



Core Strategy

**Forming part of the Local Plan for
North Warwickshire**

Adopted October 2014

PREFACE

Welcome to the adopted Core Strategy which sets out the strategic planning policies that the Borough Council, and its partners, will pursue over the next 20 years. This may seem a long time especially in this fast moving world but the policies in this Core Strategy have been written to give them some flexibility and longevity, as well as give the framework for other planning policies that will make up the Local Plan for the Borough.

The key priority is to keep the rural nature of the Borough and to ensure that when entering North Warwickshire, it is clearly defined as being rural, with a high quality environment. It also seeks to tackle the key issues that the Borough faces of health, skills, and access to services and facilities, including affordable housing.

The Core Strategy is one part of the Local Plan for North Warwickshire. Over the coming years additional documents will be produced, as and when necessary including, Neighbourhood Plans which together will form the Local Plan.

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Contents

Chapter Number		Page Number
1	Introduction	
	<i>What is a Core Strategy?</i>	5
2	Spatial Portrait	7
	<i>Constraints Map</i>	10
	<i>Villages & Hamlets</i>	11
	<i>Countryside</i>	11
	<i>Issues</i>	12
	<i>So what makes North Warwickshire unique?</i>	13
3	Spatial Vision	14
4	Strategic Objectives	15
5	Sustainable Development	17
	<i>NW1 Sustainable Development</i>	17
6	Spatial Strategy	18
	<i>NW2 Settlement Hierarchy</i>	20
7	Core Policies	22
	Green Belt	22
	<i>NW3 Green Belt</i>	22
	Housing Development	23
	<i>Table 1 Housing to be delivered to 2029</i>	25
	<i>NW4 Housing Development</i>	25
	Split of Housing Numbers	26
	<i>NW5 Split of Housing Numbers</i>	26
	Affordable Housing Provision	27
	<i>NW6 Affordable Housing Provision</i>	29
	Gypsy & Travellers	29
	<i>NW7 Gypsy & Travellers</i>	30
	<i>NW8 Gypsy and Traveller Sites</i>	31
	Employment	31
	<i>Existing Employment Land</i>	32
	<i>Table 2 Employment Land 2011-2029</i>	34
	<i>NW9 Employment</i>	34
	Development Considerations	35
	<i>NW10 Development Considerations</i>	36
	Renewable Energy and Energy Efficiency	37
	<i>NW11 Renewable Energy and Energy Efficiency</i>	38
	Quality of Development	38
	<i>NW12 Quality of Development</i>	40
	Natural Environment	40
	<i>NW13 Natural Environment</i>	41
	Historic Environment	41
	<i>NW14 Historic Environment</i>	43
	Nature Conservation	43
	<i>NW15 Nature Conservation</i>	43
	Green Infrastructure	44

	NW16	Green Infrastructure	45
		Economic Regeneration	46
	NW17	Economic Regeneration	46
		Atherstone	46
	NW18	Atherstone	47
		Polesworth & Dordon	47
	NW19	Polesworth & Dordon	49
		Local Services & Facilities	49
	NW20	Services & Facilities	49
		Transport	50
	NW21	Transport	51
8		Delivery	52
	NW22	Infrastructure	53
		Key Diagram	55
		Housing Trajectory	56
9		Monitoring	57
10		Appendices	61
	A	Key Words (A full glossary can be found on the Councils website at www.northwarks.gov.uk)	61
	B	Saved Policies	63
	C	Settlement Hierarchy	68
	D	Links with other Documents	69
	E	Evidence Base	70

1 Introduction

What is a Core Strategy?

- 1.1 The Core Strategy is just one of the many documents that will form the Local Plan for the Borough. It contains planning policies to guide the development and use of land, which affect the nature of places and how they function at a strategic level. The Core Strategy will therefore deliver the North Warwickshire Sustainable Community Strategy's vision, by seeking quality sustainable development in the right place at the right time. It looks forward to 2029 as well as giving an indication of where and how development will take place beyond this time frame in order to ensure a continuous supply of land. The Core Strategy explains how much and what type of development there will be and generally where this will be located. Policies in this Core Strategy are thus broad Borough-wide policies. It is intended that the Core Strategy has been written so as to allow some flexibility whilst protecting the important aspects of the Borough.
- 1.2 The policies within the Core Strategy are interrelated and therefore the document should be read as a whole. It should be read alongside the saved policies from the North Warwickshire Local Plan 2006 as some policies in that plan will remain in force until replaced by policies in later Local Plan documents. (See Appendix A for more information). The National Planning Policy Framework (NPPF) sets the national context for this Plan. In addition the County Council prepares the Minerals and Waste Local Development Documents. Together these plans make up the statutory planning framework for the Borough. All subsequent Local Plan documents as well as any Neighbourhood Plans or Neighbourhood Development Orders must be in conformity with the Development Plan and follow its approach.
- 1.3 A key diagram accompanies this Core Strategy showing the key strategic policies. A Proposal Map Development Plan Document will show the detailed geographical items and indicate where there are proposed changes to the Proposals Map contained within the North Warwickshire Local Plan 2006. Supplementary Planning Documents (SPD) will be used to add more detail and give guidance on how the Council will implement specific policies.
- 1.4 The North Warwickshire area will also be covered by the Warwickshire Waste Core Strategy and the Warwickshire Minerals Core Strategy. The first of these documents will set out sites proposed for waste development; the second document will set out potential sites and areas of search for new mineral development. The Minerals Core Strategy will also define Mineral Safeguarding Areas (MSAs), within which it will be necessary for non-mineral development proposed by this Core Strategy to ensure that mineral resources are not needlessly sterilised and that where new development is proposed, there is a need to consider whether the mineral resources should be extracted prior to development taking place.

- 1.5 The North Warwickshire Coalfield covers a significant area of the Borough from Shuttington in the north-west to the boundary with Coventry to the south east. Some of the reserves identified within the coalfield are shallow and may be accessible by surface mining extraction methods. The Borough Council has major concerns about the potential environmental, visual and amenity impacts of surface mining in the Borough. Before the Borough Council supports a scheme, it should be satisfied that the potential impact has been addressed and there are no viable, accessible reserves that may be sterilised or trigger the need to surface mine.
- 1.6 Consultation with stakeholders has shaped this Core Strategy. As a result of the consultation and especially the specific Issues and Options consultation, the preferred option of allowing development of the appropriate size and scale in a variety of settlements will be pursued, guided by the settlement hierarchy. The settlement hierarchy is based on an assessment of the services, facilities and sustainability of the various settlements within the Borough. This builds on work previously undertaken for the Local Plan and has been updated to ensure it reflects the current situation.
- 1.7 In addition to delivering North Warwickshire's development needs there is also a potential requirement to consider the needs of adjoining authorities. Tamworth has identified a need to accommodate housing beyond its boundaries. No other local authority has identified such a requirement. The Core Strategy is being written at a time when the Duty to Co-operate has been introduced by the 2011 Localism Act. Therefore in order to give this Core Strategy longevity and flexibility, consideration of these issues needs to be undertaken.
- 1.8 The document refers to Neighbourhood Plans or other Locality Plans. It is important to note that a Neighbourhood Plan must be in conformity with this Core Strategy in accordance with the Localism Act 2011. In the absence of a Neighbourhood Plan, but where another document, such as a Parish Plan, has been prepared, and it accords with this Plan, this may be taken in to consideration.

Duty to Co-operate

- 1.9 The Localism Act 2011 introduced a requirement for the Borough Council to co-operate with other local authorities as well as organisations and agencies to ensure the effective discussion of issues of common concern to develop sound plans. This Duty is an on-going process and does not stop with the production of a plan. This Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters. It commits to working collaboratively with other authorities, in particular Birmingham and Tamworth, 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 the North Warwickshire Local Plan will be brought forward to address this.

