic evidence it takes account of need arising from shortfalls in delivery against previous targets.</u>

<b>MM34</b>	32	7.35, 7.36, 7.37	<p><i>Delete paragraphs 7.35, 7.36 and 7.37 and replace with:</i></p> <p><u>7.35 The Borough has been working with neighbouring local authorities including those from both Coventry &amp; 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.</u></p> <p><u>7.36 In assessing and forecasting the delivery of housing the Plan has utilised a stepped trajectory. This can be seen below</u></p> <table border="1" data-bbox="674 874 1245 1182"> <thead> <tr> <th></th> <th><u>Dpa</u></th> </tr> </thead> <tbody> <tr> <td><u>2011-16</u></td> <td><u>203</u></td> </tr> <tr> <td><u>2016-24</u></td> <td><u>265</u></td> </tr> <tr> <td><u>2024-25</u></td> <td><u>390</u></td> </tr> <tr> <td><u>2025-26</u></td> <td><u>700</u></td> </tr> <tr> <td><u>2026-27</u></td> <td><u>725</u></td> </tr> <tr> <td><u>2027-33</u></td> <td><u>775</u></td> </tr> </tbody> </table>		<u>Dpa</u>	<u>2011-16</u>	<u>203</u>	<u>2016-24</u>	<u>265</u>	<u>2024-25</u>	<u>390</u>	<u>2025-26</u>	<u>700</u>	<u>2026-27</u>	<u>725</u>	<u>2027-33</u>	<u>775</u>
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<b>MM35</b>	32	7.38, 7.41 and tables 1 and 2	<p><i>Replace table 1 with the version appended to this schedule and delete table 2.</i></p>														

<b>MM36</b>	33	7.39, 7.40, 7.41, 7.42	<p><i>Delete paragraphs 7.39, 7.40 and 7.41. Amend paragraph 7.42 as follows:</i></p> <p>7.42 Due to the low past delivery rates and the rural nature of the Borough the delivery of all of the housing will however be dependent on the provision of infrastructure. The Local Plan therefore seeks to deliver a <del>minimum of (5280 + 528) homes over the plan period from 2011-33. This equates to an annual housing requirement of 264 new homes per annum. The provision of the additional housing within the Plan period up to 9600 will be challenging and be a major change for the Borough</del> <u>infrastructure alongside housing to ensure that services and facilities are provided and to ensure new developments are sustainable and add to the viability of settlements.</u></p>
<b>MM37</b>	34	7.49	<p><i>Delete the following sentence: It is not therefore considered an issue that North Warwickshire needs to consider further.</i></p>
<b>MM38</b>	35	7.50, 7.51, 7.52, 7.53	<p><i>Delete paragraph 7.53 and amend the following paragraphs:</i></p> <p>7.50 ...The Planning Policy for Travellers Sites, which relates to Gypsies, Travellers and Travelling Show people was published in <del>March 2012</del> <u>August 2015</u>.</p> <p>7.51 <u>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</u> <del>The Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth</del> <u>z</u> was published in June 2013. <del>examined the necessity for further pitches in the study area. The study was conducted by a team of researchers from the Salford Housing and Urban Studies Unit (SHUSU) at the University of Salford. The study was greatly aided by research support and expertise provided by members of the Gypsy and Traveller communities.</del></p> <p>7.52 <del>For North Warwickshire this assessment, which took in to account the</del> <u>That indicated there is was a need for an additional 9 residential pitches (2 up to 2017, 3 up to 2022, and 4 up to 2028) and up to 5 transit caravan pitches up to 2028. Further private pitches have been approved as well as a site as an emergency stopping site.</u></p>

			<p>The end target date is 2028 and not 2033 as in the case of the housing and employment targets. A review of the <u>that GTAA has been completed which will extending the assessment of need beyond the Plan period and update the current assessment of need. The findings of the review has identified a need for a minimum of 19 residential permanent pitches from 2019 to 2033. This takes into account sites that have secured planning permission, including a 12 pitch transit site since the 2013 Study. The 2020 Study will inform further work including the need for the production of a Gypsy &amp; Traveller Development Plan Document. site Allocations Plan. There continues to be</u> was no evidence of any requirement to provide pitches for travelling show people.</p>
<b>MM39</b>	35	LP6	<p><i>Delete policy LP6 and replace with:</i></p> <p><b><u>LP6 Amount of Development</u></b></p> <p><u>Between 2011 and 2033 the Council will make provision for a minimum of:</u></p> <ul style="list-style-type: none"> <li>• <u>9598 new dwellings,</u></li> <li>• <u>100 hectares of employment land (subject to policy LP6a), and</u></li> <li>• <u>19 permanent residential gypsy and traveller pitches between 2019 and 2033.</u></li> </ul> <p><u>The actual amount of development delivered over the plan period will be governed by the provision of infrastructure to ensure developments are sustainable.</u></p>
<b>MM40</b>	35	<i>Insert under policy LP6</i>	<p><i>Insert new policy and supporting text:</i></p> <p><b><u>LP 6a – Additional Employment Land</u></b></p> <p><u>Significant weight will be given in decision taking to supporting economic growth and productivity, particularly where evidence demonstrates an immediate need for employment land, or a certain type of employment land, within Area A on Figure 4.10 of the West Midlands Strategic Employment Sites Study of September 2015 (or successor</u></p>

			<p><u>study) which cannot be met via forecast supply or allocations. The relevant scheme will be required to demonstrate:</u></p> <p><u>(i) access to the strategic highway network is achievable and appropriate,</u>  <u>(ii) the site is reasonably accessible by a choice of modes of transport,</u>  <u>(iii) it is otherwise acceptable, taking account of the living conditions of those nearby.</u></p> <p><u>7.54a 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.</u></p>
<p><b>MM41</b></p>	<p>37</p>	<p>LP7</p>	<p><del>Proposals of 100 or more homes will make 5 per cent of the plots available for self-build and actively marketed. 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.</del></p> <p>On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. <del>Where plots that are not taken up by self-builders or custom builders within three years of becoming available they can, having provided evidence to the Borough Council, be built out as general housing by the site developer.</del></p> <p><i>Special Needs</i></p> <ul style="list-style-type: none"> <li>• Provide for an element of special needs housing. This will be sought in all <u>major developments and relative to evidence of need</u> (including the sites allocations included in this Local Plan) <del>that provide for 100 or more dwellings or involve sites of over 3 hectares irrespective of the number of dwellings</del></li> </ul>

			<ul style="list-style-type: none"> <li>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 <del>40%</del> affordable housing requirements of this Plan.</li> </ul> <p><i>Density</i></p> <p>Housing is expected to be built at a net density of no less than 30 dwelling per hectare. In <u>and around</u> town centres, net densities of 50 dwellings per hectare or more <del>will</del> <u>may</u> be sought.</p>
<p><b>MM42</b></p>	<p>36</p>	<p><i>Insert under paragraph 8.2</i></p>	<p><u>8.2a The Government is seeking to encourage and enable the provision of serviced plots for self-build and custom build to support development opportunities for individuals, association of individuals and small to medium sized self-build and custom build developers. The Government's aim is to make this form of housing a mainstream housing option to diversify the housing market and help meet housing needs.</u></p> <p><u>8.2b Development proposals will therefore be encouraged to address the demand for serviced self-build and custom-build plots. Evidence of the demand for plots will be found in the Council's Self Build and Custom Build Register as well as indications of demand from other secondary data sources, such as, information from the Self Build Portal and enquiries for building plots from individuals and local estate agents.</u></p> <p><u>8.2c The 2011 Census data for North Warwickshire records proportionally more people "limited a lot" by health or disability at 9.3% than the County average of 7.7%, with fewer residents at 79.9% rating their health as good or very good when compared to the County average of 82%. Similarly North Warwickshire performs less well than the national and county averages against a range of health indicators, and with the trend towards more aged (65+) and one person households this along with the lower performing health indicators carries implications for the demand for appropriate housing and delivery of a range of services (See tables 3, 4 &amp; 5).</u></p>

			<p><u>82d</u> Increases in the proportions of unpaid care to 12.1% of the population and in hours of care provided per week (with the highest increases being those providing more than 19 hours per week a third of whom provide more than 50 unpaid hours of care), reflect the increases in health and/or disability in the North Warwickshire population noted above. As the population ages the role of carers will grow with implications for their support and needs as well as those under care. These key messages highlighted through the Census health indicators and County Council's profiles for North Warwickshire identify and support the need for development to provide an element of special needs housing and that the size, and suitability of that housing should be adaptable to also reflect the potential longer term health care implications and any potential carer accommodation needs that may arise.</p>
<p><b>MM43</b></p>	<p>38</p>	<p>8.5, 8.6, table 6 and 8.7</p>	<p><i>Delete table 6 and incorporate the following amendments:</i></p> <p>8.5 A windfall site is one that has not been <u>specifically identified in the creation of the development plan allocated</u> but comes forward for development at a later date. They are unforeseen sites that cannot be allocated at the time of the production of the Local Plan.</p> <p>8.6 Analysis has been carried out as to how many sites have come forward since 2011 <u>that are not included as allocations in adopted Development Plans or sites considered in the current SHLAA</u>. This Plan seeks to allocate, <u>where possible all sites larger than 0.2 hectares or more than 5 dwellings</u>. There is evidence that also indicates <u>that sites larger than 0.2ha that have not been considered in the SHLAA are still coming forward for development</u>. 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 <u>larger sites than 0.2 hectares coming forward</u>. <del>The analysis has been carried out on how many of these types of sites have come forward since 2011. The actual amount has been assessed as being on average just over 100 dwellings per annum. This is shown in Table 6 below.</del></p>



			<p>8.7 <u>When combined the number of 'windfall' completions per annum is currently averaging 119.5 units over recent years (2016-2018). Applying a 50% discount to this figure is considered to be robust and justified approach and suggests a windfall figure of 60 units per annum is reasonable. Windfall provision has been expressed as a policy to reflect the Council's intention to maintain levels of such provision to provide flexibility and, in part, to support the vibrancy of smaller settlements. The analysis above (in Table 6) has been careful not to count all sites that could have been counted as windfall since 2011 ie those with a yield of below X homes . As there were few allocations within the relevant plans it would have skewed the analysis and showed much higher windfalls than would be expected when more sites are allocated. It is not proposed to allocate these sizes of sites within this Plan.</u></p>
<b>MM44</b>	38	8.8	<i>Delete paragraph.</i>
<b>MM45</b>	38	LP8	A windfall allowance of <u>660 dwellings over the Plan period is provided for which is equivalent to 60 dwellings per annum will be used from between monitoring years 201822 - 2033.</u>
<b>MM46</b>	39	8.10	The Council undertook a Housing Market Assessment in 2013 to provide up to date evidence and information for the Core Strategy. Affordable housing needs still remain high with a need of <del>112</del> <u>267</u> units per annum <u>on a simple average, consistent with the minimum requirement of 9,598 set out in policy LP6.</u>
<b>MM47</b>	39	8.13	<i>Delete paragraph.</i>
<b>MM48</b>	40	8.16	It is important that the housing provided caters for the local affordable housing need and that this is maintained as such <del>in perpetuity...</del>
<b>MM49</b>	40	8.17	<del>This provision will be provided through onsite provision, off site financial contributions and/ or land, with a minimum of 20% of the affordable element delivered through</del>

			<p><del>"Starter Homes" provision. 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...</del></p>
<b>MM50</b>	40	LP9	<p><del>On schemes of more than 10 dwellings All major developments will provide at least 30% affordable housing except in the case of greenfield (previously agricultural use) sites where 40% on-site provision will be sought</del></p> <p><del>This will be achieved through on-site provision or</del> <u>Where on-site affordable housing provision is not possible a through financial contribution in lieu of providing affordable housing on-site may be considered only if</u></p> <ul style="list-style-type: none"> <li>• <u>There is clear evidence to support it being provided elsewhere;</u></li> <li>• <u>It is capable of being delivered elsewhere; and,</u></li> <li>• <del>This will be</del> <u>it is</u> calculated using the methodology outlined in the Affordable Housing Viability Report or subsequent updated document and is broadly equivalent to on-site provision...</li> </ul> <p><i>Affordable Housing Mix</i>  <u>A target Affordable housing Mix should include A target of affordable housing a tenure mix of to be approximately 85% affordable rent and 15% suitable intermediate tenure, will be provided wherever 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).</u></p>
<b>MM51</b>	41	8.19	<p><del>In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, A Gypsy &amp; Traveller Plan will be brought forward and will include pitch allocations and follow the principles of the settlement hierarchy.</del></p>