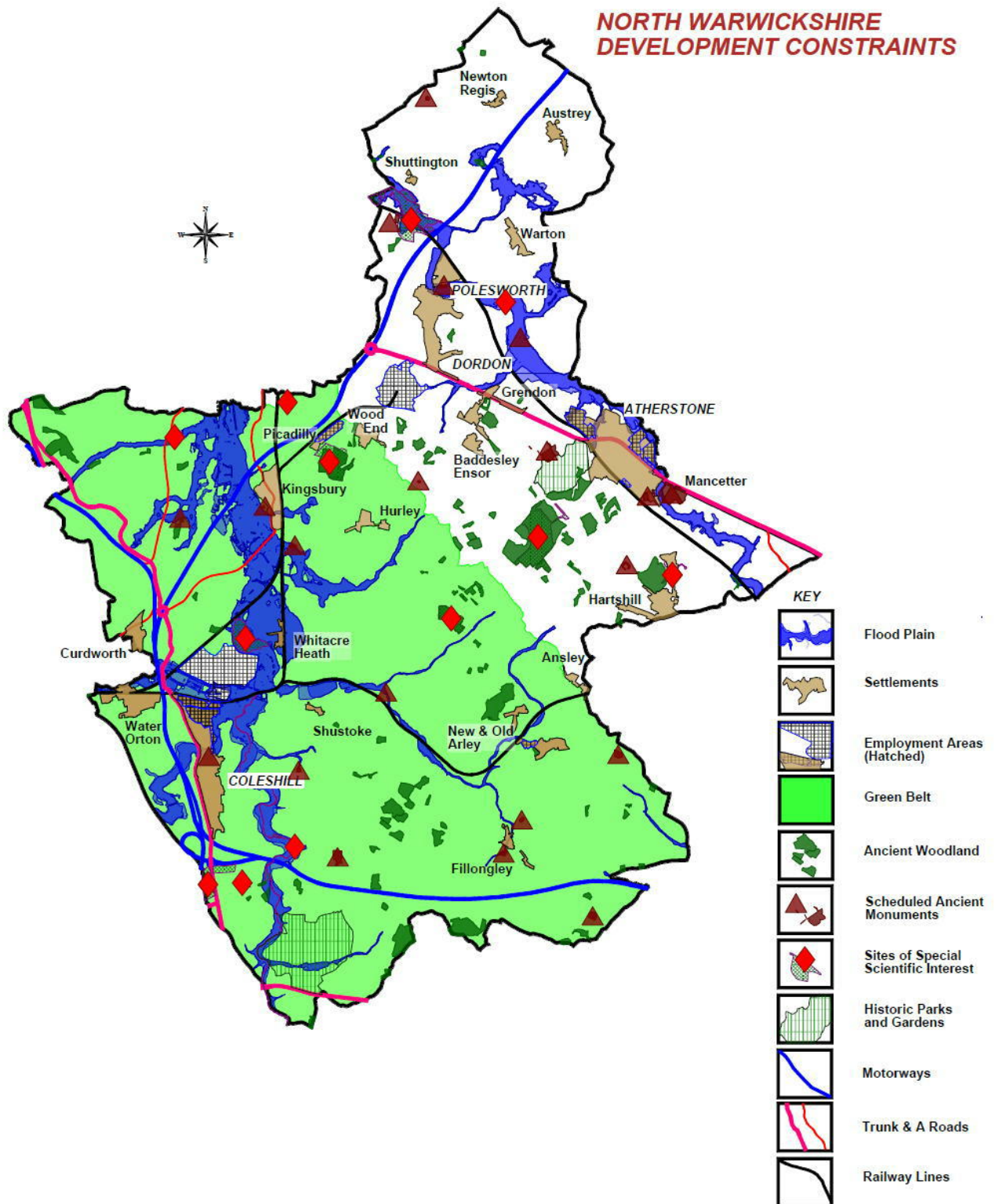
2 Spatial Portrait

- 2.1 This Spatial Portrait gives the story of the Borough and the issues that it faces. It includes not just the traditional aspects related to land-use planning but it also includes other information/issues that have an impact on how land is used, such as, health, skills and training. All of this information provides an image of the Borough which then feeds into the strategic policies.
- 2.2 North Warwickshire is a rural Borough with over 50 settlements as shown on Map 1, covering 110 square miles/28,526 ha/285 km². The rural nature of the Borough is very important. This is created by the number of rivers – Blythe, Tame, Cole, Anker - Kingsbury Water Park and the canal system, as well as the number of other natural features and the predominantly mixed agricultural and woodland uses operating throughout the Borough. The Borough has an open character which is unique compared to many of the surrounding urban areas.
- 2.3 Settlements range in size from Atherstone, and Mancetter, with a population of 10,000 to small hamlets. Atherstone, Coleshill and Polesworth are the three market towns and are important to the health of the surrounding rural economy as they provide many services and facilities to the outlying hinterland.
- 2.4 The Borough lies between Birmingham, Solihull, Coventry, Nuneaton and Hinckley, all of which are growth areas. No growth from these areas is expected to take place in the Borough in the plan period. However to the north-west lies Tamworth. Although not a growth area it is a town constrained by tight administrative boundaries. The Borough therefore has pressure for growth from all around. This is not only in terms of land being sought in this Borough (as is the case from Tamworth) but in terms of the environmental implications of such growth. For example, traffic passing through the Borough especially along the A5.
- 2.5 The economy of the Borough, since the closure of the coal mines, has seen an increase in employment land, particularly logistics, but a decrease in manufacturing. Large brownfield sites, such as Hams Hall, Birch Coppice, and Kingsbury Link, have been used for development, mainly B8 (storage and distribution uses) the former two sites also benefit from intermodal rail freight interchanges. The Borough is the location for many national and international companies including Aldi, TNT, BHS, 3M, BMW, Sainsbury and Subaru. In 2012 it also became home to one of Ocado's national hubs.
- 2.6 There are a number of other older industrial estates in Atherstone, Mancetter, Arley and Coleshill that serve the local and sub-regional employment needs of the Borough comprising mostly of smaller companies. Over 90% of firms in the Borough employ 10 or less employees. Over 50% of workers commute into and out of the Borough. With companies locating in the Borough it is

important for local people to have the necessary skills to take up the local job opportunities as well as having the skills to start up in business.

- 2.7 Major roads of national and regional significance pass through the Borough (M6, M6 Toll, A5, M42, and A446) and they form part of the Strategic Road Network. The A5, although part of this network, is not dual carriageway along its entire length and has speed limits as low as 40 mph in some parts. The Borough Council is working with Warwickshire County Council, Leicestershire County Council, the Highways Agency from the East and West Midlands, as well as other local authorities along its route, to investigate the issues of growth and how improvements to the route can take place. A Strategy has been prepared and the Borough Council will work with partners including the private sector to deal with issues along its route. The capacity of the A5 will be an on-going concern as major developments are taking place along its route mainly outside the Borough which may impact on how development takes place in the Borough. Such developments include the MIRA Technology Park and sustainable urban extensions in Hinckley & Bosworth, DIRFT in Daventry and Rugby, growth in Nuneaton & Bedworth as well as growth in Tamworth, Lichfield and beyond.
- 2.8 Rail also plays an important role in the Borough with the Trent Valley line/ West Coast mainline and the Cross Country line. During 2008 a new station called Coleshill Parkway opened and services have been improved to Atherstone. There are two intermodal rail freight facilities at Hams Hall and Birch Coppice. .
- 2.9 In January 2012 the Secretary of State announced the route for the first phase of HS2 (High Speed Rail) between London and the West Midlands. This travels through the Borough northwards from the NEC along the Tame Valley up to Middleton and then on to Bassett's Pole. A route also comes out of and goes in to Birmingham to the south of Water Orton. The safeguarded route will be shown on the Proposals Map. The next phase of the route to Leeds via the East Midlands and to Manchester was published in January 2013. The Leeds leg follows the route of the M42 from a junction near Lea Marston, past Polesworth and then heads towards Ashby. The full impact of the proposals will not be known for some time, but increased traffic, especially through the rural countryside close to the new railway station and monorail depot to the east of the M42 near to the NEC, is likely. Improved public transport connections will be extremely important to mitigate this impact as well as substantial landscaping and absorptive noise barriers along its route. Other mitigation measures, including community benefits will be needed and will be progressed through discussions with HS2 Ltd and the Department of Transport. Pressure for development around the new HS2 railway station at the NEC will be resisted.
- 2.10 The Borough Council recognises that when HS2 takes place, it will impact on a number of properties. The Council will work with owners to mitigate the loss of properties wherever possible.

- 2.11 In addition to the above transport corridors there is 7km of the Birmingham & Fazeley Canal and 17km of the Coventry Canal within the Borough. The canal system has many uses from regeneration to tourism to being important biodiversity corridors. They are an important recreation and tourism resource.
- 2.12 There are three main airports close to the Borough boundary – Birmingham International, East Midlands and Coventry Airports. There are expansion plans for all of the airports and the implications on North Warwickshire will be considered particularly in relation to the increase in the amount of traffic. However the opportunities of improved access to jobs and services will also be exploited. Development within the Borough will need to consider the constraints imposed by their close proximity.
- 2.13 The Borough has a relatively low housing growth, whilst expansion of employment land, particularly for logistics, has been large compared to the rest of the West Midlands. This brings with it its own problems of ensuring there is sufficient housing of the right type and in the right location to suit the needs of Borough residents, as well as making sure that those living in North Warwickshire have the right opportunities, training and skills to take advantage of and access the additional jobs. The way that buildings will be built and integrated into the landscape and existing settlements will be an important consideration too.
- 2.14 The Borough has a special and important natural environment shaped by its landscape and mining legacy. It has four major river corridors – the Tame, Blythe, Cole and Anker - and holds the largest and most important area of inter-connected wetlands in the sub-region along the Tame Valley. Cumulatively this area forms a migratory bird route of regional significance. The Borough also has notable concentrations of heathland, ancient woodlands and acid grasslands associated with post-industrial habitats, which are otherwise scarce within the county. The natural environment provides many vital ecosystem services to the Borough, such as natural flood defence, carbon sequestration and the maintenance of biodiversity and air quality. These services help to underpin the local economy and make a valuable contribution to the quality of life of its residents.
- 2.15 North Warwickshire has a high level of energy consumption with 61% being used by transport (particularly caused by the high levels of petroleum consumption), 25% by industrial uses and 13% by domestic (Source Quality of Life 2009 page 99).
- 2.16 With a number of mineral reserves within the Borough there are a number of quarries. Early consideration of beneficial after uses of mineral sites needs to be undertaken. Where development is proposed on land with mineral reserves consideration must be given to the extraction of the mineral before development takes place in accordance with national guidance. In terms of the coal reserves from the Northern Warwickshire Coalfield the Council will not support surface mining operations especially where it will have a direct effect on local residents and an adverse environmental impact.



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

Villages & Hamlets

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

Countryside

- 2.20 With the Borough covering over 110 square miles and with over 50 settlements ranging in size from the largest conjoined settlement of Atherstone and Mancetter having a population of 10,000 to places with a few houses, means that the countryside plays an important role in the Borough. Many small settlements do not have a development boundary but are important to the local communities. The countryside gives the rural context in which all other things operate. Its landscape is diverse and varied.
- 2.21 There are three major private estates of Packington, Blythe and Merevale, which have influenced the landscape of the Borough. Agriculture is a major influence on the character of the Borough.
- 2.22 Within the countryside there are 8 golf courses, including The Belfry and the Forest of Arden; major tourist attractions, such as Kingsbury Water Park; as

well as more local facilities. A thriving rural economy is important to the Borough. However, a balance needs to be struck between allowing development that is appropriate in terms of scale and character, whilst protecting and emphasising the rural context of the Borough.

Issues

- 2.23 It is clear that there are a number of cross cutting issues that have consistently been highlighted or raised throughout the development of this Core Strategy. These are outlined in more detail in the Key Issues paper.
- 2.24 Access is an important issue in respect of both the physical means of accessing services and facilities, as well as accessing education, employment, debt/benefits advice/health services, leisure and recreation and housing provision and support. This issue is exacerbated by an increasing elderly population, higher than expected adverse health issues, cross cutting the generations (obesity/smoking/drinking/infant death rates) and increased fuel costs impacting on fuel poverty and transport costs. These raise major implications and potential pressures for future service needs and how to address the form and location of their provision and how those who need those services can access them
- 2.25 The Sustainable Community Strategy (SCS) recognised that with limited resources, partnership working needed to be more focussed in order to ensure delivery. This is not to say that other issues are less important to either individual organisations, or groups of organisations, which can be tackled outside of the SCS arena. It has therefore focussed on three long term issues that it considers the Local Strategic Partnership as a whole can be effective at delivering results. These are:
1. Access to Services & facilities
 2. Education and Aspirations
 3. Health
- 2.26 In terms of the Core Strategy the aim is to look at spatial linkages to these issues. For example there are clear links between issues of poor health, obesity and open space/recreation provision, education and the skills gap, rural transport and isolation and where the opportunities and needs are for seeking planning gain or financial contributions from any proposed commercial/housing developments.
- 2.27 The Borough has, is and will continue to look for ways of tackling these issues. This will be through a range of opportunities including, the LEADER programme, the Borough's Community Hubs, Section 106 contributions, as well as continuing to work with a range of partners from the public, private and voluntary sectors. The Core Strategy can assist in ensuring a lasting legacy from any development that takes place.