<p><b>MM52</b></p>	<p>41</p>	<p><i>Insert after 8.19, and amend 8.20</i></p>	<p><u>8.19a 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.</u></p> <p><u>8.20 Sites for Travelling Show people will not be allocated specifically as no need has been identified, 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.</u></p>
<p><b>MM53</b></p>	<p>42</p>	<p>LP10</p>	<p>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 <del>Core Strategy</del> <u>Local Plan</u> 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, <del>limited to a maximum number of 5 pitches per site</del></p> <ul style="list-style-type: none"> <li>• The site is suitably located within a safe, reasonable walking distance <u>of a settlement boundary or of a public transport service with and</u> access to a range of services including school and health services'.</li> <li>• <del>Avoiding areas with a high risk of flooding</del> <u>sites vulnerable to flooding</u> or affected by any other environmental hazards that may affect the residents' health and welfare</li> <li>• The site has access to essential utilities including water supply, sewerage, drainage and waste disposal</li> <li>• The site can be assimilated into the surroundings' and landscape without any significant adverse effect</li> </ul> <p><i>Safeguarding Established Gypsy, Traveller and Travelling Show people Sites</i></p>

			Existing Authorised sites listed in Appendix E will be safeguarded for Gypsy and Traveller Use for the number of pitches permitted <u>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.</u>
<b>MM54</b>	43	9.8	Proposals for a change of use from employment uses <del>(Class B)</del> 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...
<b>MM55</b>	44	LP11	<p><i>Delete the following bullet point:</i></p> <ul style="list-style-type: none"> <li><del>There are no alternative employment uses that could use the site.</del></li> </ul> <p>Support and encouragement will be given to <del>small-scale</del> <u>established / lawful</u> rural businesses to expand where this <u>has no significant and demonstrable harm, and in particular on the character of the area does not impact detrimentally on the countryside character in environmental or sustainable terms.</u></p> <p>Proposals for <u>new development and limited infilling</u> <del>and the partial or complete redevelopment of existing employment land outside of development boundaries</del> will be considered against Policy LP1 and LP2 <u>and should seek in order to retain the rural character, appearance and openness of the countryside throughout the Borough (including in respect of policy LP3, Green Belt).</u></p>
<b>MM56</b>		LP12	Within all of these estates <u>as illustrated on the policies map</u> , changes of use between the <del>B1 light industrial, Class E, B2 general industrial and B8 warehouse and distribution Use Classes</del> will be permitted provided there <u>are no negative effects arising disproportionate concentration of B8 uses on any one estate that cannot be suitably mitigated.</u>
<b>MM57</b>	45	LP13	<i>Amend criterion b) under farm diversification as follows:</i>

			<p><i>b) it would not cause any <u>unacceptable additional</u> adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the trunk or rural road network as a result of heavy vehicle usage...</i></p> <p><i>Amend criterion a) under Re-Use of Existing Rural Buildings as follows:</i>  a) The buildings <del>have direct access to the trunk or rural distributor road network and</del> are readily accessible to the Main Towns and Local Service Centres via a range of modes of transport;</p> <p><i>Amend policy LP13 as follows:</i>  If the building is a Listed Building or one that is recognised <del>formally</del> 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. <u>The proposal will be considered alongside LP15.</u> <del>However,</del> 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...</p> <p>Provided that the building meets these pre-conditions, the preferred re-use of the building <del>is for a rural business or other employment opportunity or one that would provide a community facility or service or one that supports an established rural business.</del> 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. <del>Open market housing will only be considered if it can be shown that a tourism use or a locally affordable housing use would be demonstrably inappropriate or unviable to sustain.</del></p>
<b>MM58</b>	46	10.6	<p>It is intended that mineral working sites, both in use or exhausted, as well as existing employment sites be put back into appropriate Green Belt/ rural uses as current operations and permissions cease <u>and there is no realistic prospect of their re-use for that purpose</u> (in line with the approach in the Warwickshire Minerals Plan such that</p>

			resources of local and national importance are not needlessly sterilised by non-mineral development).
<b>MM59</b>	48	LP14	<p><del>In particular w</del> Within identified landscape character areas as defined in the <u>Landscape Character Assessment (2010), Arden Landscape Guidelines (1993) and the Historic Landscape Characterisation Project (June 2010) (or successor document)</u> development <del>will</del> <u>should look to</u> conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change.</p> <p>Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced <u>as appropriate</u>.</p> <p><i>A Landscaping Proposals</i>          New development should, <u>as far as possible</u>, retain existing trees, hedgerows and nature conservation features <u>such as water bodies</u> with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping. <u>The Council will seek replacement or enhancement to such natural features where their loss results from proposed development.</u></p> <p>Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows <u>and water bodies</u> are allowed to grow to maturity without causing undue problems, <u>or are not unacceptably compromised by development</u>, for example by impairing visibility, shading or damage.</p> <p>Development will not be permitted which would directly or indirectly damage existing mature or ancient woodland, veteran trees, or ancient or species-rich hedgerows <u>(other than were appropriate avoidance, mitigation, or compensation has been taken and any minimised harm is justified having considered the policies in this plan as a whole)</u>...</p> <p><i>B New Landscape Features</i>          The landscape and hydrological impacts of development proposals which themselves directly alter the landscape, or which involve associated physical change to the landscape such a re-contouring, terracing, new bunds or banks and new water features</p>

			<p>such as reservoirs, lakes, pools and ponds will be assessed against the descriptions in the Landscape Character Areas</p> <p>Particular attention will be paid in this assessment as to whether the changes are essential to the development proposed; the scale and nature of the movement of all associated materials and deposits, the cumulative impact of existing and permitted schemes, the impact on the hydrology of the area and its catchment, any consequential ecological impacts and the significance of the outcome in terms of its economic and social benefits.</p> <p>New landscape schemes will look to use native species and incorporate benefits for biodiversity. Species that are invasive or problematic to the natural environment will be avoided.</p>
<b>MM60</b>	49	LP15	<p>The quality, character, diversity and local distinctiveness of the historic environment will be conserved <del>and</del> <u>or</u> enhanced. In particular:</p> <ul style="list-style-type: none"> <li>• Within identified historic landscape character areas development will conserve <u>or</u> 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 <u>development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site...</u></li> </ul> <p>All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the <del>Proposals</del> <u>Policies</u> Map...</p> <p>Great weight will be given to the conservation of the Borough's designated heritage assets.</p> <p><del>Any harm to the significance of a designated or non-designated heritage asset must be justified and will be weighed against the public benefits of the proposal.</del></p> <p><u>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</u></p>

			<p><u>heritage asset must be justified and will be weighed against the public benefits of the proposal...</u></p> <p><i>Delete the following elements:</i></p> <p><i><del>Traffic and the Historic Environment</del></i>  <del>New transport infrastructure including surface treatments, street furniture, signage, road markings and lighting will be expected to be designed so as to conserve and where appropriate enhance the significance of affected heritage assets and their settings. Where Transport Assessments accompany development proposals, they must include an assessment of how townscape and the historic environment has been assessed and addressed within their respective proposals.</del></p>
<p><b>MM61</b></p>	<p>51</p>	<p>LP16</p>	<p>The Borough Council recognises the importance of the natural environment to the Borough's local character, identity and distinctiveness. The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced <u>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</u></p> <p>Understanding the Natural Environment</p> <p>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) <u>including via Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, or successor legislation, where likely significant effects individually or in combination with other schemes cannot be ruled out. The Council expects that surveys are undertaken by suitably qualified personnel and are consistent with nationally accepted standards i.e. British Standard 42020: Biodiversity – Code of practice for planning and development. Consideration will need to be given to the impact on the River Mease SAC and Cannock Chase SAC...</u></p>



			<p>Development that damages habitats and features of importance for nature conservation will only be permitted where there are no reasonable alternatives to the development taking place in that location. Where appropriate, developments will be required to help enhance these features and/or secure their beneficial management. <del>Development leading to the loss of irreplaceable habitats and features, such as ancient woodland or veteran trees will only be permitted where it can be demonstrated there are overriding reasons and benefits that outweigh the loss.</del></p> <p><u>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.</u></p> <p><u>Developments should avoid significant harm to biodiversity by locating to an alternative site with less harmful impacts. If this is not possible adequately mitigate the impacts or, as a last resort compensate the loss. Where development takes place it should help ensure that there is a measurable net gain of biodiversity and geological interest by avoiding adverse impacts first then providing appropriate mitigation measures and finally seeking positive enhancements wherever possible. Where this cannot be achieved, and where the development is justified in terms of the above criteria, compensation is required the Local authority will seek compensation to ensure that net gains to biodiversity are achieved from the development. The Warwickshire, Coventry and Solihull Biodiversity Impact Assessment calculator will be used to assess the changes to biodiversity resulting from the development and Biodiversity Offsetting will be used where net gain cannot be achieved within the site boundary. Offsets will be sought towards enhancements of the wider ecological network in the Borough or sub-region in line with local, regional and national priorities for nature conservation.</u></p> <p><u>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</u></p>
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			<p><u>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:</u></p> <ul style="list-style-type: none"> <li>•<u>contribute to wider ecological networks</u></li> <li>•<u>be part of the green infrastructure of the area</u></li> </ul> <p>Encouragement will be given to the planting of street trees, wherever possible.</p>
<b>MM62</b>	53	LP17	<p>Development proposals must, where appropriate, demonstrate how they contribute to maintaining and enhancing a comprehensively and strategically planned Green Infrastructure network. With reference to the <u>Warwickshire, Coventry &amp; Solihull Sub-Regional Strategy for Green Infrastructure Strategy and Offsetting sub-regional Strategy for and the local Green Infrastructure and the local green infrastructure resource development should:</u></p> <ul style="list-style-type: none"> <li>• Identify, maintain and enhance existing Green Infrastructure assets <u>where possible;</u></li> <li>• <u>In all cases should o</u>Optimise opportunities to create links between existing Green Infrastructure within the district and to surrounding sub-regional networks;</li> <li>• Help deliver new Green Infrastructure assets where specific need has been identified.</li> </ul> <p><del>Where new Green Infrastructure cannot be provided on site, or</del> Where an existing asset is lost or adversely affected, <u>and where mitigation or compensatory Green Infrastructure cannot be provided on site,</u> contributions will be sought towards wider Green Infrastructure projects and improvements within the district or, where appropriate, in the sub-region.</p>
<b>MM63</b>	56	10.34	<p>Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. The Council's Green Space Strategy (2008) identified that there were sufficient number of green spaces throughout the Borough but it was the quality of these that needed to be improved. <u>Further work is being carried out on the Green Spaces Strategy and to develop an Action Plan. However this study was carried out when the growth within the Borough was relatively low</u></p>

			<p><del>compared to the growth potentially taking place up to 2033. The Strategy is currently under review and will be available by the end of 2017. The results of the study and strategy will feed into consideration of sites in the future.</del></p> <p><u>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 &amp; L to the plan and represented on the policies map.</u></p>
<b>MM64</b>	57	11.2	<p>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. <del>within the site allocations plan.</del></p>
<b>MM65</b>	59, 60	<p><i>Insert new policy under paragraph 11.4 combining policies LP21, LP22, and LP23</i></p>	<p><i>Insert new policy as follows:</i></p> <p><u>LP21 Services and Facilities</u></p> <p><u>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.</u></p> <p><i>New policy to include the following elements of LP21 amended as follows:</i></p> <p><u>The following areas are designated as Neighbourhood Centres are defined on the Policies Map in the following locations:</u></p> <ol style="list-style-type: none"> <li>1. Browns Lane &amp; New Street Shopping parade, Dordon;</li> <li>2. Jubilee Court, Tamworth Road, Kingsbury;</li> <li>3. Station Buildings, Birmingham Road, Water Orton; and,</li> <li>4. 82 to 102 Coleshill Road, Chapel End, Hartshill</li> </ol>

			<p><i>Include:</i>  <u>The loss of Class E (including retail) units within town centre boundaries and defined neighbourhood centres will only be supported if:</u></p> <ul style="list-style-type: none"> <li>• <u>it can be shown that there is no reasonable prospect of retention of the use;</u></li> <li>• <u>occupation is by an alternative retail or mixed community/retail use; and,</u></li> <li>• <u>there would be no adverse impact on the retail choice and availability.</u></li> </ul> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>Within <del>Town Centres, Core Shopping frontages</del> and Neighbourhood Centres <del>shopping parades further loss to non-retail</del> changes to sui generis uses such as hot food takeaway or betting shops, estate agents or other A2 (Non-Deposit taker) and A3 uses will be restricted unless:</u></p> <ul style="list-style-type: none"> <li>• <u>clear evidence is available justifying the <del>loss and</del> change of use, and</u></li> <li>• <u>there will be no <u>unacceptable</u> adverse impact on the retail choice and availability in the frontage or centre.</u></li> <li>• <u>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.</u></li> </ul> <p><i>Delete the following:</i></p>
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			<p><i>Disproportionate Concentration</i>  <del>The disproportionate concentration of uses will not be supported. The following factors will be taken into account: the existing mix of uses, the impact on customer behaviour, the proximity of education establishments, the deprivation levels in the area and the cumulative highway and environmental impacts. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.</del></p> <p><del>LP22 New Services and Facilities</del>  <del>Development proposals for new shopping, office, entertainment, hotel and leisure uses services and facilities together including with new community, social, health and education facilities or mixed residential/commercial uses should be directed towards the town centres of the Market Towns or within the development boundaries of the Local Service Centres. Each such development should be commensurate in scale and nature with the role and function of the settlement concerned and the size of the catchment area such that it does not result in adverse highway, environmental or viability and vitality impacts.</del></p> <p><del>In all developments over 15 units developments must consider the impact on the provision of services and facilities must be considered and where there is an impact this must be addressed. Within housing sites larger than 100 units All major developments should provide land and / or financial contributions will be sought to enable the provision of additional services and facilities to take place.</del></p> <p><i>New policy to include the following elements of LP23 amended as follows:</i></p> <p><del>LP23 Loss of Services and Facilities</del>  <del>Proposals resulting in the loss of an existing service or facility, such as health care premises</del>  <del>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:</del></p> <p><del>a) an equivalent facility or service is wholly or partially provided elsewhere, in an equally a similar or more accessible location within that settlement;</del></p>
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			<p>b) the land and buildings are shown to be no longer suitable for continued use in terms of their location, design and/or construction <u>or the proposal would represent a net gain or improvement in provision.</u></p> <p>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,</p> <p>d) its loss will not harm the vitality of the settlement.</p> <p><del>In particular the loss of retail uses within town centre boundaries and particularly within defined neighbourhood centres and primary shopping frontages as defined elsewhere in this Plan, will only be supported if it can be shown that there is no reasonable prospect of retention of the use; occupation by an alternative retail or mixed community/retail use, or that there would be no adverse impact on the retail choice and availability. Mixed use proposals, including those with residential uses, will be appropriate.</del></p> <p><del>All major developments must consider the impact on the provision of services and facilities must be considered and where there is an impact this must be addressed. Within housing sites larger than 100 units. All major developments should provide land and / or financial contributions will be sought to enable the provision of additional services and facilities to take place. As set out in LP1 and paragraph 6.6a all development will be expected to contribute proportionately and in accordance with national policy, statute and relevant supplementary planning documents and guidance to infrastructure provision.</del></p>
<p><b>MM66</b></p>	<p>59</p>	<p>LP24</p>	<p><u>Open Spaces and Recreational Provision</u></p> <p><u>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).</u> Development proposals will be expected to provide a range of new on-site <u>open space and recreational provision</u> such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland wherever appropriate to the area and to the development..</p>

<b>MM67</b>	63	LP25	<p>Transport Assessments <u>appropriate to the scale of development proposed</u>, will be required to accompany development proposals (including that that is below the <u>indicative threshold in Appendix G</u>) which will generate significant amounts of movement as outlined in Appendix G to this Plan...</p>
<b>MM68</b>	63	LP26	<p>Further improvements will be encouraged and sought at existing stations. <u>Specifically: In particular: improved car parking facilities will be explored for Atherstone Railway Station improved services, provision of new footbridge and parking facilities at Polesworth Station improved connectivity to and between all railway stations to ensure integrated facilities for buses, walking and cycling.</u></p> <ul style="list-style-type: none"> <li>• <u>New Railway Stations</u> Land west of Railway Bridge at Spring Hill, Arley and land adjoining Trinity Road Railway Bridge, Trinity Road, Kingsbury are safeguarded new stations and are shown on the Proposals Map. Feasibility work will be carried out to assess the possibility of re-opening Polesworth Station. If this is not possible then the study will investigate the relocation of the station. The area of search will be along the WCML southwards from the current station. <u>Specifically, land that adjoining the existing car park alongside platform 1, shown on the proposals map, will be safeguarded for use as a car park extension at Atherstone station and positively pursued with the relevant, responsible parties early in the plan period. Other additional car parking opportunities will be investigated, including at other stations.</u></li> <li>• <u>Improved services and pedestrian access arrangements between platforms for able bodied and disabled users to meet DDA standards at Atherstone station;</u></li> <li>• <u>Additional car parking provision at Coleshill Parkway station;</u></li> <li>• <u>Investigation into improved services, provision of a new footbridge and parking facilities at the existing Polesworth station will be pursued. If this is not feasible a new Parkway station will be pursued.</u> The area of search will be along the WCML southwards from the current station;</li> <li>• <u>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,</u></li> <li>• <u>The continuance of services and facilities at Water Orton Station will be supported.</u></li> </ul>

			<u>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.</u>
<b>MM69</b>	63	12.8	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 <u>in so far as that may impede HS2 implementation or result in an incompatible use in time.</u>
<b>MM70</b>	64	LP27	<p><i>Include:</i></p> <p><u>The Borough Council supports, in principle, proposals for the replacement of lawful buildings, structures and uses, including those with permission, if their demolition or removal is required by HS2 Ltd., or their ability to continue 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.'</u></p> <p>Safeguarding of Rail Routes</p> <p>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 <u>potential</u> re-instatement of the route or if this is not possible then as a recreational cycle route.</p> <p>No development will be permitted which would sever or prevent the <u>potential</u> future use of the routes as a railway or other form of transport unless a suitable diversion or alternative is provided.</p>
<b>MM71</b>	69	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 <del>retain essentially reflect</del> the approach taken in the existing Core Strategy and 2006 Local Plan.
<b>MM72</b>	69	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 <u>the Planning Practice Guidance 'By Design – Urban Design in the Planning System: Towards Better Practice' (DETR/ CABE 2000)</u> and <u>'By Design – Better Places to Live' (DTLR 2001)</u>
<b>MM73</b>	70	13.11	The Council seeks to reduce <del>this risk</del> <u>flood</u> risks by minimising surface water run-off to these rivers through the appropriate location of new development and requiring Sustainable Drainage Systems (SuDS) and other appropriate attenuation measures <u>the main rivers and water courses in the Borough through the appropriate location of new development; the avoidance of development within Flood Zone 3, requiring sustainable drainage systems as well as other appropriate attenuation measures such as National Flood Management Schemes.</u> In line with <u>national planning policy and guidance,</u> <del>where there is considered to be a risk of flooding,</del> developers will be required to conduct a Level 2 flood risk assessment as a Level 1 Strategic Flood Risk Assessment was carried in 2009 to undertake up to date Flood Risk Assessments. <u>Ponds and other wetland features also form an important natural storage function and should, where possible Recommendations from this study will be used as guidance and included in future Development Plan Documents. In addition, ponds and ditches form an important natural drainage function that should, where possible, be protected and enhanced, especially as they can also result in environmental enhancement and provide benefits to wildlife. Land drainage too provides this function and should be adequately maintained.</u>
<b>MM74</b>	69	LP31	Development should: 1. <del>Be targeted at using</del> <u>Make effective use of</u> brownfield land in appropriate locations reflecting the settlement hierarchy; and, 2. <del>be</del> adaptable for future uses and take into account the needs of all users; and,

			<p>3. maintain and improve the provision of accessible local and community <u>services in line with policy LP21</u>  , 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,</p> <p>4. promote healthier lifestyles for the community to be active outside their homes and places of work; and,</p> <p>5. encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and,</p> <p>6. <u>Provide safe and suitable access to the site for all users; and</u></p> <p>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,</p> <p>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,</p> <p>9. avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution; <u>and in this respect identification of contaminated and potentially contaminated land will be necessary prior to determination of proposals depending on the history of the site and sensitivity of the end use</u> and,</p> <p>10. protect and enhance the historic and natural environment; and,</p> <p>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,</p> <p>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</p> <p>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,</p> <p>14. seek to maximise opportunities to encourage re-use and recycling of waste materials, both in construction and operation, and,</p>
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			<p>15 Adequate space for bins should be provided within all new developments to enable the storage of waste and for materials to be re-cycled. Guidance is provided at <del>Appendix J</del>, in the Document "<u>Design Guide for Bin Storage</u>"</p> <p>16 provide for information and communication technologies; and,</p> <p>17 seek to reduce crime and in particular the threat of terrorism.</p>
<b>MM75</b>	72	LP32	<p><i>Amend criterion e) under 'specific development types' subheading:</i></p> <p>e) satisfy the design criteria set out in <del>Appendix H</del> the Document "<u>Design Guide for Extensions</u>"</p> <p><i>Amend under 'alterations, extensions and replacement' subheading as follows:</i></p> <p><del>Proposed replacements of rural buildings which have been converted to an alternative use will not be permitted in order to retain the historic, architectural and visual character, design and appearance of the original building...</del></p>
<b>MM76</b>	72	LP33	<p><del>LP33 Shop Fronts, Signage and External Installations</del> <u>Frontages, Signage and External Installations</u></p> <p>Development proposals involving change to existing, or the introduction of new <del>shop fronts</del> <u>service frontages, advertisements, external illumination and external installations</u> will be expected to have regard to the host building and the wider street scene in terms of their scale, proportion and overall design. In particular:</p> <ul style="list-style-type: none"> <li>• <u>the proportions of the changed new elevations should harmonise with the main building</u></li> <li>• <u>materials should reflect the existing range on the original building</u></li> <li>• <u>the ground floor should not be treated in isolation from the other levels</u></li> <li>• <u>it should add interest to the street scene</u></li> <li>• <u>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</u></li> </ul>

			<p><del>The design criteria set out in Appendix I to this Plan or that set out in a Neighbourhood Plan will need to be satisfied.</del></p> <p><u>In addition, in relation to external illumination proposals will be expected to adopt a scale, detail, siting and type of illumination appropriate to the character of the host building, the wider street scene and longer distant views. The design criteria set out in Appendix I or that set out in a Neighbourhood Plan will need to be satisfied.</u></p> <p>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 <u>will be set out in Appendix I an SPD or that set out in a Neighbourhood Plan and its requirements</u> will need to be satisfied</p>
<b>MM77</b>	71	13.20	<p>The principle purpose of a <u>commercial frontage</u> <del>shop-front</del> is the advertisement and display of goods and services provided inside the building. Good design will reinforce the <del>shop's</del> <u>business's</u> 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 <del>shop-front</del> <u>frontage</u> as an integral part of the whole building and street frontage without focussing exclusively on the <del>retail-outlet</del> <u>business</u> alone.</p>
<b>MM78</b>	72	13.21	<p>The Council has to balance the important economic and social function with the commercial interests of properties. This is particularly important in the historic town centres so as to retain a viable retail base whilst preserving the historic and traditional appearance of our town centres. The Council's adopted "Guide for Shop Front Design" provides advice, guidance and examples of the preferred approach to development affecting all shop fronts and commercial properties. <u>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.</u></p> <p><del>In particular:</del></p> <ul style="list-style-type: none"> <li><del>• the proportions of the shop-front should harmonise with the main building;</del></li> <li><del>• materials should reflect the existing range on the original building;</del></li> </ul>

			<ul style="list-style-type: none"> <li>• <del>the shop front should not be treated separately from the upper levels;</del></li> <li>• <del>it should add interest and attract custom; and,</del></li> <li>• <del>it should avoid standardisation, reflecting the diversity of a street scene.</del></li> </ul>
<b>MM79</b>	75	LP34	<p>New or extensions to existing agricultural, forestry and equestrian buildings or structures will be supported if it can be demonstrated that they are reasonably necessary both in scale, construction and design for the efficient and viable long-term operation of that holding; that there are no other existing buildings <u>(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)</u> or structures that can be used, altered or extended, that they are located within or adjacent to a group of existing buildings, the site selected and materials used would not cause visual intrusion and in the case of livestock buildings their location would not cause loss of residential amenity.</p>
<b>MM80</b>	75	13.25	<p>The Borough Council will consider the impact of <u>flooding flood zones</u> in its consideration of development within or adjoining floodplains. <del>In line with relevant guidance, where there is considered to be a low-medium or high risk of flooding, developers will be required to conduct a flood risk assessment. Up to date Indicative Floodplain Maps can be viewed and obtained from the Environment Agency who regularly update and maintain the information.-.</del> <u>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.</u></p>