So what makes North Warwickshire unique?

2.28 In conclusion the list below summarises the key qualities that makes North Warwickshire unique:

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

3. Spatial Vision

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

3.2 The Spatial Vision for the Borough is thus:

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

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

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

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

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

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

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

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

4. Strategic Objectives

4.1 The following table gives the Strategic Objectives for the Core Strategy 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 Core Strategy policies will flow from these. In addition, policies in other Development Plan Documents, including Neighbourhood Plans will also use these objectives.

Strategic Objectives

Number	Strategic Objective	
1	To secure a sustainable pattern of development reflecting the rural character of the Borough	This will include giving priority to re-using previously developed land and buildings within Market Towns and Local Service Centres, recognising regeneration opportunities; as well as reducing the overall need to travel, limiting exposure to flood risk and protecting the Borough's environmental assets and rural character.
2	To provide for the housing needs of the Borough	This will ensure there will be a sufficient supply and appropriate size, mix and tenure of housing to meet the identified requirements of residents
3	To develop and grow the local economy for the benefit of local residents	This will be achieved by working in partnership with local businesses, landowners and developers to provide land and buildings; improve infrastructure to support economic development and by facilitating regeneration initiatives that capture local economic benefits for local residents' especially higher skills aspirations.
4	To maintain and improve the vitality of the Market Towns	This will be achieved by making the best use of land and buildings; facilitating regeneration and building on their historic strengths

Core Strategy
Adopted 9th October 2014

5	To promote rural diversification	This will be achieved by supporting investment that maintains and extends services and facilities that directly benefit rural needs and maintains and enhances the environment.
6	To deliver high quality developments based on sustainable and inclusive designs	This will raise the quality threshold of developments; promote sustainable construction practices including energy efficiency, recycling and addresses crime and safety issues
7	To protect and enhance the quality of the natural environment and conserve and enhance the historic environment across the Borough	This will be achieved through securing good sustainable design that addresses environmental issues, including flood risk and the creation and restoration of habitats, enhancing local distinctiveness and safeguarding important environmental, historic and archaeological assets
8	To establish and maintain a network of accessible good quality Green Infrastructure, open spaces, sports and recreational facilities	This will promote well-being, social inclusion and community cohesion, in addition to both economic and environmental benefits
9	To ensure the satisfactory provision of social and cultural facilities	This will secure the social and physical infrastructure necessary to improve the health, education, life-long learning and well-being of all sectors of the community

5 Sustainable Development

- 5.1 When considering development proposals that accord with policies in the Core Strategy, the National Planning Policy Framework is also a material consideration. The Council will take a positive approach to the consideration of development proposals, following the presumption in favour of sustainable development. We will always work proactively with applicants and other stakeholders jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development which sustainably improves the economic, social and environmental conditions in North Warwickshire.

NW1 Sustainable Development

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

1. Any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Specific policies in the Framework or other material consideration indicate that development should be restricted.

Delivery of Strategic Objectives: 1- 9

6 Spatial Strategy

- 6.1 The North Warwickshire Core Strategy sets out the long term strategic policies and proposals to deliver the Local Plan vision in accordance with the Local Plan objectives. It identifies a Borough-wide pattern of development. It does not identify specific sites as these will be identified through later documents.
- 6.2 The Spatial Strategy is a key component of the Core Strategy for delivering a sustainable way of living and working and considering the appropriate distribution for development. It seeks to allow development to take place in a dispersed, but controlled pattern throughout the Borough. The pattern of development has been influenced by considering how the Borough functions, as well as the impact of surrounding cities and towns. Future development will take place in accordance to the size of the settlement taken, with its range of services and facilities and dependant on whether it is in or outside of the Green Belt. This will mean that the majority of development will take place in the larger settlements, with more limited development in the smaller rural settlements and in particular those not in the Green Belt. This will benefit those who currently live, work and visit the Borough and future generations and ensure that development is directed to the most appropriate place.
- 6.3 This strategy moves forward the settlement hierarchy principles, which were introduced in the adopted Local Plan 2006. The Local Plan's approach was to steer most development to the Main Towns and then in a cascade approach in other settlements with very little development towards the countryside. Following further analysis into the relevance of the settlement hierarchy and responses to consultations it is clear that the use of the settlement hierarchy still has merit and is broadly supported, but that limited amounts of housing, in particular, should be allowed in the more rural settlements. Essentially, the hierarchy remains unchanged. However what has changed is the emphasis on what will and will not be allowed in the smaller settlements. This follows the Matthew Taylor Report which advocated more development in the rural areas, to assist in maintaining the vitality of the rural settlements. This may result in development adjacent to development boundaries, but only outside of the Green Belt. (The only caveat is where the Community Right to Build is used).
- 6.4 It has become clear that the way the Local Plan policy was being implemented was restrictive and did not sometimes reflect what the local communities were seeking. The Matthew Taylor Review on the Rural Economy and Affordable Housing showed that historically, settlements can grow incrementally and this can help to maintain the balance between restraint and the continuing vitality of the settlements. In this Core Strategy this approach has been widened to consider the holistic development of services and facilities to help maintain and enhance thriving communities. The constant aim is to provide these in the most sustainable way, without it stimulating pressure on the countryside,

in particular, the Green Belt to make suitable provision for development necessary to sustain rural communities, by focussing rural housing development and supporting facilities on a network of Local Service Centres, but with limited development provision in other smaller settlements, identified with a development boundary on the Proposals Map. Elsewhere, other than where specifically provided for in the Plan, development will be limited to that requisite for agriculture, forestry or other uses that can be shown to require a rural location.

- 6.5 Further work has been carried out to ascertain whether settlements could still be within the relevant tier of the Local Plan settlement hierarchy. An assessment was made of their current services and facilities giving them a score. The analysis showed that there were clear groups of settlements providing a similar range of services and facilities. This study showed that only two settlements could possibly be moved to other categories as a result of services or a facility being lost since the hierarchy was first introduced. In relation to Shustoke this change would have resulted in the settlement being placed back in to the Green Belt without a clear development boundary. All development would then require consideration against national Green Belt policy. However, the village has a thriving village school and in order to ensure that modest development could come forward, to assist in the re-introduction of services and facilities, that would once again bring the village back in to the next tier of settlement, it is not considered appropriate to change its designation. Shuttington, although not surrounded by Green Belt is in a similar situation. Therefore, the settlement hierarchy is intended to give an element of aspiration and challenge as to the range of services and facilities that any settlement could potentially have.
- 6.6 Following the assessment of where a settlement should be within the hierarchy, the difficulty arises in determining how much development should be allowed, particularly as 60% of North Warwickshire is within the Green Belt. For example, it has been estimated to warrant an additional primary class that over 150 new dwellings would be required. In many locations this is not feasible when trying to balance the needs of the local community, the protection of the local environment, the character of the settlement/landscape and ensuring that the development is as sustainable as possible. To keep a village shop profitable is indeterminable, as changing shopping habits can easily skew this. In some locations a small village can sustain a village shop, whilst in other locations the shop is not profitable. In these instances however, it is not just seeing shops as shops, but it is the need to protect those premises as a community asset with wider potential.
- 6.7 The Core Strategy seeks 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. Appendix C sets out the settlement hierarchy for the Borough. The result is that, Atherstone with Mancetter and Polesworth with Dordon, are the Main Towns where the majority of development will be directed. Coleshill is recognised as a Green Belt Market

Town due to its range of services and facilities; and there are five Local Service Centres located throughout the Borough, which provide important local services and facilities. Housing growth has been distributed to the Main Towns, then to the Green Belt Market Town 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. This hierarchy underpins many of the policies within the Plan. Retail proposals will also be expected to accord with the settlement hierarchy and be proportionate to the size and scale of the settlement.

- 6.8 The Core Strategy allocates strategic housing numbers to places but does not give a specific location. These will be determined either through Area Action Plans or Neighbourhood Development Plans, prepared with Parish Councils. Although in the past it was only local affordable housing that could be supported in these smaller settlements, now a small proportion of market housing as well as affordable has been allocated to some of the smaller settlements in order to assist with maintaining the vitality of these smaller communities. So in smaller settlements small scale housing developments that help regenerate and support the rural economy or meet proven affordable housing needs (via a local housing needs assessments) can still be considered. If plan monitoring shows that this distribution is not being maintained through planning permissions, the position will need to be redressed either by the production or revision of a future Development Plan Document or other policy document.
- 6.9 Work is continuing at a sub-regional level with neighbouring authorities to develop a Sub-Regional Spatial Strategy. This will build on the work already carried out and will reflect issues arising from the creation of the Coventry & Warwickshire Local Enterprise Partnership. It is not expected that this work will alter the specific Spatial Strategy for North Warwickshire.

NW2 Settlement Hierarchy

Development within the Borough will be distributed in accordance with the Borough's settlement hierarchy as given in Appendix C. Where necessary, changes to development boundaries will be made in the appropriate Development Plan Document, or once development has taken place, whichever is the earlier

Category 1: Market Towns (outside of Green Belt) – Atherstone with Mancetter, Polesworth with Dordon

Development for employment, housing (including affordable housing), services and other facilities will be permitted within the development boundaries of the Market Towns. It is expected that over the plan period, more than 50% of the housing and employment requirements will be provided in or adjacent to the Market Towns and their associated settlements.

Category 2: Green Belt Market Town - Coleshill

Within the development boundary of Coleshill, the Green Belt Market Town, development for employment, housing (including affordable housing), services and other facilities will be permitted.

Category 3A: Local Service Centres (outside of Green Belt) – Baddesley with Grendon, Hartshill with Ansley Common

Development will be permitted in or adjacent to development boundaries that is considered to be appropriate to its place in the settlement hierarchy.

Category 3B: Local Service Centres (in Green Belt) – New & Old Arley, Kingsbury, Water Orton

Within the development boundary development will be permitted that is considered to be appropriate to its place in the settlement hierarchy.

Category 4: Other Settlements with a development boundary - Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End

Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan. In Green Belt settlements development will not be supported outside the current development boundaries.

Category 5: Outside of the above settlements

Development in settlements without a development boundary and except where other policies of the Plan expressly provide, development will be limited to that necessary for agriculture, forestry or other uses that can be shown to require a rural location.

Development for affordable housing outside of development boundaries will only be permitted where there is a proven local need; it is small in scale and is located adjacent to a village.

Delivery of Strategic Objectives: 1, 2, 3, 4

7 Core Policies

Green Belt

- 7.1 National Green Belt policy operates over two thirds of the Borough. Within Green Belts the primary aim is to maintain the open nature of the area and there is a general presumption against development that is inappropriate, except in very special circumstances. The general location of the Green Belt within North Warwickshire is shown on the Key Diagram with the detailed boundaries shown on the Proposals Map.
- 7.2 The maintenance of the Green Belt is seen as a vital component in protecting and enhancing the Borough as an area of pleasant countryside, especially by preventing the incursion of nearby urban areas. The wholeness of the Green Belt designation is important and further exclusions would reduce its effectiveness. Green Belt boundaries were reviewed in the last Local Plan. It is considered that development can be catered for outside of the Green Belt, without the need to consider any reviews of the Green Belt boundaries. In addition, as HS2 will be constructed during the life of this Core Strategy, no changes will be considered until the implications of the new route can be fully assessed.
- 7.3 It is therefore accepted that settlements surrounded by the Green Belt have smaller scale opportunities than those outside the Green Belt. This is in essence the role of the Green Belt, in protecting the openness between places. However there may be opportunities for limited infill and redevelopment in villages still washed over by the Green Belt designation. Infill boundaries will thus be brought forward to indicate where infill and limited redevelopment would be permitted.

NW3

Green Belt

1. The outer extent of the West Midlands Green Belt in North Warwickshire is shown on the Proposals Map.
2. Areas within Development Boundaries are excluded from the Green Belt.
3. Infill boundaries in the Green Belt will be brought forward to indicate where limited infill and redevelopment would be permitted.
4. Settlements surrounded or washed over by the Green Belt will be able to pursue the Community Right to Build. Housing sites would have to be locally affordable in perpetuity. A community or other use would be required to show how it would remain in community use in perpetuity.

Delivery of Strategic Objectives: 1, 7, 8

Housing Development

- 7.4 With the abolition of the Regional Spatial Strategy it is up to the Borough Council to determine its housing target. Based on an analysis of household projections, population projections and past delivery it has been decided to use a requirement of 175 units per annum from 2011 to 2029 making a requirement of 3150. This figure gives an element of challenge in that the past delivery has rarely surpassed this figure.
- 7.5 Housing supply is made up of completions (sites already completed), commitments (sites with planning permission), windfalls (unidentified sites coming forward for development during the Plan period) as well as new site allocations and proposals. In the past the actual windfall amount has been assessed as 60 per annum but in reality it often exceeded this figure. Even if this figure reduces the Borough Council is confident of meeting its housing target, particularly in view of the work it is doing to bring sites forward for development, as well as bringing forward a Site Allocations Development Plan Document. The level of housing completions and planning consents issued will be continuously monitored to avoid any adverse impact on the Borough's housing delivery.
- 7.6 There has historically been a non-implementation rate of 5% of planning applications; an increased focus on smaller sites; and a reduction in windfalls due to increased restrictions in rural areas. Windfalls are likely to continue to decline in a plan-led system, especially where past patterns of development have resulted from a more permissive house building regime in rural areas than would now be considered appropriate. Table 1 indicates the amount of housing that is required for the remaining Plan period.
- 7.7 The Borough Council has to maintain a 5-year housing supply. The National Planning Policy Guidance introduced a requirement for either a 5% or 20% buffer depending on whether the Council has a good record or not of maintaining and delivering a five year housing supply. The Borough Council will monitor its housing delivery to ensure that good delivery is maintained. There has been two years of lower than expected performance but this is expected with the recession. However with the production of this Core Strategy and the forthcoming other Development Plan Documents and especially the Site Allocations, this is expected to change. There is therefore a 5% flexibility included in the five year housing supply.
- 7.8 The Strategic Housing Land Availability Assessment and subsequently updated data indicates that there is more than sufficient land to cater for the housing requirement up to and beyond 2029. In addition, the Borough Council is actively pursuing development on land it owns as well as County Council owned land to ensure the continuous supply of readily available sites. Specific allocations will be brought forward through a Site Allocations Development Plan Document, Area Action Plan or Neighbourhood Plan.

- 7.9 The Borough Council is seeking to provide a variety of types and tenures of housing throughout the Borough, but will specifically seek the type and tenure to reflect the local settlement. Information for this can be found in a variety of sources including the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Studies
- 7.10 As explained in the Spatial Portrait of the Borough, North Warwickshire has urban areas to the east, south and west of its boundaries. Many of these areas are looking to grow. However, Tamworth is the only area that has direct implications in terms of land take on this Borough specifically relating to housing.
- 7.11 Tamworth lies to the north-west of the Borough and its boundaries are constrained. A Study has been carried out by Tamworth Borough Council and they have identified a shortfall in land required to cater for their predicted growth to 2028. A Memorandum of Understanding (May 2012) has been agreed between the three local authorities of Tamworth BC, Lichfield DC and this Council to ensure that delivery of some housing can take place when and if required. This has been quantified as being 500 dwellings to be catered for in North Warwickshire.
- 7.12 There are two main issues for the Borough Council. The first is that development in North Warwickshire should only be as a last resort and all other avenues have been exhausted. Ensuring the delivery of housing in Tamworth will thus be imperative. It is important that sites in North Warwickshire are not seen as quick wins, which means that sites in Tamworth do not come forward for development. This would be unacceptable. The Borough Council will assist, wherever possible, to ensure that any impediments to development, such as infrastructure, in Tamworth can be overcome.
- 7.13 The second issue is that the gap between Tamworth and Polesworth and Dordon is seen to be exceedingly important, both from a Borough perspective and from a local Polesworth and Dordon perspective. The location of the 500 units will thus be determined through the Site Allocations Development Plan Document, following the principles of this document and will not be located within this important gap.
- 7.14 In order for this policy to include flexibility and only if there is a proven need for other uses then the same principles will be used, whether this is from Tamworth or an alternative local authority. A Memorandum of Understanding would be required. In addition, mitigation, helping to deliver the vision of this Core Strategy to retain and enhance the Borough's rural character, would be expected from the relevant local authority.

Table 1: Housing to be delivered to 2029

Local Requirement

		Dwellings Net	Average Dwellings per annum
a)	Housing requirement 2011-2029 (3150 ÷ 18yrs=)	3150	175
b)	Net additions to stock 1/4/11 – 31/10/13 (2 years 7 months) - Completions that have already taken place.	151	
	Total Residual requirement	2999	

Amount of Housing Land left to find for remaining Plan period

Housing in the Pipeline (sites already with planning permission or allocated 919 plus 131 from LIP =)	1050
Land to be found in remaining Plan period (2999 – 1050)	1949
Number of Units to be Delivered for Tamworth	500 units

Total land to be found in remaining plan period including land for Tamworth

TOTAL Requirement Left to Find (1949 + 500 =)	2449 units
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NW4 Housing Development

- Between 2011 and 2029 at least 3,650 dwellings (net) will be built (of which 500 are to meet needs arising in Tamworth).
- All housing sites will be allocated in accordance with this Core Strategy.
- There should be a variety of types and tenures that reflect settlement needs.
- Development will only occur if the appropriate infrastructure is available or can be made available and sites will be released in order to ensure a consistent delivery of housing for the Borough.
- Site specific proposals or allocations will be identified in future Development Plan Documents.

Delivery of Strategic Objectives: 1, 2

Split of Housing Numbers

- 7.15 The housing requirement has been split between the settlements listed in the settlement hierarchy. The number of units directed to each settlement has been dependant on the sites that have been identified through the Strategic Land Availability Assessment and what has already been completed. The location of these units will be determined through the Site Allocations DPD or through a Neighbourhood Plan.
- 7.16 In the case of the Category 4 settlements, it is not expected that sites would come forward that would be larger than 10 units at any one time. The reason for this is that small communities need to grow organically and naturally to be sustainable. Throughout the Borough and especially in the smaller communities there is a particular need for younger person's accommodation or elderly person's accommodation. The provision of suitable elderly persons accommodation may also have the benefit of releasing existing housing within smaller settlements, contributing again towards the need and demand for housing in such settlements.

NW5 Split of Housing Numbers

Housing (both market and affordable housing) will be directed to settlements in the following way. The remaining housing requirement will be split in the following way and are minimum figures:

Category 1: Market Towns

Atherstone & Mancetter	600
Polesworth & Dordon	440

Category 2: Green Belt Market Town

Coleshill	275
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Category 3A: Local service Centres - (outside of Green Belt)

Grendon & Baddesley Ensor (together, as a single network of villages)	180
Hartshill with Ansley Common (together, as a single network of villages)	400

Category 3B: Local service Centres - (in Green Belt)

Old & New Arley (together, as a single network of villages)	90
Kingsbury	50
Water Orton	50

Category 4: Other Settlements with a development boundary

The following settlements will cater for the following amount of development usually on sites of no more than 10 units and at any one time depending on viability. A Neighbourhood Plan may allocate more

Ansley	40
Austrey	40
Curdworth	15
Fillongley	30
Hurley	30
Newton Regis	15
Piccadilly	5
Shuttington	10
Shustoke	15
Warton	45
Whitacre Heath	20
Wood End	30

Category 5 – Outside of the above settlements

Only affordable housing where there is a proven local need and it is small in scale and does not compromise important environmental assets and development necessary for agriculture, forestry or other uses that can be shown to require a rural location.

Delivery of Strategic Objectives: 1, 2

Affordable Housing Provision

- 7.17 Generally affordable housing is defined as housing that is non-market for those whose need is not met by the market. National guidance indicates that this can include a wide variety of delivery methods such as socially rented and intermediate housing.
- 7.18 The Council undertook a Housing Market Assessment in 2013 to provide up to date evidence and information for the Core Strategy. Affordable housing needs still remain high with a need of 112 units per annum. The need for affordable housing as identified by this assessment exceeds, on an annualised basis, housing requirement for the Borough, of 175 units per annum. This causes a particular difficulty in North Warwickshire because the analysis further shows that the ratio of income to house prices/market rental in the Borough is such that the greatest amount of need is for socially rented accommodation. Since the adoption of the 2006 Local Plan therefore “local affordable housing” for North Warwickshire has related to the provision of socially rented housing provided by a Registered Social Landlord, or housing of a similar standard that is available at an equivalent or lower cost (in terms of weekly or monthly repayments or rent). Socially rented accommodation is not the only provision of local affordable housing but it is a means of

comparison to ensure that the housing that is provided is affordable for those in housing need in North Warwickshire.