<p><b>MM81</b></p>	<p>75</p>	<p>13.26</p>	<p>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 <del>ditches</del> form an important natural drainage natural water storage function that should where possible which should be protected and enhanced wherever possible. In many new developments man-made drainage must be provided. The Environment Agency advocates the use of Sustainable Drainage Systems (SUDS). These seek to control surface water run-off as close as possible to its origin. SUDS help to reduce the impact of development and decrease the need to invest in flood management and protection. They can also result in environmental enhancement and provide benefits to wildlife. Advice on SUDS can be sought from the Environment Agency, Highways Authority and sewerage undertakers. A particular issue has been identified by the Environment Agency in the Atherstone and Mancetter area. However, there are many local issues throughout the Borough. Managing flood risk is thus based on minimising the risk of flooding by avoiding development in high risk areas; restricting discharge to greenfield runoff rates and ensuring development is designed so as to minimise surface water flooding risks, including the retention of existing natural wetland features and the safeguarding of land adjacent to these features. Sustainable drainage systems are an important feature in ensuring flood risk is effectively managed and thus all developments are expected to include the use of such systems unless demonstrated that they would be inappropriate. Sufficient space should thus be allowed for and around them in all developments. All such systems should aim to protect and enhance water quality by reducing the risk of diffuse pollution by treating such possibilities at source including where necessary through multiple different treatment measures. All of these systems should be designed in accordance with relevant national standards and long-term operation and maintenance arrangements should be put in place for the lifetime of the development. Flood alleviation requires a holistic approach to water management. Rivers and streams need to be allowed to function via natural processes and to connect with the flood plain in order to increase and maintain capacity and to store flood water. Artificial surface water infrastructure need to be well designed and be properly maintained whilst the ecosystem that helps manage water also need to be protected to allow greater ground water storage, to prevent rapid surface run-off and soil erosion. In these ways natural flood management and the re-naturalisation of water courses and their flood plains can</p>
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			<u>help to reduce flood risk and water pollution; increase biodiversity and contribute to improving public health.</u>
<b>MM82</b>	76	LP35	<p><u>Water and Flood Risk Management</u></p> <p>In line with the objectives of the Water Framework Directive, development proposals must not <u>detrimentally</u> affect the ecological status of a waterbody and where appropriate, incorporate measures to improve its ecological value. Opportunities should be sought to de-culvert rivers, <del>reduce backup flows and under capacity where this does not exacerbate flooding elsewhere</del> <u>in order to reduce flood risk through stopping flows backing up by undersized culverts. This should only be undertaken when it is demonstrated to not increase flood risk elsewhere.</u> If de-culverting is not proposed evidence will be required to demonstrate why this is not possible. River channel restoration should also be undertaken to return the water course to its natural state and restore floodplain to reduce the impact of flooding downstream.</p> <p>New developments should also seek opportunities to improve natural riverine processes and in-stream and bankside morphology through: watercourse re-naturalisation and the removal of man-made structures, both on the development site and in the wider catchment. Water runoff from new development must be no more than natural greenfield runoff 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.</p> <p>The multifunctional benefits of natural flood management, <del>and</del> the re-naturalisation of watercourses and their floodplains <u>and the safeguarding of land for local flood risk management schemes</u> will be promoted when considering any developments in the Borough.</p> <p>New development proposals <del>in Flood Zone 3</del> <u>or land raising within Flood Zone 3 (including Climate Change)</u> should provide for the following:</p> <p>i) <del>provide floodplain compensation on a level for level basis</del> <u>Floodplain compensation; provide floodplain compensation on a level for level basis'</u></p>

			<p>ii) <del>leave an 8 metre strip from the top of the banks to ensure access for maintenance should set back 8m from the top of the banks of Main Rivers and any culverted watercourse, regardless of the flood zone;</del>          iii) <del>have raised finished floor levels</del> <u>Finished floor levels (FFL) within Flood Zone 3 (including climate Change) and on land adjacent should be set a minimum of 600mm above Flood Zone 3, (including climate change) flood level;</u>          iv) have agreements in place that "less vulnerable uses" are prevented for changing to those that are more vulnerable (<u>only applies to ground floor developments in line with SFRA section 12.4</u>), and single storey residential development, basements and buildings on stilts should not be located within Flood Zone 3 (including climate change), and          v) <del>not contain single storey residential development.</del> <u>include mitigation measures to account for up to the 1 in 100 year (1% AEP) plus climate change fluvial flood event as well as safe access and egress...</u></p>
<p><b>MM83</b></p>	<p>75</p>	<p>LP36</p>	<p>Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the standards at <del>Appendix K</del> in the Document "Parking Standards". Greater emphasis will be placed on parking provision in areas not served by public transport whilst lower provision within the main towns may be appropriate.</p> <p><i>Amend section under 'Airport parking' subheading as follows:</i></p> <p>'Proposals for remote <u>parking</u> of passengers or visitor vehicles in the Borough will not be <del>permitted</del> <u>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.'</u></p> <p><i>Electric Vehicle Charging points</i>          Electric charging points will be provided as part of all <u>relevant developments to an agreed specification and location dependent on the scheme proposed and applicable technical guidance.</u> 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</p>



			<p>charging point in an accessible location close to the parking space(s). On commercial sites there will be employee and visitor rapid charging points.</p> <p><i>Insert:</i></p> <p><u>Lorry Parking</u>  <u>Proposals which reduce lorry parking (either informal or formal parking areas) should be accompanied by evidence to support its loss and explore opportunities for alternative provision. 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.</u></p>																
<b>MM84</b>	79	LP37	<p>New development will be expected to be energy efficient in terms of its fabric and use, including, where viable, the production of 10% of operational energy from on-site renewables, in support of the Government's Clean Growth Strategy' Major development will be required to provide a minimum of 10% of its operational energy requirements from a renewable energy source subject to viability. Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit...</p>																
<b>MM85</b>	80	LP38	<p>...(fixed copper, 3G, 4G, <u>5G</u>, fibre, satellite, microwave, etc.)...</p>																
<b>MM86</b>	82	Table 7	<p><i>Replace Table 7 with the following, adding the 'table 7 addendum' below:</i></p> <p style="text-align: center;"><u>Table 7</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"><u>a</u></td> <td style="width: 45%;"><u>Housing Requirement</u></td> <td style="width: 40%;"><u>As expressed in LP6</u></td> <td style="width: 10%; text-align: right;"><u>959</u></td> </tr> <tr> <td style="text-align: center;">-</td> <td><u>Part A</u></td> <td></td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">-</td> <td><u>Net completions from 2011 to 2019</u></td> <td><u>Gross completions minus any losses including demolitions</u></td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;"><u>b</u></td> <td></td> <td></td> <td style="text-align: right;"><u>157</u></td> </tr> </table>	<u>a</u>	<u>Housing Requirement</u>	<u>As expressed in LP6</u>	<u>959</u>	-	<u>Part A</u>		-	-	<u>Net completions from 2011 to 2019</u>	<u>Gross completions minus any losses including demolitions</u>	-	<u>b</u>			<u>157</u>
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			<p>c <u>Planning permissions as at 01/04/19</u>      <u>1397 minus 3% for lapse rate = 1355</u>      <u>1355</u></p> <p>d <u>Windfall Allowance</u>      <u>An allowance of 60 dwellings per annum (2022 to 2033)</u>      <u>660</u></p> <p>e <u>Sub-total of supply</u>      <u>b+ c + d</u>      <u>3531</u></p> <p>- <u>Part B</u>      -      -</p> <p>f <u>Outstanding Requirement</u>      <u>Land to be allocated (9598 - 3531) (a-e)</u>      <u>6067</u></p> <p>g <u>Allocations</u>      <u>H1, H2, H6, H7, H13, H14, H15, H16, H19, H20, H21, H22, H24, H25, H26 and H28</u>      <u>6183</u></p> <p>h <u>Reserve housing sites</u>      <u>(RH1, RH2 and RH3)</u>      <u>794</u></p> <p>- <u>Part C</u>      -      -</p> <p>i <u>Total Supply up to 2033</u>      <u>b+ c + d +g =</u>      <u>9768</u></p> <p>j <u>Supply beyond 2033</u>      -      <u>294</u></p>																																												
<b>MM87</b>	83	LP39	<p><b>LP39 Housing Allocations up to 2033</b></p> <p>The following sites are allocated for housing and shown on the Proposals Map:</p> <table border="1"> <thead> <tr> <th>No.</th> <th></th> <th>Area (ha)</th> <th></th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Category 1 - Market Towns</b></td> </tr> <tr> <td colspan="4"><i>Atherstone &amp; Mancetter</i></td> </tr> <tr> <td>H1</td> <td>Land at Holly Lane Atherstone</td> <td>32.7</td> <td><b>620</b></td> </tr> <tr> <td>H2</td> <td>Land to north-west of Atherstone off Whittington Lane</td> <td>71.2</td> <td></td> </tr> <tr> <td>1282</td> <td></td> <td></td> <td></td> </tr> <tr> <td>H3</td> <td>Land off Sheepy Road, (football ground)</td> <td>2.2</td> <td>46</td> </tr> <tr> <td colspan="4"><i>Coleshill</i></td> </tr> <tr> <td>H4</td> <td>Former Leisure Centre site</td> <td>0.9</td> <td>25</td> </tr> <tr> <td>H5</td> <td>Land at Blythways</td> <td>1.3</td> <td>40</td> </tr> <tr> <td>H6</td> <td>Allotments adjacent to Memorial Park, Coleshill</td> <td>1.4</td> <td>30</td> </tr> </tbody> </table>	No.		Area (ha)		<b>Category 1 - Market Towns</b>				<i>Atherstone &amp; Mancetter</i>				H1	Land at Holly Lane Atherstone	32.7	<b>620</b>	H2	Land to north-west of Atherstone off Whittington Lane	71.2		1282				H3	Land off Sheepy Road, (football ground)	2.2	46	<i>Coleshill</i>				H4	Former Leisure Centre site	0.9	25	H5	Land at Blythways	1.3	40	H6	Allotments adjacent to Memorial Park, Coleshill	1.4	30
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			<i>Polesworth &amp; Dordon</i>		
			H7 Land to east of Polesworth and Dordon	160.8	2000
			<b>1675</b>		
			<del>H8 Land west of Woodpack Farm, Polesworth</del>	<del>1.5</del>	<del>32</del>
			<del>H9 Land off Fairfields Hill, Polesworth</del>	<del>0.4</del>	<del>9</del>
			<del>H10 Former Polesworth Learning Centre, High St, Polesworth</del>	<del>0.7</del>	<del>14</del>
			<del>H11 Land at Windy Ridge Dunns Lane, Dordon</del>	<del>0.6</del>	<del>9</del>
			<del>H12 Former Chapel House site, Dordon</del>	<del>0.3</del>	<del>7</del>
			<b>Category 2 - Adjacent adjoining settlements</b>		
			H13 Land west of Robey's Lane, adjacent Tamworth	66.1	
			1270		
			H14 Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141
			<b>Category 3 - Local Service Centres</b>		
			<i>Baddesley Ensor/Grendon</i>		
			H15 Land at Church Farm, Baddesley	2.2	47
			H16 Land north of Grendon Community Hall (former Youth Centre)	0.3	7
			Boot Hill Grendon		
			<del>H17 Land off Spon Lane Grendon (former Sparrowdale School) site</del>		
			and former recycling centre site	2.1	<del>60</del> <b>56</b>
			<del>H18 Dairy House Farm (Phase 2), Spon Lane, Grendon</del>	<del>9</del>	<del>120</del>
			<i>Hartshill/Ansley Common</i>		
			H19 Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400
			H20 Land south of Coleshill Road, Ansley Common	17.2	
			450		
			<i>Water Orton</i>		
			H21 Former School redevelopment site (excluding original historic school building)	2.8	48
			<b>Category 4 - Other Settlements with a Development Boundary</b>		
			<i>Ansley</i>		
			H22 Land at Village Farm, Birmingham Road	0.6	12

			<p><i>Newton Regis</i> H24 Manor Farm 1.0 21</p> <p><i>Shuttington</i> H25 Land south of Shuttington Village Hall 1.2 24</p> <p><i>Warton</i> H26 Land north of Orton Rd 4.2 <b>128</b></p> <p><del>H27 Land off Barn End Road 4.5 80</del></p> <p><i>Wood End</i> H28 Land south of Islington Farm, r/o 115 Tamworth Rd 1.3 28</p> <p><b>Total Allocations</b> <del>6821</del> <b>6239</b></p> <p>Note: Above allocations are as at 1<sup>st</sup> April 2019.</p> <ul style="list-style-type: none"> <li>H7 allocation of 2000 (1675 to be delivered up to 2033, 31 already have permission and 294 to be delivered up to 2035)</li> </ul>
<b>MM88</b>		<p>H3, H4, H5, H8, H9, H10, H11, H12, H17, H18 and H27 14.24, 14.31 14.44, 14.45, 14.46, 14.47, 14.63, 14.64 and 14.89</p>	<p><i>Delete the following:</i></p> <p>H3 Some 2.2 hectares of land at the football ground off Sheepy Road, Atherstone is allocated for housing development. A Strategic Flood Risk Assessment Level 2 will be required to address potential flood issues.</p> <p><del>14.24 The site of the football ground off Sheepy Road, Atherstone is proposed for development. The site is owned by the Borough Council and has been provided to the occupier on an annual licence for a number of years. Discussions have been ongoing with the occupier. Alternative provision should include improvements to sports / leisure facilities which are available for the local community to use. Development of the current site should also take account of the proximity to the electricity sub station on the western boundary.</del></p> <p><del>14.31 There are some outstanding allocations from the Draft Site Allocations Plan which are brought forward as part of this Plan. These are the sites at Blythways, Blythe Road, Coleshill and the former Police and Leisure Centre sites to the south of Coleshill town centre. On the site of the former police station a residential nursing home is being built. Although this reduces the site area for residential development it</del></p>