- 7.19 Provision of affordable housing remains one of the main priorities for the future. 'Right to buy'/acquire has exacerbated the local situation leaving a dwindling supply of housing held by the Council or Registered Social Landlords. In villages with a population of less than 3000 it is possible to curtail the right to acquire from Registered Social Landlords (RSL's). Thresholds and percentages are justified and pursued in the Plan and sites will be identified to provide exclusively for affordable housing. A further Plan measure is the restriction to only meet local affordable housing need in rural settlements.
- 7.20 In terms of delivery of housing sites the Borough Council has been working with the Homes & Communities Agency and other local authorities in the sub-region to prepare a Local Investment Plan (LIP). This includes a list of priority sites that it will pursue with Registered Social Landlords and the private sector to deliver. In addition, the Borough Council itself has built affordable units and will pursue this again where possible, by looking to its own and other public sector land to unlock further opportunities.
- 7.21 Any local affordable housing will have a cascade of eligibility from local ward up to Borough level. It is important that the housing provided caters for the local affordable housing need and that this is maintained as such in perpetuity. In the first place, priority will be given to those who currently live or work in the ward where the development is taking place. Secondly, the needs of those living in adjacent wards will be considered, followed then by the wider needs of the Borough. Those who have been offered a job in North Warwickshire and need to move into the area, but cannot afford a house will also be eligible if they can provide proof of the job offer.
- 7.22 Each housing site will be expected to provide for housing in order to meet the target of 20, 30 or 40% of housing to be affordable depending on the type and size of site over the plan period. This provision will be provided through on-site provision, off-site financial contributions and/ or land. The methodology in the Affordable Housing Viability Report will be used to calculate the financial contribution. In all cases viability issues will determine the nature and scale of provision. Planning conditions will be imposed or planning obligations be sought, in order to ensure that affordable housing provision is provided, in a way that meets local needs and is locally affordable in perpetuity. This will mean that innovative ways of providing affordable housing will need to be pursued. This will include commuted sums from small developments that collectively, can provide a viable sum and the availability of a suitable site to provide affordable housing elsewhere in the Borough.

NW6 Affordable Housing Provision

Schemes of 15 or more dwellings

1. 30% of housing provided on-site will be affordable
2. Except in the case of Greenfield (previously agricultural use) sites where 40% on-site provision will be required.

Schemes of between 1 and 14 inclusive units

20% affordable housing provision will be provided. This will be achieved through on site provision or through a financial contribution in lieu of providing affordable housing on-site. This will be calculated using the methodology outlined in the Affordable Housing Viability report or subsequent updated document and is broadly equivalent to on-site provision.

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

Proposals to provide less than the targets set out above should be supported by a viability appraisal to verify that the targets cannot be met and the maximum level that can be provided without threatening the delivery of the scheme.

Affordable Housing Mix

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

Delivery of Strategic Objectives: 1, 2

Gypsy & Travellers

- 7.23 The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home. The Planning Policy for Travellers Sites, which relates to Gypsies, Travellers and Travelling Show people was published in March 2012. This document should be read in conjunction with the NPPF which includes a commitment to ensuring that the housing needs of members of the gypsy and traveller community and the travelling show people's community are met. The Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth, published in June 2013 examined the necessity for further pitches in the study area. The study was conducted by a team of researchers from the Salford Housing and Urban Studies Unit (SHUSU) at the University of Salford. The study was greatly aided by research support and expertise provided by members of the Gypsy and Traveller communities
- 7.24 For North Warwickshire this assessment, which took in to account the 17 pitches at the Warwickshire County Council rented site at Alvecote, indicated there is a need for an additional 9 residential pitches (2 up to 2017, 3 up to

2022, and 4 up to 2028) and up to 5 transit caravan pitches up to 2028. These figures will be updated on a regular basis. The end target date is thus 2028 and not 2029 as in the case of the housing and employment targets. There was no evidence of any requirement to provide pitches for travelling show people.

- 7.25 In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, a Gypsy & Traveller Development Plan Document will be brought forward and will follow the principles of the settlement hierarchy.

Travelling Show People

- 7.26 Sites for Travelling Show people will not be allocated specifically as no need has been identified. However appropriate sites would be groups of farms buildings close to main roads throughout the Borough. In addition, there would be a need to meet the criteria reflected in government guidance as set out in Circular 04/2007 'Planning for Travelling Show people' and the findings of the Southern Staffordshire and Northern Warwickshire GTAA published in 2008. Further work will be required to identify specific sites to meet any identified need. Any submitted proposals will be assessed through a criteria based policy to be developed as part of the Gypsy & Traveller Development Plan Document.

NW7 Gypsy & Travellers

9 residential and 5 transit Gypsy and Traveller pitches will be provided between 2011 and 2028 based on current information.

Delivery of Strategic Objectives: 1,2

Note: The target end date for the Gypsy & Traveller pitches is 2028, which is consistent with the GTAA.

Gypsy & Traveller Sites

- 7.27 In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, a Gypsy & Traveller Plan will be brought forward and will include pitch allocations and follow the principles of the settlement hierarchy. The allocations will be informed by the Gypsy and Travellers Accommodation Assessment (GTAA) and any subsequent update and review.
- 7.28 Sites for Travelling Show people will not be allocated specifically as no need has been identified. However appropriate sites would be groups of farms buildings close to main roads throughout the Borough. In addition, there would

be a need to meet the criteria reflected in government guidance. If sites arise then they will be treated in accordance with the Policy NW8 below.

- 7.29 A criteria based policy will assist the provision of sites. Where sites fall outside the development boundary preference will be given for them to be located on previously developed land.
- 7.30 Any permission granted under this Policy will be subject to a condition limiting occupancy to Gypsy and Travellers as defined in Annex 1 to Planning policy for traveller sites March 2012.

NW8

Gypsy & Travellers Sites

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

- The size of the site and number of pitches is appropriate in scale and size to the nearest settlement in the settlement hierarchy and its range of services and infrastructure, limited to a maximum number of 5 pitches per site.;
- The site is suitably located within a safe, reasonable walking distance of a public transport service, with access to a range of services including school and health services;
- Avoiding areas with a high risk of flooding or affected by any other environmental hazards that may affect the residents' health and welfare;
- The site has access to essential utilities including water supply, sewerage, drainage and waste disposal;
- The site can be assimilated into the surroundings' and landscape without any significant adverse effect.

Employment

- 7.31 Economic growth is a key Government goal and Local Enterprise Partnerships have been developed to pursue this. The Borough Council wants to work with the private sector to create long lasting local employment opportunities as well as mitigate any adverse impacts and enhance the rural character of the Borough.
- 7.32 Historically North Warwickshire has had a number of large brownfield sites that have been redeveloped and this led to an oversupply of employment land in relation to the Warwickshire Structure Plan 1996-2011. Two of the largest sites were Hams Hall and Birch Coppice, which were seen as regional logistic sites and benefited from intermodal rail freight facilities.

- 7.33 In addition, to target the priority issues and needs identified through the Sustainable Community Strategy, it is considered that all employment related development, should support and assist improvements to access to services, health, skills training and education opportunities through appropriate contributions or specific service delivery. The aim is to address the skills and education deficit and improve aspiration, opportunity and choice of employment. Delivery will need to provide a more focused match between available local employment and the existing and aspirational local employee skill base, in order to meet local economic needs and to address the large scale out-commuting pattern that presently exists in the Borough.

Existing Employment Land

- 7.34 With the abolition of the Regional Spatial Strategy the Borough Council has to consider its employment land target. Looking at the available evidence it has been decided to continue with the target to equate to 11 hectares over a 5 year period. Therefore over the Plan period this equates to a total of 60 hectares.
- 7.35 Originally the Regional Spatial Strategy excluded both Hams Hall and Birch Coppice from this local employment land requirement because they were seen to deal with regional rather than local needs. In order to deal with the transition period between the regional figures and moving towards local employment targets outstanding permissions from these two sites will not immediately be added into the employment land figure. This is because if this land were added it would make it appear that no further employment land would be required. Work is being carried out at both the sub-regional and regional level to consider employment needs on a wider than local level. As and when these reports become available their implications for the amount and type of employment provision set out in the Core Strategy will be assessed. Consideration will be given to a review of the relevant Core Strategy policies should any assessment indicate that this is necessary.
- 7.35 The area of Dordon to the north of the A5 relates well to Polesworth, although Long Street would be a constraint to any growth. The area on the western side of Dordon plays an important role in maintaining the separation between Tamworth and Dordon thus ensuring, when entering North Warwickshire along the A5, that the area retains its rural character. The rural character would be strengthened by landscaping on both sides of the A5 and this is a key aim. The Birch Coppice Business Park, on the site of the former Birch Coppice Colliery to the south of Dordon, was designated a Regional Logistics Site (RLS) in the Regional Spatial Strategy.
- 7.36 A further 40 hectares is currently under construction. There is also the Birmingham Intermodal Freight Terminal (BIFT). It already has a waste transfer recycling centre run by Warwickshire County Council. This site caters for wider than local needs and the challenge is to ensure that local people have the skills to take up the employment opportunities at this site.

- 7.37 Another legacy from the Regional Spatial Strategy is a further 20 hectares specifically for logistics use. However a number of circumstances have changed. Birch Coppice Phase 2 is under construction. Hams Hall has not come forward – a former power station site in the Green Belt. In addition, MIRA Technology Park, an Enterprise Zone, south along the A5 will be coming on stream within the next year or so. With the development of this site, this changes the local market and provides opportunities to diversify the local economy for different types of employment growth. The Borough Council is keen to exploit these opportunities.
- 7.38 Atherstone has two main employment sites. The oldest of these, at Carlyon Road, was built during the 1970's and 1980's. It is the quality of many of the units¹ that is now an issue with many of the units not standing up to modern day needs. The other site off Holly Lane is dominated by the presence of TNT and Aldi. Land has been allocated for further expansion at this estate. The landowner now wishes to retain this land for their expansion plans. Therefore, although available, it is for a specific end user of Aldi themselves. Both estates offer redevelopment and regeneration opportunities.
- 7.39 Table 2 (page 34) 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. Following the abolition of the Regional Spatial Strategy, local monitoring needs to take account of all employment land, including the 20ha's originally identified through the Regional Spatial Strategy process. This will now be incorporated within the local monitoring process.
- 7.40 Delivery of appropriate employment uses and redevelopment within existing employment sites should reflect the need to broaden the employment base and improve employment choice and opportunity. This will both assist in the regeneration of Atherstone and improve employment choice and opportunities across the Borough. It is important therefore to protect employment land from alternative uses. However the Borough Council recognises that this cannot always be the case. Proposals for a change of use from employment uses (Class B) to non-employment uses should be supported by evidence to show that the existing buildings and land are not suitable or cannot be viably re used for another employment use. Evidence should include details of the marketing of the site for employment use for at least 12 months.
- 7.41 The Core Strategy also seeks to support and encourage small scale rural businesses to develop and to enable their expansion where this does not impact detrimentally on the countryside character in environmental or sustainable terms.

¹ Chesterton Report 2001 and CB Richard Ellis 2007

Table 2: Employment Land 2011 - 29

	hectares
A Total Employment Land Requirement	58
B Replacement Provision for Unsuitable Land	2
Total Employment Land Required to Meet Local Needs	60
C Completions in ha from 2011 to 2012 (non RLS)	0.56
D Extant Planning permissions / allocations	30.8
E Total Supply	31
<hr/>	
F Remaining Employment Land Requirement	29
Sum = A – (B – C – D) + E	

- 7.42 Line D of the table above includes the site of 6.9 hectares in Atherstone and will be safeguarded specifically for the owner of the site so that it can be brought forward for their own employment requirements.

NW9 Employment

Between 2011 and 2029 a minimum of 60 hectares of local employment land will be provided.

Employment land will be directed towards settlements appropriate to their size and position in the hierarchy:

Development will be appropriate to the scale and size of the settlement; and, In all cases development will only occur if the appropriate infrastructure is available.

All employment land will be protected unless it can be demonstrated that there is no realistic prospect of the site being used for employment purposes.

Evidence would need to demonstrate that:

- The site is no longer commercially viable; and,
- It has been marketed for an appropriate period of time, usually no less than 12 months; and,
- There are no alternative employment uses that could use the site.

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

Delivery of Strategic Objectives: 1, 2, 3

Development Considerations

- 7.43 The Council recognises the importance of sustainability. In this respect, all development should demonstrate that it is sustainable. This will be achieved by being well designed, laid out and constructed in a manner to ensure the long term retention, adaptation and re-use of premises; where services and facilities link and support development they must be protected and improved where necessary; and that promotion of sustainable transport is prioritised, as there is a reliance on private vehicular transport. This is in line with the Government's intentions towards sustainable patterns of movement.
- 7.44 Transport in a rural area has a different dynamic to that in a built up area. There is a strong dependence on the use of the motor car, as rural bus services may not provide the required journey at the relevant time to access employment sites, in particular. This issue is being exacerbated by the cut in funds to bus operators. This reliance on the motor car can lead to local issues that may result in a greater need for on-site parking and thus result in localised parking standards.
- 7.45 Equal opportunities are an increasingly important matter in planning. Recent legislation sets out the Council's obligations in ensuring that development is suitable for people of all ages, abilities and backgrounds. In addition, promoting healthy and active lifestyles is a key local priority, as set out in the North Warwickshire Sustainable Community Strategy².
- 7.46 Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. Settlement Character Assessments will be undertaken to identify public spaces within the settlements and will seek to protect and enhance them. The Council's Open Space, Sport & Recreation Audit and Green Space Strategy³ and the North Warwickshire Playing Pitch Strategy identify existing shortfalls in provision, as well as further classifying the importance of existing open spaces and working to improve and protect sports facilities across the Borough.
- 7.47 People within the Borough should be able to enjoy places without undue disturbance or intrusion from neighbouring uses. This protection of amenity in the public interest accords with paragraph 66 of the National Planning Policy Framework. The Council will look to protect and improve, where possible, living and working conditions through development proposals, which will be enforced by planning conditions or through the Council's Environmental Health powers.
- 7.48 The Rivers Tame, Blythe and Anker are all wildlife sites in the Borough. All are at risk of pollution, particularly the River Blythe, which is a Site of Special Scientific Interest. In addition, despite flood alleviation works in some parts of

² North Warwickshire Community Partnership, 2010; North Warwickshire Sustainable Community Strategy

³ NWBC, 2008; North Warwickshire Green Space Strategy

the Borough, a significant amount of residential and employment land along and near these corridors is at risk of flooding.

- 7.49 The Council seeks to reduce this risk by minimising surface water run-off to these rivers through the appropriate location of new development and requiring Sustainable Drainage Systems (SuDS) and other appropriate attenuation measures. In line with guidance, where there is considered to be a risk of flooding, developers will be required to conduct a Level 2 flood risk assessment as a Level 1 Strategic Flood Risk Assessment was carried in 2009. Recommendations from this study will be used as guidance and included in future Development Plan Documents. In addition, ponds and ditches form an important natural drainage function that should, where possible, be protected and enhanced, especially as they can also result in environmental enhancement and provide benefits to wildlife.
- 7.50 The raw material, heavy infrastructure and disposal needs of the adjacent Birmingham conurbation and other nearby major urban areas have resulted in additional pressures on the Borough's land resources, including potential contamination. The Borough still has a legacy from extensive coal mining and other extraction. The Minerals and Waste Core Strategies will address specific detailed policies including how to assess viability of sites. Whilst the County Council sets out the strategic approach for mineral extraction and waste disposal, the Borough retains control over contaminated land issues. In line with national requirements and the intentions of the Council's Environmental Health section to identify and reduce the amount of contaminated land across the Borough, development proposals must identify contaminated and potentially contaminated land and secure land remediation where appropriate. Such identification may be necessary prior to determination of proposals depending on the sensitivity of the end use. In addition, strict control of the use and disposal of hazardous substances is necessary to safeguard land, premises and people.
- 7.51 Waste should be considered as part of the design of any development. This can be done through Site Waste Management Plans (SWMP's) or their successor. Attention should be given to opportunities to minimise the generation of waste as a by-product and development and ensuring waste arising and managed sustainably.

NW10 Development Considerations

Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

1. Be targeted at using brownfield land in appropriate locations reflecting the settlement hierarchy; and,
2. be adaptable for future uses and take into account the needs of all users; and,
3. maintain and improve the provision of accessible local and community services, unless it can be demonstrated that they are no longer needed

- by the community they serve; not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new, existing and future community; and,
4. promote healthier lifestyles for the community to be active outside their homes and places of work; and,
 5. encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and,
 6. provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards; and,
 7. expand or enhance the provision of open space and recreation facilities, including contributing to the implementation of the Green Space Strategy and Playing Pitch Strategies before proposals will be supported
 8. not lead to the loss unless a site of equivalent quality and accessibility can be provided, or shown that it is surplus to needs; and,
 9. avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, fumes or other pollution; and,
 10. protect and enhance the historic environment; and,
 11. manage the impacts of climate change through the design and location of development, including sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity; and,
 12. protect the quality and hydrology of ground or surface water sources so as to reduce the risk of pollution and flooding, on site or elsewhere; and
 13. not sterilise viable known mineral reserves; degrade soil quality or pose risk to human health and ecology from contamination or mining legacy and ensure that land is appropriately remediated, and,
 14. seek to maximise opportunities to encourage re-use and recycling of waste materials, both in construction and operation

Delivery of Strategic Objectives: 1, 6, 8, 9

Renewable Energy and Energy Efficiency

7.52 Climate change is a key priority for all and over the coming years the move to zero carbon will influence the future policy background. Changes, especially with the improvement in green technology, can have a major long lasting impact. The Borough Council is committed to reducing the carbon footprint of the Borough and encourages changes that lead to such improvements. It has worked with other authorities in the sub-region to produce a Renewable Energy Study. This indicated there was little opportunity for large scale wind generation or district and community heat and power schemes. The report also highlighted how a reasonable proportion of properties in the Borough are still not connected to mains gas supply. In addition it has worked with the sub-regional authorities and the Carbon Trust to produce a renewable energy toolkit.

- 7.53 Wind turbines are a means of providing renewable energy. A key factor of their development will be their impact on the landscape and the local community.
- 7.54 All proposals will be required to provide detailed information on associated infrastructure required, including roads and grid connections, impact during construction and operational phases of the development, including visual impact, noise and odour issues and provisions made for restoration of the site.

NW11 Renewable Energy and Energy Efficiency

Renewable energy projects will be supported where

They respect the capacity and sensitivity of the landscape and communities to accommodate them. In particular, they will be assessed on their individual and cumulative impact on landscape quality, sites or features of natural importance, sites or buildings of historic or cultural importance, residential amenity and the local economy.

New development will be expected to be energy efficient in terms of its fabric and use. Major development will be required to provide a minimum of 10% of its operational energy requirements from a renewable energy source subject to viability. Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit.

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

Delivery of Strategic Objectives: 1, 6, 7

Quality of Development

- 7.55 The quality of development is important and can be helped through early consideration of the development. This is particularly the case in considering the natural and historic environment and how this will be dealt with. Considering biodiversity at an early stage of the planning process will assist in building in beneficial features to aid biodiversity.”
- 7.56 The Commission for Architecture and the Built Environment (CABE) has developed the Building for Life (BfL)⁴ standard, in conjunction with the Home Builders Federation and is supported by government as the standard for the design quality on new homes. BfL provides a means of ensuring new housing meet appropriate design standards; respect their setting and are sustainable, thus creating quality places.

⁴ CABE, 2008; Building For Life 20, www.buildingforlife.org

- 7.57 The Borough Council is committed to using the BfL standard within new residential developments. It will look to promote Building for Life and where appropriate, offer specific guidance drawing on this initiative. Consequently, the aim is to ensure that all new housing developments achieve a good standard of design as defined by the BfL standard.
- 7.58 Ensuring high quality design across the commercial and industrial sector is equally as important. Many elements of the BfL standard apply to non-domestic buildings and this approach is further supported, by the West Midlands Sustainability Checklist (WMSC)⁵ and the Council will seek that development achieves a good standard as defined by the WMSC
- 7.59 The Council recognises the importance of planning development to reduce the opportunity for crime. Whilst crime levels across the Borough are generally lower than other areas of the West Midlands, design should ensure such figures are maintained and further lowered where possible. It is clear that the fear of crime especially at night is still an issue, as for example the Atherstone Parish Plan highlights that there is still fear of being out at night. The Borough Council will use the Secured by Design⁶ principles, which are widely accepted to contribute to lowering crime rates.
- 7.60 North Warwickshire is made up of a number of communities and thus there are very differing styles. With the Borough having over 50 settlements it is important that the local distinctiveness is reflected in any developments. This is particularly important in settlements that for the settlement hierarchy have a co-joined settlement boundary. This does not detract from the fact that these places consider themselves separate with each having their unique identities.
- 7.61 The Landscape Character Appraisal and individual Settlement Appraisals have been carried out and will be developed further into Supplementary Planning Documents and should be used as the basis for creating locally distinctive proposals. The Landscape Character Assessment identified landscape sensitivity areas surrounding settlements and these will be used when assessing impacts from developments. The Borough Council has Design Champions and they will be used to promote and encourage local distinctiveness in new developments.
- 7.62 In addition to delivering suitable forms of development in appropriate locations, a main objective of the Core Strategy is to promote high quality development at all times. Policies in this Strategy are formulated with this objective in mind. Quality developments rely on a combination of factors including aesthetics of the buildings; how water is dealt with and how development fits within the landscape, both rural and urban. Other policies play an equal part in the achievement of quality developments such as how access is gained to a site and how cars and lorries are treated within a

⁵ WMRA, 2009; West Midlands Sustainability Checklist, www.checklistwestmidlands.co.uk

⁶ ACPO CPI, 1989; Secured by Design, www.securedbydesign.com

scheme. All are crucial in achieving high quality developments within the Borough.