			<p>is expected that the former leisure centre will still provide for the same number of units.</p> <p>H4 0.9 hectares of land on the site of the former leisure centre is allocated for approximately 25 units.</p> <p>H5 Some 1.3 hectares of land is allocated for housing at land at Blythways, Coleshill. Local heritage assets will need to be considered and taken into account in the design and form of the future development of the site and the proximity of the site to the Coleshill Conservation Area.</p> <p>14.44 Land to the east of Polesworth, between the B5000 and Coventry Canal is proposed for residential development. Design should take into account the sites proximity and relationship to the canal. Access into the site should be via the new roundabout on the B5000, currently serving the residential development to the south. Potential for further development to the east exists but this should be accommodated and accessed through the proposed site</p> <p>H8 Some 1.5 hectares of land west of Woodpack Farm, Polesworth, to the north of B5000, is allocated for housing and will deliver approximately 32 units. Subject to the agreement of the highways authority access to the site will be from a fourth arm of the new roundabout recently built to access the land to the south.</p> <p>14.45 Land adjoining the Coventry Canal to the rear of properties off Potters Lane at Fairfields Hill is proposed for residential development. Access to the site will require demolition of some existing buildings accessing onto Fairfields Hill. Design should take into account the sites proximity and relationship to the canal and the presence of the surrounding residential development. An archaeological assessment should also be undertaken to reflect the sites location and relationship with early local industry</p> <p>H9 Some 0.4 hectares of land off Fairfield's Hill, Polesworth is allocated for housing and will provide for approximately 9 units</p> <p>14.46 The site is a brownfield redevelopment opportunity in a highly sustainable location, close to the town centre and community facilities on the site of a former primary school and secondary and adult education centre. The site lies close to the 12th century Abbey church, now the parish church of St Editha, which is a Grade II*</p>
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		<p>listed building, the 14th century gatehouse, also Grade II* listed and the site of Polesworth Abbey a former medieval Benedictine nunnery as well as a close relationship to the Polesworth Conservation Area. Two of the heritage assets are also Scheduled Monuments. Detailed assessment of the heritage values and significance of these assets will be required in order to avoid, and where necessary, minimise the impact of development on that significance. The development of the site will therefore require sensitive design and, where possible, retain or enhance existing views from the High Street into the Church, Abbey and grounds.</p> <p>14.47 The opportunity to retain the vacant 19th Century former school building as part of any redevelopment proposal, through conversion and re-use should be sought to retain links with the history of educational use on the site.</p> <p>H10 A brown field site of approximately 0.7 hectares of land south of High Street, north of Polesworth Abbey, on the former Polesworth Learning Centre is allocated for residential redevelopment. Any development will need to consider the significance of the heritage assets within and close to the site and ensure that this is conserved and, where appropriate, enhanced in the design and form of any future development. Development of the site will need a high quality of design and landscaping to reflect the proximity of the Abbey and its setting including its grounds, curtilage and associated buildings and provision must be made for retaining views into the Abbey from the High Street. Any development should complement the setting of St Edith's church and former Abbey and the character and appearance of the Polesworth Conservation Area retaining key views and the old school buildings.</p> <p>14.63 The Sparrowdale School on Spon Lane, previously owned by Warwickshire County Council, closed over ten years ago. It has been proposed for development for sometime but due to the complexities of former school sites it has taken some time to come forward. In addition, the recycling centre, located adjacent to the school site, was moved to Birch Coppice and so is now also available for development. It is appropriate that the two sites are considered together.</p> <p>H17 Land at Spon Lane, Grendon on the former Sparrowdale school site, comprising 1.9 ha, and the former recycling centre, comprising 0.2 ha, are allocated for residential development. Access to the sites will be via Spon Lane using the existing access points. The most southern access point will be closed in the interest of highway safety. A</p>
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			<p>pedestrian cycle link will be expected to the east of the site as well as the provision of a play area.</p> <p><del>14.64 Land to the north of Grendon off Spon Lane has been developed for housing and is now complete. A second phase is being proposed which will extend the area for a further 120 dwellings. A third phase is reserved and is referred to in policy LP39(a). This third phase will allow for land to be protected from development to allow for the future dualling of the A5.</del></p> <p><del>H18 Some 9 hectares of land at Dairy House Farm, Spon Lane Grendon will form Phase 2 of housing for approximately 120 dwellings. Contributions will be required for health and educational facilities. Improved and / or new recreational facilities will be provided.</del></p> <p><del>14.89 Some of the land off Barn End Road is being proposed for housing development. A developed site for a minimum of 80 can be created by the introduction of a landscaped area which effectively recreates a strong boundary to the open field beyond</del></p> <p><del>H27 Some 4.5 hectares is allocated for housing at land off Barn End Road, Warton providing for a minimum of 80 units. A landscaping strip will be provided to the east of the site to create a strong landscaped boundary to the field beyond. Contributions will be required for health and educational facilities. Improved and / or new recreational facilities will be provided.</del></p>
<p><b>MM89</b></p>	<p>84</p>	<p>LP39(a)</p>	<p>The following sites are allocated as <u>reserve housing sites</u>. <u>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. Monitoring indicators (set out below) are appended to the Plan. 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</u></p>

		<p><u>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.</u></p>																					
		<table> <tr> <td>RH1 Dairy House Farm Phase 3 and safeguarding route for dualling of A5</td> <td>4946.8</td> <td></td> </tr> <tr> <td>360</td> <td></td> <td></td> </tr> <tr> <td>RH2 Land north of Ansley Common</td> <td>21.6</td> <td>388</td> </tr> <tr> <td>RH3 Atherstone Football Ground</td> <td></td> <td>2.2</td> </tr> <tr> <td>46</td> <td></td> <td></td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Totals</td> <td>68.470.6</td> <td>748794</td> </tr> </table>	RH1 Dairy House Farm Phase 3 and safeguarding route for dualling of A5	4946.8		360			RH2 Land north of Ansley Common	21.6	388	RH3 Atherstone Football Ground		2.2	46			<hr/>			Totals	68.470.6	748794
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		<p>Both sites RH1 and RH2 will require a Concept Plan and phasing plan to be agreed by the Council prior to development being brought forward.</p> <p>Site RH1 will provide for the dualling of the A5 to the north of the site to join from the current A5 to the west of Grendon and re-join the current A5 to the east of Grendon (<u>A5 'phases 3 and 4' in the Infrastructure Delivery Plan</u>). Prior to development coming forward, a concept Master Plan will be agreed with the Borough Council to include the following</p> <ul style="list-style-type: none"> <li>• <u>An agreed alignment of the A5 dualling within the site</u></li> <li>• <u>Safeguarded land for the dualling of the A5 together with proportionate highway contributions</u></li> <li>• housing will be located to the south of the new road;</li> <li>• <u>a minimum of 1550m (or as agreed) buffer zone will be provided around the ancient woodland;</u></li> <li>• <u>a landscaped buffer will be provided along the new A5;</u></li> <li>• 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</li> </ul>																					



		<ul style="list-style-type: none"><li>• improved cycling will be provided along the Watling Street.</li><li>• <u>Provide supporting social and community infrastructure</u></li></ul> <p>Site RH2 (land north of Ansley Common) <u>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.</u></p> <p><u>The site will provide for:</u></p> <ul style="list-style-type: none"><li>• improved walking and cycling through the site to link to the various footpaths;</li><li>• provide an access road through the site which is useable by public transport; and,</li><li>• will assess and then implement a package of measures to protect and enhance the biodiversity assets in the locality including Moorwood Wood.</li><li>• <u>Provide supporting social and community infrastructure</u></li></ul> <p><i>Include:</i></p> <p><u>Site RH3 as shown on the Policies Map will require a detailed site-specific flood risk assessment to prove with higher accuracy the extents available for safe development outside of the Flood Zone 3 climate change extent defined by new (high resolution) detailed modelling. The extent of the developable area will be defined and based upon the EA Flood Zones until such modelling outputs become available. It may be possible to redistribute ground levels within the site to ensure safe access and egress to all parts of the site, however this will need to be explored in greater detail as part of a FRA to ensure it does not increase the risk of flooding to third parties.</u></p>
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<p><b>MM90</b></p>	<p>82</p>	<p>14.12 Table 8</p>	<p><i>Delete:</i></p> <p>Table 8 provides information on the employment supply for the Borough. These figures do not include the outstanding planning permissions for Hams Hall and Birch Coppice, as they were originally designated as Regional Logistics Sites in the Regional Spatial Strategy Phase 2. In addition, the car storage area at Baddesley now occupied by JLR was not included. These sites have provided for 145.26 hectares of completions on employment land between 2011 and 2016. Following the abolition of the Regional Spatial Strategy, local monitoring is taking over to take account of all employment land. This is however takes time to bring forward and will be incorporated within the local monitoring process</p> <p><i>Include:</i></p> <p><u>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.'</u></p> <table border="1" data-bbox="689 837 1765 1353"> <thead> <tr> <th></th> <th><u>1/42011 to 31/3/2019</u></th> <th><u>Hectares (Gross)</u></th> </tr> </thead> <tbody> <tr> <td><u>A</u></td> <td><u>Total completions</u></td> <td><u>142 167.08</u></td> </tr> <tr> <td><u>B</u></td> <td><u>Planning permissions</u></td> <td><u>56.0</u> <u>69.12</u></td> </tr> <tr> <td><u>C</u></td> <td><u>Allocations</u> E1 - 6.8 E2 - 5.1 E3 - 3.45 E4 - 42</td> <td><u>57.35</u></td> </tr> <tr> <td><u>D</u></td> <td><u>Total completions, permissions and forecast Supply</u></td> <td><u>280.28</u> <u>293.55</u></td> </tr> </tbody> </table>		<u>1/42011 to 31/3/2019</u>	<u>Hectares (Gross)</u>	<u>A</u>	<u>Total completions</u>	<u>142 167.08</u>	<u>B</u>	<u>Planning permissions</u>	<u>56.0</u> <u>69.12</u>	<u>C</u>	<u>Allocations</u> E1 - 6.8 E2 - 5.1 E3 - 3.45 E4 - 42	<u>57.35</u>	<u>D</u>	<u>Total completions, permissions and forecast Supply</u>	<u>280.28</u> <u>293.55</u>
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			<p><u>Note below Table 8 to read as follows</u></p> <p><u>* 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.</u></p>
<b>MM91</b>		LP40	<p>LP40 Employment Allocations</p> <p style="text-align: right;">Area (ha)</p> <p>Category 1 – Market Towns <i>Atherstone</i></p> <p>E1 Land south of Rowlands Way east of Aldi (<del>for Aldi expansion</del>) <span style="float: right;">6.8</span> <i>Polesworth / Dordon</i></p> <p>E2 Land to the west of Birch Coppice, Dordon <span style="float: right;">5.1</span></p> <p>E3 Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm <span style="float: right;">3.45</span></p> <p>Category 2 – Adjacent adjoining settlements</p> <p>E4 Land to the south of Horiba MIRA Technology Park &amp; Enterprise Zone <span style="float: right;">42</span></p> <p>TOTAL <span style="float: right;">57.35</span></p>
<b>MM92</b>	84	H1	<p>32.7 hectares of land off Holly Lane, Atherstone is allocated for around <u>620</u> dwellings...</p> <p><i>Include:</i></p>

			<p>The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A site specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of Area A and Area B are indicative and based upon the EA Flood Zones until such modelling outputs become available.</p>
<b>MM93</b>		14.20	<p>Land beyond the above allocation is now put forward as an area of future growth for Atherstone. This site will be considered through a Concept and Master Plan which will be brought together with the local community and ensure the comprehensive development of the area. There are a number of heritage assets within and close to the site. <del>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</del> <u>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.</u></p>
<b>MM94</b>	85	H2	<p>Some 71.2 hectares to the north-west of Atherstone is allocated <u>for development (H2). for future growth, including at least 1280 dwellings.</u> Development will take place in accordance with a Concept and Master Plan, agreed by the Borough Council, to ensure the comprehensive delivery of the area. These Plans will consider and provide for in particular but not exclusively:</p> <p><u>The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A 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.</u></p> <p><del>1 the significance, including the contribution of setting, of the heritage assets within and close to the site, including</del> <u>An appropriate assessment of the significance of the sites designated and non-designated historic assets and the</u></p>

			<p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>Merevale Hall (Grade II* Listed) and its historic Park and Garden (Grade II* registered) and wider setting;</u></li> <li>• <u>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);</u></li> <li>• <u>the listed buildings at Whittington to be incorporated into a service centre allowing for their conservation and preservation; and to retain the canal, its historic function and associated built features, both designated and non-designated, and the relationships between these assets, ensuring a clear division between the canal route and the development via means of landscaping and/ or development siting to help preserve the unity of and legibility of these assets as a historical and functional group;</u></li> <li>• <u>the listed buildings and historic farmsteads; and</u></li> <li>• <u>An appropriate understanding of assets' significance and sensitivity to change will inform the Master Plan and will be an important consideration in assessing development proposals. appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale Estate</u></li> </ul> <p><u>2 health Services and facilities in terms of financial contribution. The farmsteads of Whittington and Whitley Farms to be incorporated into a service centre allowing for their conservation and preservation. The retention of the historic structures relating to the two assets, along with their setting, should be addressed and inform the service centre layout</u></p>
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			<p>3 health services and facilities in terms of land and financial contribution;          34 education facilities in terms of land and financial contribution;  <del>4</del>5 access to and from the A5 which will be accessible by public transport;          5 6 access over the West Coast Mainline;</p> <p>6 7 pedestrian and cycling links and facilities will be required to access the services and facilities in Atherstone, Grendon and Baddesley; and,</p> <p><del>7</del>8 green infrastructure links will be provided to access and open routes along the River Anker corridor and the Coventry Canal</p> <p><u>Before the development of the site, an agreed, appropriately staged programme of archaeological recording and mitigation, informed by field evaluation will be required.</u></p>
<b>MM95</b>	89	E1	<p>6.8 hectares of employment land at Holly Lane will be safeguarded <del>for the future expansion of Aldi to assist in their continued presence and growth within the Borough. In the event that the allocation becomes surplus to the requirements of Aldi, who currently have an interest in it, the site will continue to be safeguarded as a long term employment site for smaller scale, mixed E(g)(ii) and B2 uses appropriate to the location reflecting the proximity with existing residential development to the north and accessed off Holly Lane and/or Abeles Way.</del></p> <p><u>The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be a semi natural buffer along Innage Brook. A 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.</u></p> <p><del>Innage Brook will be protected and enhanced by a 10m semi natural buffer between any development and the bank of the brook.</del></p>