- 7.63 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.

NW12 Quality of Development

All development proposals must;

- demonstrate a high quality of sustainable design that positively improve the individual settlement's character; appearance and environmental quality of an area;
- deter crime;
- sustain, conserve and enhance the historic environment
- provide, conserve and enhance biodiversity; and,
- create linkages between green spaces and wildlife corridors.

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

Delivery of Strategic Objectives: 1, 6, 7, 8, 9

Natural Environment

- 7.64 North Warwickshire is characterised by distinctive and open countryside with market towns and many small villages and hamlets. Large country estates make up part of the Borough and much of this open character is in part due to their existence. The overwhelming land use is agriculture, often in extensive estates and accompanied by countryside recreation. The Borough has many Sites of Special Scientific Interest (SSSI), areas of Ancient Woodland, Local Sites (Wildlife and Geological), Parks and Gardens of Historical Interest, Country Parks and Warwickshire Wildlife Trust Nature Reserves. However, biodiversity is not only restricted to these sites, but also extends into the wider countryside where protected, rare and endangered species exist, forage or rest, such as individual veteran trees. Assets are not only statutory and non-statutory sites, including potential sites, but also those that maintain connectivity within the landscape. Some of these assets have already been identified but are continually being updated. Therefore Supplementary Planning Documents will be prepared in order to allow the information to be updated. Contributions will be sought to assist with the delivery of creating and maintaining the Borough's biodiversity and geo-diversity assets.

- 7.65 The Core Strategy, therefore, recognises that it is essential for a healthy and diverse landscape to be protected and enhanced to ensure species movement throughout the Borough as well as into neighbouring authorities.

This flow will assist with climate change adaptation by enabling species to expand populations as well as move to more favourable areas.

- 7.66 Due to the area's natural assets and growth pressure from surrounding areas the primary planning policy will be appropriate development of the appropriate size in the appropriate location.
- 7.67 Regeneration of the Market Towns particularly through mixed-use development will allow the primary assets of the Borough - its countryside and settlements - to be protected and enhanced. Policies to protect and improve the Countryside beyond defined settlement boundaries and expected growth will continue through this Core Strategy.
- 7.68 It is intended that mineral workings sites, both in use or exhausted, as well as existing employment sites be put back into appropriate Green Belt/rural uses as current operations and permissions cease.

NW13 Natural Environment

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

Delivery of Strategic Objectives: 1, 6, 7, 8, 9

Historic Environment

- 7.69 North Warwickshire has been shaped by human activity over many thousands of years, and the distinctiveness of its present landscapes and settlements reflects this historic character. Amongst the more prominent features of its historic environment are remains of a number of monastic sites from the middle ages, whilst the economic exploitation of the Borough's geology has left a rich heritage of industrial archaeology. The 24km of canal system also adds to the industrial heritage of the Borough. The Warwickshire Historic Environment Record contains records of over 1350 archaeological sites, of which 29 are Scheduled Ancient Monuments. There are 579 Listed Buildings, 10 Conservation Areas and 3 Registered Parks and Gardens.
- 7.70 Apart from these discrete sites, the entire landscape has intrinsic historic interest which contributes to the local sense of place and is valued by residents and visitors. It has been systematically characterised through the national programme of Historic Landscape Characterisation, a regional programme of Historic Farmsteads Characterisation and a Countywide

Historic Town Study and results of this work have informed this Core Strategy and will further inform the planning and design of developments.

- 7.71 The Historic Environment is a finite and non-renewable resource. 14 designated assets were identified by English Heritage as being ‘at risk’, mainly from disuse or neglect, in 2011⁷. Kingsbury Hall is undergoing major work and Astley Castle has seen major works completed. The Borough Council will continue to work with owners to seek ways of securing their future. The Borough Council has an on-going programme for updating the areas Conservation Area Appraisals and will undertake management plans for them where appropriate. It will seek opportunities for enhancement through development and links with other projects and partnerships.
- 7.72 The Borough recognises the role of the Historic Environment in shaping the distinctiveness of the Borough and in contributing to quality of life and quality of place. It is committed to protecting and where possible, enhancing its historic assets including identification of areas where development might need to be limited in order to conserve heritage assets or would be inappropriate due to its impact upon the historic environment. Proposals for new development should reflect this commitment, with design that reflects local distinctiveness and adds value to it. The re-use and restoration/conservation of historic buildings can be a catalyst for regeneration. The Council have successfully implemented a Conservation Area Partnership Scheme in Atherstone and will seek ways of building on this success including the use of Neighbourhood Plans in the promotion of positive improvements to the Borough’s historic environment. Proposals which may have an impact upon the Borough’s Historic Environment will be assessed in accordance with local and national policy and guidance⁸.”
- 7.73 For clarification habitats includes: Habitats, species and features identified under Section 41 of the National Environment and Rural Communities Act as a principal of importance; proposed and designated Local Wildlife Sites and Local Geological Sites; Local Nature Reserves; ancient woodlands and veteran trees; river corridors and canals; networks of natural habitats and legally protected species, including linear features and wildlife corridors, such as hedgerows.
- 7.74 All of these make a substantial contribution to the Borough’s natural environment. The network however is not restricted to these sites but other features of biodiversity that add, buffer and link to the wider countryside, providing connectivity and facilitating species movement in response to climate change.

⁷ Heritage at Risk Register 2008 (English Heritage 2009)

⁸ Policies and Guidance for the Sustainable Management of the Historic Environment (http://www.english-heritage.org.uk/upload/pdf/Conservation_Principles_Policies_and_Guidance_April08_Web.pdf?1271145138 English Heritage 2008); *NPPF* (<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

NW14 Historic Environment

The Council recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved and enhanced. In particular:

- Within identified historic landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and,
- The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.
- Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.

Delivery of Strategic Objectives: 1, 6, 7, 8, 9

Nature Conservation

7.75 The Borough Council recognises the need to establish a coherent and resilient ecological network in order to contribute towards the Government's target of halting the loss of biodiversity by 2020. The Core Strategy aims to achieve this by providing robust protection for these biodiversity assets that have a significant role and function in the Borough's existing ecological network and by seeking enhancements and gains where deficiencies are identified.

NW15 Nature Conservation

Sites of Special Scientific Interest (SSSI's) will be subject to a high degree of protection, in view of their national importance. Development adversely affecting a SSSI will only be permitted where the benefits of the development at these sites clearly outweigh the likely impacts on the site and any broader impacts on the national network of SSSI's.

Development that affects Sites of Regional and Local Importance for Nature Conservation will only be permitted where the benefits of the development

outweigh the nature conservation value of the site and the contribution it makes to the Borough's ecological network.

Development that damages habitats and features of importance for nature conservation will only be permitted where there are no reasonable alternatives to the development taking place in that location. Where appropriate, developments will be required to help enhance these features and/or secure their beneficial management. Development will be resisted where it leads to the loss of irreplaceable habitats and features, such as ancient woodland or veteran trees unless it can be demonstrated there are overriding reasons and benefits that outweigh the loss.

Development should help ensure that there is a net gain of biodiversity and geological interest by avoiding adverse impacts first then providing appropriate mitigation measures and finally seeking positive enhancements wherever possible. Where this cannot be achieved, and where the development is justified in terms of the above criteria, the Local authority will seek compensation and will consider the use of biodiversity offsetting as a means to prevent biodiversity loss. In doing so, 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

Delivery of Strategic Objectives: 1, 6, 7, 8, 9

Green Infrastructure

- 7.76 Green Infrastructure (GI) is a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The Borough already has higher than average accessibility to woodland providing an excellent basis from which to develop a Borough wide network. However there are still local deficiencies which need to be tackled as well as the creation of further woodlands helping to extend corridors.
- 7.77 The Borough Council along with other authorities in the sub-region and Natural England have developed a Sub-regional Green Infrastructure Strategy. This strategy has established criteria to identify sub-regional Green Infrastructure assets of Landscape, Accessibility and Biodiversity importance. The Borough is also a partner in the Coventry, Solihull and Warwickshire Biodiversity Offsetting pilot. Biodiversity Offsetting provides a standardised mechanism for quantifying and delivering compensation where adverse impacts on biodiversity cannot be avoided or mitigated on site. The outcome of this work and any additional local work will be taken forward in other Development Plan Documents as well as an explanation of how the formulae

and offsetting will be translated into further guidance. Policy will need to set clear standards for when and how biodiversity offsetting may be used within the planning system.

- 7.78 The two canals in North Warwickshire can contribute towards the provision of significant local and strategic Green Infrastructure, as they provide important wildlife corridors and can support significant biodiversity along their length. The definition of Green Infrastructure includes “blue infrastructure and blue spaces” such as waterways, towpaths and their environs. They also provide important open spaces. Further detail on the definition of “Green Infrastructure” can be found in the Glossary.
- 7.79 Opportunities exist throughout the Borough where development takes places. In particular the use of mineral sites provides an opportunity to create links and for biodiversity offsetting potential. For example the quarry sites of Purley, Jubilee and Oldbury. Offsets would be sought towards enhancements of the wider ecological network in line with local, regional and national priorities for nature conservation. In addition, the development of HS2 will also provide a corridor in its own right but equally could cause links across the railway line to be broken.

NW16 Green Infrastructure

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

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

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

Delivery of Strategic Objectives: 1, 6, 7, 8, 9

Economic Regeneration

7.80 Although North Warwickshire saw one of the largest growths in terms of logistics and support facilities in the West Midlands it is still a fragile economy, with a high dependency on a narrow range of sectors and larger employers, as outlined in the Employment Topic paper and Industrial Market Assessment Report. The growth of the small to medium sized enterprises, in particular, will continue to be supported. Both appropriate rural diversification and regeneration of existing sites will be part of the long term strategy to address the economic issues that the Borough faces. Working with neighbouring authorities and relevant Local Enterprise Partnerships the Borough Council will focus on delivering a broad range of high skilled employment generating uses in addition to the traditional B1 (offices and light industrial, research and development), B2 (general industry) and B8 (storage and distribution). In particular research and development and other knowledge based companies/facilities would be welcomed. The provision of high speed broadband throughout the Borough will be important to allow businesses to grow, develop and exploit the opportunities coming forward as a result of the MIRA Enterprise Zone.