<b>MM96</b>	88	C1	Approximately 2.5 hectares of land north of Maxstoke Lane, south of St Peter and St Paul's Cemetery Coleshill will be released from the Green Belt and allocated for cemetery and allotment use for the Parish and Coleshill Community.
<b>MM97</b>	91	14.38	<del>It is clear the issue of coal reserves needs further investigation to ascertain the exact areas for development to the east of Polesworth and Dordon</del> <u>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.</u>
<b>MM98</b>	92	<i>Insert after</i> 14.39	<u>14.39a The Borough Council will work with Homes England, the local community and landowners to agree a Concept Plan and Master Plan for the area.</u>
<b>MM99</b>	92	H7	Land to the east of Polesworth and Dordon between the A5 and B500 will be allocated for development of a minimum of 2000 homes <u>with a minimum of 1675 being provided within the plan period.</u> 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 <u>Borough Council. Development will take place in accordance with the Framework and Design guide to ensure</u> <del>The Framework will</del> <u>ensure</u> that development for the whole site is delivered in a comprehensive and co-ordinated manner <u>including addressing the setting, significance and enhancement of the designated and non-designated heritage assets within and close to the site, the siting and design of new development and the Design Guide will ensure a high quality of place is created respecting the separate identities of Polesworth and Dordon. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15, that any effects to heritage assets or their settings should be minimised</u> The Masterplan Framework and Design Guide will be a material consideration in the determination of future planning applications on the site and will <u>consider and provide</u> for in particular but not exclusively, and in line with policy LP1: <del>include the following:</del>

			<ol style="list-style-type: none"> <li>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)</li> <li>2. A new two form entry primary school to meet the needs of the development</li> <li>3. A financial contribution to existing Secondary School provision, to ensure the satisfactory availability of school places in a locally accessible location</li> <li>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.</li> <li>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.</li> <li>6. A comprehensive transport assessment for the development and setting out the details of:             <ul style="list-style-type: none"> <li>• new vehicular access arrangements onto the A5;</li> <li>• north/south highway links from the A5 to the B5000, to distributor road standard;</li> <li>• a legible road and movement hierarchy for the whole development; and</li> <li>• 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</li> </ul> </li> <li>7. <u>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;</u> <ul style="list-style-type: none"> <li>• <u>Dordon Hall and the archaeological remains of its gardens,</u></li> <li>• <u>the listed Obelisk, and</u></li> <li>• <u>Hoo Hill and its visibility and legibility within the wider landscape.</u></li> </ul> <u>This should be used to inform masterplanning and appropriate design of development on site that appropriately addresses/conserves the fabric and setting of the assets and in the case of Dordon Hall and associated assets a full heritage statement should be</u> </li> </ol>
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		<p><u>prepared. Before the development of the site, an agreed, appropriately staged programme of archaeological mitigation, informed by field evaluation will be required.</u></p> <p><u>8</u> Provision of a site wide, multi-functional Green Infrastructure network that is focussed on and has regard to:</p> <ul style="list-style-type: none"> <li>• 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 <del>of the</del> containing Ancient Woodland with local ecological value. A <u>minimum of 15m 50 metre landscaped/open buffer should be retained around the ancient woodland in line with the Forestry Commission/ Natural England's Guidance. That will be subject to an agreed Master Plan, wherein consideration should be given to access, transition, and landscape character in having suitable regard to the Ancient Woodland.</u></li> <li>• retaining and enhancing existing natural features such as hedgerows and field boundaries wherever possible;</li> <li>• the proposed footpath/cycleway network as far as is practical. Options should be explored to combine these routes with any sustainable urban drainage facilities and local play areas and play facilities, to create a multifunctional network; and,</li> <li>• a strategy for long term maintenance and management to ensure high standards of provision</li> <li>• <u>retain and enhance Hoo Hill as a public open space</u></li> <li>• <u>subject to uses being compatible, ecological routes and buffers can operate for multi-functional purposes such as recreational routes and open space</u></li> </ul> <p><u>8.9</u> The provision of formal playing pitches within the development and/or contributions to meet some or all of the identified needs off site, in a locally accessible location.</p> <p><del>9. Assessment of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to Dordon Hall and the Obelisk, to inform appropriate design of development on site.</del></p> <p>10. Design guidance setting out key place making features across the site; maximising the opportunity afforded by the topography; incorporating key views of the surrounding countryside; the positive incorporation of natural and historic features <u>particularly the</u></p>
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			<p><u>conservation and enhancement of the visual and historical relationships of heritage assets, identified in the bullet points above. and ensuring the delivery of high quality design throughout</u></p> <p>11. Community and key stakeholder consultation, engagement</p> <p>12. Providing a clear delivery strategy for the new development, ensuring the timely implementation of site wide infrastructure and overall phasing, to ensure a comprehensive and coherent place is created. Subject to and having regard to viability assessment</p>
<b>MM100</b>	98	E2	<p>Approximately 5.1 hectares are allocated for employment purposes on land to the immediate west of Birch Coppice south of the A5 at Dordon. Landscaping will be required along the A5 and to the residential properties on the A5. <u>Replacement The allotments with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the policies map, prior to the start of construction.</u> <del>will be required to be provided to land north of the A5, identified as site OS1 on the proposals map</del></p> <p><del>Access to the site must be via the current Birch Coppice service road, Arley Drive off Danny Morson Way and not via a separate new access onto the A5 Watling Street</del></p> <p><del>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.</del></p>
<b>MM101</b>	99	E3	<p>E3 Land including site of playing fields south of A5 Dordon, adjacent to <del>Hall End Farm Core 42 and Birch Coppice</del></p> <p>Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining <del>Hall End Farm Core 42</del> and Birch Coppice is allocated as an employment site, for <del>low intensity, small scale, primarily B1, research and development</del> uses, appropriate to the location reflecting the proximity with existing leisure and residential development and accessed off the adjoining employment site.</p> <p>The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the <del>proposals policies</del> map. <u>It will be made</u></p>

			<u>available for use, prior to any redevelopment proposal the start of construction of the employment site.</u>
<b>MM102</b>	99	14.51	<i>Delete the following:</i>  <del>In addition to employment land Tamworth Borough Council is also seeking a further 825 dwellings to be provided between North Warwickshire Borough Council and Lichfield District Council. Any provision is not in addition to the 3790 for the Greater Birmingham HMA but as part of that provision as Tamworth is clearly part of the Greater Birmingham HMA.</del>
<b>MM103</b>	100	14.53	Robey's Lane itself is a small rural lane and it will be important that this is retained to ensure that the rurality of the gap is maintained. It leads to Alvecote Priory, <u>Alvecote Pools SSSI</u> and Alvecote Wood. <del>Both</del> <u>All</u> of which are important heritage assets...
<b>MM104</b>	100	14.54	<del>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 the Langley SUE. It would make a natural extension to the housing proposal and would have a strong defensible boundary of the motorway to the east. The proposed allocation of housing in this location is because of the future presence of Langley SUE and it is therefore important that the site is not developed in isolation from the SUE. 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.</del>
<b>MM105</b>	97	14.57	Due to the nature of the Technology Park and because of the strong desire of the Borough Council to broaden its employment base the site will focus on <del>B1</del> <u>E(g)(ii)(research and development) and B2 uses. Logistic uses will not be permitted. B8 (warehouse and distribution) will not be permitted unless it is ancillary to the main use.</u> 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. <u>Development will be carried out in accordance with a master plan</u>

<p><b>MM106</b></p>	<p>100</p>	<p>H13</p>	<p>An area of approximately 66.1 hectares, east of the former Tamworth Golf Course and west of Robey's Lane is allocated primarily for residential development <u>of approximately 1270 dwellings</u>. Prior to development taking place a Master Plan must be agreed by the Borough Council. Development will then take place in accordance with the agreed Master Plan. The Master Plan will include:</p> <ul style="list-style-type: none"> <li>• impacts on the scheduled monument to be considered and taken into account in the design and form of the future development;</li> <li>• <del>primary access to be provided via the adjoining Golf Course redevelopment site (only service/emergency and pedestrian access to be accommodated onto Robey's Lane);</del></li> <li>• a mixture of house types which will include housing for the elderly and for young people as well as an area for self-build;</li> <li>• health and education facilities in terms of land and financial contributions;</li> <li>• 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;</li> <li>• 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, <del>and</del> Alvecote Priory <u>and Alvecote Pools</u>, respectively an ancient woodland, <del>and</del> scheduled monument <u>and Site of Special Scientific Interest</u>..</li> </ul> <p><u>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.</u></p>
<p><b>MM107</b></p>	<p>101</p>	<p>H14</p>	<p>Approximately 6.7 hectares north of Lindridge Road, Wishaw is to be excluded from the Green Belt and allocated for residential development subject to;</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>

			<ul style="list-style-type: none"> <li>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.</li> </ul> <p><u>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.</u></p>
<b>MM108</b>	101	14.69 14.70	<p>14.69 There are a number of sites that have been put forward for housing development around Ansley Common. Some 17.2 hectares south of the village have been allocated with a further 21.6 hectares north of the village reserved for future development. These large areas give the opportunity for a number of service and facilities to be improved <u>including the allotments and sports ground,</u> as well as improve the local roads</p> <p>14.70 Access to both southern and northern sites will need to be investigated and solutions be implemented comprehensively. This may also involve sites within the boundary of Nuneaton and Bedworth Borough Council. <u>It is expected that the site allocation H20 will be delivered in advance of the reserve site, RH2, Land north of Ansley Common, identified in New Policy LP39(a), unless circumstances change. "</u></p>
<b>MM109</b>	101	H20	<p>Some 17.2 hectares (south) of land at Ansley Common are allocated for housing development. It is expected that at least 450 dwellings will be developed in this Plan period. Development will take place comprehensively including site RH2 and be in accordance with an agreed Concept and Master Plan.</p> <p>Development of the site will include:</p> <ol style="list-style-type: none"> <li>1 a through road from Plough Hill Road to Coleshill Road;</li> <li>2 a range of house types to include both affordable and market housing for the elderly and young people;</li> </ol>

			<p>3 the provision of cycle and footpath links through the site;</p> <p>4 the provision of new and / or improvements to existing health and education facilities;</p> <p>5 improvements to the <del>adjoining</del> <u>existing</u> sports ground and allotments <u>will be retained and enhanced</u>;</p> <p>6 the setting of Brett's Hall and the estate will be considered, and any impacts minimised;</p> <p>7 a drainage strategy be prepared and implemented; and</p> <p>8 the provision of a <u>minimum 15 50m</u> <del>(or as agreed)</del> buffer will be retained and maintained to the ancient woodland of Brett's Wood.</p>
<b>MM110</b>	102	E4	<p>Approximately 42 hectares will be allocated for <del>B1</del> <u>E(g)(ii)</u> (research &amp; development) and B2 use <u>classes, with B8 (warehousing &amp; distribution) uses permissible only where ancillary or clearly secondary to the primary use</u> to the south of the A5 at Horiba MIRA Technology Park &amp; Enterprise Zone.</p> <p><del>Purpose built premises will be required to be provided on approximately 2 hectares to cater for small incubator units. Small incubator units will be sought as part of the application.</del></p> <p>B8 (warehousing &amp; distribution) will not be permitted unless it is ancillary to the main use. Development will be carried out in accordance with a Master Plan <u>to be agreed by the Borough Council. The Master Plan will include.</u></p> <p><u>1 An</u> Assessment will be required of the significance of heritage and <u>non-heritage assets</u> within <u>and close to the site including</u> the contribution of setting to that significance, with particular reference to Caldecote and Watling Street, to inform appropriate design of development on site. <u>Development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15.</u></p> <p>The Master Plan, to be agreed by the Borough Council, will include:</p>

			<p><del>1</del> <u>1</u> The provision of <u>sustainable transport measures including a cycle and footpath link along the A5 to Atherstone and Mancetter; and</u></p> <p><u>2</u> access to the cycle/pedestrian route to the south east of the site;</p> <p><u>3</u> a <u>significant</u> landscape buffer to the southern and south eastern boundaries of the site;</p> <p><u>4</u> means to maximise on site solar energy generation;</p> <p><u>5</u> means of controlling lighting and in particular to minimise impact on Caldecote; and,</p> <p><u>6</u> <u>the location and type of any small incubator units</u> <del>the final form and design of development will take into account the impact on heritage assets.</del></p>
<b>MM111</b>	103	H15	<p>Land at Church Farm New Street, Baddesley Ensor, comprising 2.2 hectares is allocated for <u>a Heritage led residential development including conversion and regeneration of Church Farmhouse and ancillary/associated barn and outbuildings.</u> A high level of design and care is required to address the setting of the nearby Church of St Nicolas and Grade 2 listed war memorial, the sensitive landscape edge and setting of the site as highlighted in the Council's Landscape Character Assessment for the settlement. <u>Development of the site will need to provide for in particular: Any harm to the designated and non-designated assets must be justified and evidenced. Where development is justified then appropriate mitigation must be undertaken. Views from the existing settlement through the site to the Church and war memorial shall be retained. Consideration should be given to the retention of the former Church Farm dwelling, which is recognised as a fine historic agricultural complex, as part of any development proposal to reflect the character of the site and aid in integrating the site with the existing village. The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers</u></p> <p><u>1. An assessment of the significance of designated and non-designated heritage assets within and adjoining the site and the contribution of setting to that significance will be provided via a heritage assessment, with particular reference to;</u></p>

			<ul style="list-style-type: none"> <li>• <u>Church of St Nicholas</u></li> <li>• <u>the Grade 2 Listed war memorial,</u></li> <li>• <u>Church House, New street,</u></li> <li>• <u>the historic farmstead and farmhouse, Church Farm,</u></li> <li>• <u>The site of Baddesley Old Hall and any remaining associated structures, and the cottages site off Watery Lane.</u></li> </ul> <p><u>The approach to development should be to maintain and emphasise the outlook and views through the site between these assets, reflecting the relationship and sensitivity with the historic setting of the wider landscape. Any harm, including taking account of any mitigation, should require clear and convincing justification. Views from the existing settlement through the site to the Church and war memorial shall be retained.</u></p> <p><u>2. Development should enable retention and re-use of the former Church Farm dwelling and related historic farm buildings, which is recognised as a fine historic agricultural complex, as part of any development proposal to reflect the 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.</u></p> <p><u>3. The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers.</u></p> <p><u>A programme of landscaping, tree planting and sensitive boundary treatment and planting will be required to address the sites sensitive setting in landscape and built heritage terms.</u></p> <p><u>Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of archaeological investigation, evaluation and recording before the development of the site.</u></p>
<b>MM112</b>	105	H19	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



			<p>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..</p> <p>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:</p> <ul style="list-style-type: none"> <li>• a through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;</li> <li>• access and parking issues addressed; <u>including enabling access to the rear of the secondary school to facilitate parking, access to the school and the future provision of drop off and public transport stopping facilities</u></li> <li>• a range of house types to include housing for the elderly and young people; and</li> <li>• 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,</li> <li>• 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.</li> </ul>
<b>MM113</b>	119	14.74	<p><i>Delete:</i>  <del>Land to the north of Kingsbury has been safeguarded which is explained in more detail in Policy LP4</del></p>
<b>MM114</b>	122	H24	<p>1 hectare of land is allocated for housing development at Manor Farm, Newton Regis. Any development will need to consider the significance of the <u>designated and non-designated</u> heritage assets within and close to the site and be taken into account in the design and form of any future development.</p>

			<p><u>1. Development of the site will need to provide for and address in particular the following:</u></p> <ul style="list-style-type: none"> <li>• <u>retention as far as practicable and achievable of the historic farmsteads, Manor Farm and Bladon Farm</u></li> <li>• <u>retention of all traditional agricultural buildings associated with the historic farmstead and heritage asset,</u></li> <li>• <u>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.</u></li> <li>• <u>ensure development is appropriate in terms of design, materials and scale/mass that reflect the traditional, vernacular of the designated and non-designated assets within and adjoining the site and wider Conservation Area.</u></li> </ul> <p><u>A detailed heritage impact assessment, statement and archaeological desk-based assessment will be required for any development within the vicinity of the asset. Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of investigation, evaluation and recording before the development of the site.</u></p>
<b>MM115</b>		Global	<i>References to Core Strategy, earlier development plan policies or the former iterations of site allocations plan and DM policies plan (in pink boxes throughout the Plan) should be set out instead as a schedule to the plan (in adherence with Local Plans Regulation 8(5)) to avoid implication that they exist in tandem with the Local Plan.</i>
<b>MM116</b>		Appendix H	<i>Delete.</i>
<b>MM117</b>		Appendix I	<i>Delete.</i>
<b>MM118</b>		Appendix J	<i>Delete.</i>
<b>MM119</b>		Maps	<i>Amend Coleshill Town Centre Boundary in line with [CD0/1].</i>

<b>MM120</b>		Monitoring	<i>Include monitoring indicator regarding quantity and type of employment floorspace delivered relative to the proportions given in figure 2 of ELR update [CD8/8], as set out in monitoring indicators below (monitoring indicators to replace table 9 of the Plan)</i>
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Table 1, Housing figures 2011-2033

<u>Source</u>	<u>Annual figure (dpa) (subject to trajectory)</u>	<u>Total figure</u>
<u>2015 SHMA update, household projections</u>	<u>159</u>	
<u>2015 SHMA update, housing market turnover and vacancy</u>	<u>4</u>	
<u>2015 SHMA update, uplift for 25-34 year old demographic</u>	<u>27</u>	
<u>2015 SHMA update, uplift for economic growth</u>	<u>47</u>	
<u>Commitment towards accommodating CWHMA needs (540 in total to 2031)</u>	<u>27</u>	
<u>Commitment towards accommodating Birmingham's needs (3,790 to 2031)</u>	<u>190</u>	
<u>Total Borough's housing needs and wider strategic context to 2033 (assuming commitments towards CWHMA and Birmingham fulfilled)</u>	<u>479</u>	<u>9,598</u>

\* Note, the 913 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.

Table 7 Addendum

<u>SITE NUMBER</u>	<u>SITE ADDRESS</u>	<u>AMOUNT OF DWELLINGS</u>
<u>Sites with permission as of 31/3/2018 – these sites included in the housing supply as shown in Table 7 (included in line relating to sites with planning permission as of 31/3/2018)</u>		
<u>H5</u>	<u>Land at Blythways</u>	<u>40</u>
<u>H9</u>	<u>Land off Fairfields Hill, Polesworth</u>	<u>9</u>
<u>H11</u>	<u>Land at Windy Ridge, Dunns Lane, Dordon</u>	<u>9</u>
<u>H12</u>	<u>Former Chapel House site Dordon</u>	<u>7</u>
<u>Sites with permission after 1/4/2018</u>		
<u>H4</u>	<u>Former Coleshill Leisure Centre</u>	<u>25</u>
<u>H8</u>	<u>Land west of Woodpack Farm, Polesworth</u>	<u>32</u>
<u>H10</u>	<u>Former Polesworth Learning centre, High Street, Polesworth</u>	<u>14</u>
<u>H18</u>	<u>Dairy House Farm (Phase 2), Spon Lane, Grendon</u>	<u>120</u>
<u>H27</u>	<u>Land off Barn End Road</u>	<u>98</u>
<u>TOTAL</u>		<u>354</u>

Monitoring indicators

<i>Policy</i>	<i>Title</i>	<i>Indicator/ metrics</i>	<i>Target</i>
<u>LP1</u>	<u>Sustainable Development</u>	<u>Achievement of all indicators in the Local Plan which contribute towards LP1</u>	<ul style="list-style-type: none"> <li>i. <u>All monitoring targets met or exceeded,</u></li> <li>i. <u>Development supported by required infrastructure with reference to IDP and NWBC26 Appendix A.</u></li> </ul>
<u>LP2</u>	<u>Settlement Hierarchy</u>	<u>Achievement of all indicators in the Local Plan which contribute towards LP2</u>	<ul style="list-style-type: none"> <li>i. <u>Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure,</u></li> <li>i. <u>All development outside of defined settlements justified and appropriate.</u></li> </ul>
<u>LP3</u>	<u>Green Belt</u>	<u>Change to extent/ character of Green Belt</u>  <u>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</u>	<ul style="list-style-type: none"> <li>i. <u>Protection of Green Belt's essential characteristics and purposes,</u></li> <li>i. <u>Any inappropriate development justified by very special circumstances.</u></li> </ul>
<u>LP5</u>	<u>Strategic Gap</u>	<u>Change to extent/ character of Strategic Gap</u>  <u>Numerical loss of area defined as Strategic Gap (in hectares/ square metres)</u>	<ul style="list-style-type: none"> <li>i. <u>Retaining a meaningful gap within the terms of LP5</u></li> <li>i. <u>Any exceptions to protection accorded via LP5 justified.</u></li> </ul>
<u>LP6</u>	<u>Amount of development</u>	<u>Amount of housing, employment and traveller provision coming forward relative to minimum</u>	<ul style="list-style-type: none"> <li>i. <u>Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory,</u></li> </ul>

		<p><u>requirements in line with anticipated delivery rate</u></p> <p><u>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]</u></p>	<ul style="list-style-type: none"> <li>i. <u>Minimum of 100 hectares of employment land delivered to 2033</u></li> <li>i. <u>19 permanent residential</u></li> <li>v. <u>Needs for travellers and travelling showpeople met with regard to latest evidence/ monitoring for policy LP10</u></li> <li>v. <u>Provision of adequate infrastructure to support development requirements,</u></li> <li>i. <u>Maintenance of a five year supply of deliverable housing sites.</u></li> </ul>
LP6a	<u>Additional employment land</u>	<p><u>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.</u></p>	<ul style="list-style-type: none"> <li>i. <u>report trend</u></li> </ul>
LP7	<u>Housing development</u>	<p><u>Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C below sets out relevant studies)</u></p>	<ul style="list-style-type: none"> <li>i. <u>Increased availability of homes to meet the needs of the following groups:</u> <ul style="list-style-type: none"> <li>- <u>older people</u></li> <li>- <u>younger people/ starter homes</u></li> <li>- <u>people with disabilities</u></li> <li>- <u>special needs housing (including sheltered or care accommodation and communal establishments)</u></li> <li>- <u>custom/ self-build housing</u></li> <li>-</li> </ul> </li> <li>ii. <u>Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site</u></li> </ul>

<u>LP8</u>	<u>Windfall Allowance</u>	<u>Level of development (links with monitoring of LP2 and LP6)</u>	i. <u>60 dwellings a year from 2022 to 2033 arising via windfall (i.e. unplanned provision)</u>
<u>LP9</u>	<u>Affordable Housing Provision</u>	<u>Amount of affordable housing provision</u>	i. <u>Affordable houses delivered by type and tenure to meet target provision and mix in policy LP9,</u> ii. <u>Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.</u>
<u>LP10</u>	<u>Gypsy &amp; Travellers Sites</u>	<u>Amount of provision (links with LP6)</u>  <u>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</u>	i. <u>Pitch provision to meet needs established via policy LP6 in accordance with the locational and other requirements of policy LP10,</u> ii. <u>No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA).</u>
<u>LP11</u>	<u>Economic Regeneration</u>	<u>Employment generation and diversification (links with LP12 and LP13)</u>	i. <u>Increased and broadened/ diversified employment provision relative to the objectives in LP11</u> ii. <u>Existing provision safeguarded unless loss is justified.</u>
<u>LP12</u>	<u>Employment Areas</u>	<u>Existing employment base maintained (links with LP11 and LP13)</u>  <u>Employment land change by Use Class and by hectare and square metre</u>	i. <u>Report trend</u>



LP13	Rural Employment	Farm and rural business growth and diversification, including number of proposals for re-use of existing buildings (links with LP11 and LP12)	i. Report trends
LP14	Landscape	Maintenance or enhancement of landscape character, including in respect of protective designations	i. Report trends
LP15	Historic Environment	<p>Conservation and enhancement of the historic environment and heritage assets</p> <p>Number of applications approved contrary to advice of English Heritage.</p> <p>Number of applications refused owing to impact on historic environment.</p>	i. Reduce number of assets on Heritage at Risk Register
LP16	Natural Environment	<p>Protection and enhancement of the natural environment (links with LP17)</p> <p>Number of applications approved contrary to advice of Natural England.</p> <p>Number of applications refused owing to effects on natural environment.</p>	<p>i. Safeguard and improve/ enhance habitats and biodiversity</p> <p>ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16</p>

<u>LP17</u>	<u>Green Infrastructure</u>	<u>Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)</u>	<ul style="list-style-type: none"> <li>i. <u>No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C)</u></li> <li>ii. <u>Increase in biodiversity enhancements</u></li> </ul>
<u>LP18</u>	<u>Tame Valley Wetlands NIA including Kingsbury Water Park</u>	<u>Maintenance and enhancement of Nature Improvement Area</u>	<ul style="list-style-type: none"> <li>i. <u>Report trends</u></li> </ul>
<u>LP19</u>	<u>Local Nature Reserves</u>	<u>Protection or enhancement of the natural environment</u>	<ul style="list-style-type: none"> <li>i. <u>Report trends</u></li> </ul>
<u>LP20</u>	<u>Green Spaces</u>	<u>Protection of locally valued green spaces (links with LP24)</u>	<ul style="list-style-type: none"> <li>i. <u>No loss of Local Green Space</u></li> <li>ii. <u>Number of any unjustified losses</u></li> </ul>
<u>LP22</u>	<u>Services and facilities</u>	<p><u>Maintained or improved vitality of town and neighbourhood centres</u></p> <p><u>Applications for change of premises from retail and main town centre uses to others</u></p> <p><u>Mix of Uses in defined town/ neighbourhood centres and vacancy levels</u></p> <p><u>Funding received for provision of community/ public services and facilities</u></p>	<ul style="list-style-type: none"> <li>i. <u>No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP22)</u></li> <li>ii. <u>Report number of any unjustified losses</u></li> <li>iii. <u>Appropriate contributions for services and facilities secured from development via planning obligations</u></li> </ul>
<u>LP24</u>	<u>Recreation Provision</u>	<u>Improved availability and accessibility of recreation provision</u>	<ul style="list-style-type: none"> <li>i. <u>Report trends on number, area and facilities provided.</u></li> <li>ii. <u>Monitor compliance with adopted SPD</u></li> </ul>

		<u>Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought</u>	
<u>LP25</u>	<u>Transport Assessments</u>	<p><u>Development is accommodated within design capacity of road network as improved,</u></p> <p><u>Effects on road network are appropriate and linkages made with cycle and footpath networks where possible.</u></p> <p><u>Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.</u></p>	<ul style="list-style-type: none"> <li>i. <u>No development approved with unacceptable effects on highway capacity or safety</u></li> <li>ii. <u>Report trends.</u></li> </ul>
<u>LP26</u>	<u>Stations</u>	<u>Improved accessibility and facilities</u>	<ul style="list-style-type: none"> <li>i. <u>Report trends</u></li> </ul>
<u>LP27</u>	<u>Railway lines</u>	<p><u>Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.</u></p> <p><u>Support relocation of existing lawful buildings, structures or uses displaced by HS2.</u></p>	<ul style="list-style-type: none"> <li>i. <u>Allow for the creation and integration of HS2 into the Borough</u></li> <li>ii. <u>Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor.</u></li> <li>iii. <u>Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.</u></li> </ul>
<u>LP28</u>	<u>Strategic Road Improvements</u>	<u>Enabling of improvements necessary to the highway network and cycling routes in line with the</u>	<ul style="list-style-type: none"> <li>i. <u>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</u></li> </ul>

	<u>(to be finalised pending HIF outcome)</u>	<u>STA and IDP (see Local Plan Appendix C)</u>	<u>A5 improvements &amp; submission of bids for future phases of the A5</u>
<u>LP29</u>	<u>Walking and Cycling</u>	<u>Improving provision and accessibility of walking and cycling routes across the Borough</u>	<ul style="list-style-type: none"> <li>i. <u>Development of a walking and cycling strategy</u></li> <li>ii. <u>All development to make appropriate provision for such provision, including connection with existing routes.</u></li> </ul>
<u>LP30</u>	<u>Level crossings</u>	<u>Improvements made where affected by development or alternative arrangements proposed to ease traffic flow</u>	i. <u>Report trends.</u>
<u>LP31</u>	<u>Development considerations</u>	<u>Ensuring high quality of development in all respects</u>  <u>Number of applications failing to comply with criteria 1 through 17.</u>	i. <u>Report trends.</u>
<u>LP32</u>	<u>Built Form</u>	<u>Ensuring high quality of development in all respects</u>  <u>Number of applications failing to comply with criteria 1 through 17.</u>	i. <u>Report trends.</u>
<u>LP33</u>	<u>Shop Fronts</u>	<u>Ensuring high quality of shop-fronts and advertisement (links with LP22)</u>	i. <u>Report trends.</u>
<u>LP34</u>	<u>New Agricultural, Forestry and Equestrian Buildings</u>	<u>All additions/ new rural buildings to be justified and integrate appropriately with character</u>	i. <u>Report trends</u>
<u>LP35</u>	<u>Water and Flood Risk Management</u>	<u>Ensure all new development is appropriate in respect of vulnerability to flooding and,</u>	i. <u>Report trends</u>

		<p><u>where appropriate, improvements to existing vulnerability flooding are made</u></p> <p><u>Number of applications approved contrary to Environment Agency advice</u></p>	
LP36	Parking	<p><u>Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking</u></p>	<p>i. <u>Report trends</u></p> <p>ii. <u>No net loss of lorry parking provision without justification.</u></p>
LP37	Renewable energy and energy efficiency	<p><u>Ensure all new development meets national requirements in respect of efficiency</u></p>	<p>i. <u>Report trends</u></p>
LP38	Information and Communication Technologies	<p><u>Greater connectivity</u></p>	<p>i. <u>Improvements in extent of coverage of mobile phone signal, broadband and superfast broadband services</u></p>
LP39	Housing allocations	<p><u>Amount of development and timing of delivery (see entry for LP6)</u></p>	<p>i. <u>Report trends (see entry for LP6)</u></p>
LP39a	Reserve Housing Sites	<p><u>Contingency in the event that delivery falls short of trajectory in Local Plan, targets set in respect of LP39 falter, if enabling infrastructure is required or if other specific justification for early release.</u></p>	<p>N/A</p>
LP40	Employment allocations	<p><u>Amount of development and timing of delivery (see entry for LP6)</u></p>	<p>i. <u>Report trends (see entry for LP6)</u></p>



Appendix C

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

<u>CD6/3</u>	<u>Habitat Regulations Assessment</u>	<u>LUC</u>	<u>July 2014</u>
<u>CD4/3</u>	<u>HRA for Core Strategy</u>	<u>LUC</u>	<u>2015</u>
<u>CD1/7</u>	<u>HRA to accompany Draft Development Management Plan</u>	<u>LUC</u>	<u>Nov 2017</u>
	<u>HRA to accompany Draft Submission Local Plan</u>		
<u>AD16</u>	<u>Birmingham Local Plan</u>	<u>Birmingham City Council</u>	<u>January 2017</u>
<u>AD10A</u>	<u>Coventry Local Plan</u>	<u>Coventry City Council</u>	<u>2017</u>
<u>AD2</u>	<u>Memorandum of Understanding</u>	<u>NWBC, Tamworth Borough Council, Lichfield District Council</u>	<u>Sept 2018 (Update of June 2013)</u>
<u>CD5/3C</u>	<u>Memorandum of Understanding relating to Housing in Coventry &amp; Warwickshire</u>	<u>Coventry &amp; Warwickshire LPA's –</u>	<u>2018</u>
<u>CD5/3B</u>	<u>Memorandum of Understanding relating to Employment in Coventry &amp; Warwickshire</u>	<u>Coventry &amp; Warwickshire LPA's –</u>	<u>July 2016</u>
<u>CD5/3A</u>	<u>Memorandum of Understanding</u>	<u>NWBC and Birmingham CC</u>	<u>Sept 2016</u>
<u>AD3</u>	<u>Statement of Common Ground in relation to cross border education</u>	<u>NWBC, Warwickshire CC &amp; Staffordshire CC</u>	<u>Sept 2018</u>
<u>AD17</u>	<u>North Warwickshire Sustainable Community Strategy 2009-2026</u>	<u>NWBC</u>	
<u>CD8/9</u>	<u>Strategic Housing Market Assessment (Coventry &amp; Warwickshire)</u>	<u>GL Hearn</u>	<u>Sept 2014</u>
<u>CD8/10</u>	<u>Above document Updated</u>	<u>GL Hearn</u>	<u>Sept 2015</u>



<u>CD8/16</u>	<u>Sub-regional SHLAA (Joint Method Statement)</u>	<u>CW Local authorities</u>	<u>May 2015</u>
<u>CD8/23</u>	<u>Greater Birmingham HMA Strategic Growth Study</u>	<u>G L Hearn / Wood</u>	<u>Feb 2018</u>
<u>CD6/9</u>	<u>Joint Green Belt Study for the Coventry &amp; Warwickshire area</u>	<u>LUC</u>	<u>April 2016</u>
<u>CD6/10</u>	<u>Assessment of the Value of the Meaningful Gap and potential Green Belt Alterations</u>	<u>LUC</u>	<u>January 2018</u>
	<u>Infrastructure Delivery Plan</u>	<u>NWBC</u>	<u>Updated regularly</u>
<u>CD8/19</u>	<u>Tamworth Future Development &amp; Infrastructure Study</u>	<u>NWBC</u>	<u>July 2009</u>
<u>CD6/3B</u> <u>CD6/3C</u>	<u>Settlement Sustainability Appraisal</u>	<u>North Warwickshire Borough Council</u>	<u>January 2010</u> <u>Updated 2017</u>
<u>CD8/17</u> <u>CD8/17</u>	<u>Strategic Land Availability Assessment 2017 Addendum to SHLAA</u>	<u>PBA</u> <u>PBA</u>	<u>October 2016</u> <u>April 2017</u>
<u>CD6/1</u>	<u>Affordable Housing SPD</u>	<u>North Warwickshire Borough Council</u>	<u>June 2008</u>
<u>CD6/2</u>	<u>Affordable Housing SPD update</u>	<u>NWBC</u>	<u>December 2010</u>
<u>CD6/2A</u>	<u>Affordable Housing Viability</u>	<u>NWBC</u>	<u>September 2012</u>
<u>CD8/22</u>	<u>Economic Viability Assessment</u>	<u>Adams Integra</u>	<u>2014</u>
<u>NWBC13</u>	<u>Review and Update of the Council's Affordable Housing Viability Assessment, Local Plan Allocations Viability Assessment and CIL Study</u>	<u>Adams Integra</u>	<u>Sept 2018</u>

<u>NWBC14</u>	<u>Community Infrastructure Levy Non-Residential Review and Update Viability Report</u>	<u>Adams Integra</u>	<u>Sept 2018</u>
<u>NWBC26D</u>	<u>Response to question from the Inspector on the Council's Affordable Housing Viability Assessment, Local Plan Allocations Viability Assessment and CIL Study</u>	<u>Adams Intergra</u>	<u>July 2020</u>
<u>NWBC24B Annex H</u>	<u>Five Year Housing Supply as at 31 March 2019</u>	<u>NWBC</u>	<u>updated December 2020</u>
<u>CD8/14</u>	<u>Gypsy &amp; Traveller Needs Assessment</u>	<u>Salford University</u>	<u>June 2013</u>
<u>AD56</u>	<u>Gypsy &amp; Traveller Needs Assessment</u>	<u>Opinion Research Services</u>	<u>July 2020</u>
<u>CD8/6</u>	<u>Employment Land Review</u>	<u>GL Hearn</u>	<u>September 2013</u>
<u>CD8/7</u>	<u>Employment Land Review Addendum</u>	<u>GL Hearn</u>	<u>April 2016</u>
<u>CD8/8</u>	<u>Employment Land Further update</u>	<u>GL Hearn</u>	<u>September 2016</u>
<u>AD25</u>	<u>West Midlands Strategic Employment Sites Study 2015</u>	<u>PBA &amp; JLL</u>	<u>2015</u>
<u>AD15</u>	<u>The Automation Impact</u>	<u>Localis</u>	<u>2018</u>
<u>CD8/2</u>	<u>Strategic Flood Risk Assessment</u>	<u>URS</u>	<u>October 2013</u>
<u>AD51A</u>	<u>North Warwickshire Site Specific Flood Risk Technical Note</u>	<u>Aecom</u>	<u>2019</u>
<u>CD8/5</u>	<u>Water Cycle Strategy</u>	<u>AECOM</u>	<u>October 2016</u>

<u>CD8/5A</u>	<u>Water Cycle Strategy – update</u>	<u>AECOM</u>	<u>June 2017</u>
<u>CD8/4</u>	<u>Renewable and Low Carbon Energy resource Assessment and Feasibility Study</u>	<u>Camco</u>	<u>April 2010</u>
<u>CD8/18</u> <u>CD8/18A</u>	<u>Strategic Transport Assessment</u>	<u>Warwickshire County Council</u>	<u>September 2013</u> <u>2017</u>
<u>CD8/18B</u> <u>CD8/18C</u> <u>CD8/18D</u>	<u>A Strategy for the A5 2012 A5 Action Plan 2016 A5 Supporting Growth and Movement in the West Midlands (2018 - 2031)</u>	<u>A5 Transport Partnership</u>	
<u>AD47</u>	<u>North Warwickshire Local Plan Examination in Public Matter 7: Infrastructure Provision Written Statement on A5 Dualling Proposals</u>	<u>Warwickshire County Council</u>	<u>March 2019</u>
<u>SoCG05</u>	<u>Statement of Common Ground relating to the A5 Improvements</u>	<u>agreed between: NWBC, Dept. for Transport Highways England Warwickshire County Council – Transport &amp; Highways, Midlands Connect</u>	<u>Dec 2020</u>
<u>CD6/4</u>	<u>Conservation Area Appraisals</u>	<u>NWBC</u>	<u>Various</u>
<u>CD7/4</u>	<u>Historic Landscape Characterisation Study</u>	<u>WCC</u>	<u>June 2010</u>
<u>CD7/3</u>	<u>Historic Farmsteads Study</u>	<u>WCC</u>	<u>June 2011</u>

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

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