NW17 Economic Regeneration

The delivery of employment generating uses, including the redevelopment of existing employment sites and farm diversification, should reflect the need to broaden the employment base, improve employment choice and opportunities for local people.

Delivery of Strategic Objectives: 1, 3, 5

Atherstone

- 7.81 Atherstone is one of the Market Towns in the Borough and acts as the Civic Centre for the Borough. Its vitality is important to the surrounding areas. The town centre has been the subject of numerous initiatives to try and stimulate regeneration.
- 7.82 There are a number of opportunities for regeneration both in the town centre and the industrial estates. The priority for development in Atherstone will be to exploit these opportunities in both the town centre and industrial estates.
- 7.83 There are a number of opportunities that are emerging. Public agencies are exploring ways of improving services whilst, rationalising their own facilities and buildings. This will provide regeneration opportunities, for any released sites and for newly developed sites. However, the expansion of Atherstone beyond the current development boundaries is constrained by floodplain, to the north and north-east, a historic park and garden to the west, railway lines

and wildlife sites to the south and Mancetter with archaeological remains to the east. Therefore, other than very small scale developments on the fringe of the Atherstone development boundary, the area to the north-west, beyond Holly Lane Industrial Estate, would appear to be the only area where some development could take place. There are key prominent sites close to the town centre which the Borough Council will pursue for regeneration. However depending on the five year housing supply greenfield sites to the north-west of the town may have to be brought forward for development.

- 7.84 Development on sites inside the development boundary will be pursued but it is recognised that in order to maintain a five year housing supply that growth may need to take place beyond its current boundaries. Due to constraints surrounding the settlement any growth beyond the current development boundary would be directed to the north-western area of Atherstone.

<p>NW18 Atherstone</p> <p>Proposals that assist in the continued regeneration of Atherstone will be supported and encouraged. Partnership schemes, which allow the bringing together of services and releasing sites for redevelopment, will be sought, where these result in an improvement of services and facilities</p> <p>Partnership working, with both the public and private sector, will be central in the delivery of regeneration of Atherstone. Key sites in the town centre and industrial estates, as well as other redevelopment sites within the existing development boundary, will be pursued where they achieve the following outcomes:</p> <ul style="list-style-type: none">• Improved community facilities in more sustainable buildings (low maintenance/energy efficient)• Improved energy efficiency• Creation/protection of jobs• Improved historic environment in terms of maintaining local distinctiveness, respecting historic settlement morphology and retaining and enhancing the historic fabric. <p>Further growth of the Atherstone and Mancetter area, outside of the current boundaries, will be focused in the broad direction north of Holly Lane Industrial Estate and South of the Anker Valley floodplain</p>

Delivery of Strategic Objectives: 1, 3, 4

Polesworth & Dordon

- 7.85 Polesworth is one of the three Market Towns and lies to the north of the Borough. It is a historic market town established at a crossing of the River Anker. It exhibits a typical pattern of streets and buildings, with a strong historical core centred on Polesworth Abbey and the Conservation Area. It

has a close geographical relationship with Tamworth, for a range of services and facilities and with Dordon to the south. However residents as well as using the wide range of services and facilities in the village, also use the services and facilities in other neighbouring settlements of Atherstone, Nuneaton and Coventry. Hospital referrals are mainly accessed via the George Eliot or University Hospitals. This puts the services and facilities in Polesworth under pressure. It still retains some key services but these are generally small in scale.

- 7.86 However this physical closeness means that there is a strong desire locally to protect the area to the west of the town from further development, in order to maintain its individual identity and prevent the coalescence of Polesworth with Tamworth. This is particularly important as Tamworth Borough Council is looking to develop up to their Borough boundary and have a need to look for land beyond their boundaries to deal with their housing growth. The location of any proposed housing will be subject to a Site Allocation Development Plan Document or other local plan. Access issues exist to the south with the links into Dordon, along Long Street, suffering from capacity and congestion issues. Where appropriate, opportunities for addressing these issues should be included when considering housing proposals.
- 7.87 Polesworth and Dordon are important areas for growth. Any growth would need to respect their individual characters. There are however constraints to their growth: To the north and east is the issue of coal reserves. To the west, the gap between the built up boundary of Tamworth and the rural areas up to Polesworth and Dordon in North Warwickshire, are extremely important locally and to the Borough as a whole. The industrial area and the housing to the south of the A5 are separate from the main body of the settlement and any development in this area needs to consider how this issue could be addressed.
- 7.88 Access within and around Polesworth and Dordon is an issue. The junction of the A5 and Long Street needs to be improved or changed if development in this area can be taken forward. In addition, Long Street itself may constrain the number of developments that take place to the north of the A5 and needs to be addressed in any development proposals that look towards the A5 for access.
- 7.89 It is clear that any development to the east of Polesworth and Dordon would need to address the issue of coal reserves. If this issue can be overcome then broad locations of growth would be to the south and east.
- 7.90 A major challenge therefore is to ensure that any development growth in Polesworth and Dordon makes a positive contribution to its sustainability by embracing a mix of housing and other uses, especially small scale employment uses, is supported by all the necessary infrastructure and services while protecting the separate identity of the two distinct communities

NW19 Polesworth & Dordon

The Broad location of growth will be to the south and east of the settlements subject to there being no unacceptable environmental impacts from surface mining and that viable and practicable coal reserves are safeguarded.

Any development to the west of Polesworth & Dordon must respect the separate identities of Polesworth and Dordon and Tamworth and maintain a meaningful gap between them.

Delivery of Strategic Objectives: 1, 2, 3, 4, 6, 7

Local Services & Facilities

- 7.91 Local Services and facilities are key to the vitality of the many towns, villages and hamlets in the Borough, including social and cultural infrastructure. The Core Strategy will protect and support local services and facilities across the Borough and will ensure community involvement in the consideration of the means of achieving this. Further advice and guidance will be developed.
- 7.92 Retail uses will be focussed towards the Market Towns to help maintain their viability and vitality. Existing retail uses will be protected in accordance with the settlement hierarchy and developed further within the site allocations plan
- 7.93 Poor health and in particular obesity, is an issue throughout the Borough, but with some local high concentrations. In addition there is increasing concern over betting. Planning cannot restrict takeaways or betting shops completely. Where there is a local problem local policies may seek to restrict the number of takeaways or betting shops, other uses in order to maintain the variety of retail uses and to assist in achieving a healthy resident population.

NW20 Services & Facilities

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

The loss of existing services or facilities which contributes to the functioning of a settlement will only be supported where the facility is replaced elsewhere or it is proven that its loss would harm the vitality of the settlement.

Town Centres will be the focus for new retail development.

Disproportionate concentration of uses will be avoided. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.

New schools will be pursued, such as the redevelopment of the Hartshill Secondary School.

Delivery of Strategic Objectives: 1, 6, 7, 8, 9

Transport

- 7.94 Transport, especially in a rural area, gives everyone the means of accessing services and facilities as well as jobs and training. The Core Strategy seeks to maintain and improve public transport links between the Market towns, Local Service Centres and other villages to help sustain a viable local economy. The Borough Council will pursue transport improvements through development and will seek mitigation measures from any transport developments.
- 7.95 The Borough Council has been working with 14 other local authorities and the Highways Agency to develop a Strategy for the A5. The A5 is an important strategic route for the sub-regional area but is also an important local road serving the local community. Any growth along its route will need to carefully consider the implications of additional traffic.
- 7.96 Kingsbury once had a railway station and a replacement station is still being pursued by Centro, alongside the Camp Hill Chord proposals for the Birmingham to Lichfield line that passes through Kingsbury past Dosthill and on to Tamworth. This has been included in Warwickshire's Local Transport Plan 3 and is saved policy TPT4 from the North Warwickshire Local Plan 2006. In addition Network Rail have highlighted in the West Midlands Route Utilisation Strategy and the Initial Industry Plan, the need to improve the rail access to Birch Coppice/Kingsbury Depots, which would facilitate new and enhanced passenger rail services on the Birmingham to Tamworth rail corridor.
- 7.97 With the development of High Speed rail and the new Station at the NEC there are implications on road traffic that will need to be carefully considered and mitigated against, especially through the rural roads of North Warwickshire. Opportunities will be sought to improve public transport links in to the rural parts of North Warwickshire and improve access to a wider range of services and facilities.
- 7.98 In addition the Borough Council will pursue the introduction of improved cycling and pedestrian links throughout the Borough.
- 7.99 A new station on the Birmingham to Nuneaton line is included in the Warwickshire Local Transport Plan. Although the exact location is not known it is in the Arley area.

- 7.100 The improved provision of train services to Atherstone is supported. Investment has been made to improve the platforms and the train information signage. Further improved train services were introduced in December 2012 which cut the journey time to London by a further 20 minutes. There remain issues over car parking and access to the western platform under the bridge on the Watling Street. Lighting has been improved and the footbridge has been removed. However, replacement of the footbridge is still supported. In addition, opportunities to improve parking for both the station and the town will be pursued.
- 7.101 The Borough has a number of level crossings on the rail network. Development will need to address its impact where necessary to avoid any adverse impact or interference to the rail network. This issue will be considered in future development plan documents.

NW21 Transport

Opportunities for securing improvements will be sought, particularly through the A5 Strategy and the re-use of redundant railway lines/corridors where appropriate.

The traffic implications and impact of growth in adjoining area and from development related to High Speed rail will need to be addressed and mitigated through encouraging sustainable transport solutions and measures, including traffic calming and access constraints on the rural road network.

Delivery of Strategic Objectives: 1, 2, 3

8 Delivery

- 8.1 Delivery of the Core Strategy is important to the Borough Council and as such when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 8.2 Planning applications that accord with the policies in this Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - Specific policies in that Framework indicate that development should be restricted.
- 8.3 The delivery of infrastructure at the right time and in the right place will be essential for the delivery of this Core Strategy. Considerable importance is attached to the need to ensure that local communities in North Warwickshire have reasonable access to a range of services and facilities:
- 8.4 A number of factors underpin the importance of planning agreements and Section 106 contributions in North Warwickshire;-
- The area is relatively remote with a small but dispersed population and this has an impact on the cost of service provision.
 - The Authority has a history of working in partnership with developers to secure and deliver local benefits through the Planning process.
 - The area does not benefit from any significant UK, regional nor EU regeneration regimes.
 - There are significant public concerns to ensure the impacts of development are mitigated.
 - Again, there is public concern to maintain the provision of local services that are vital to community life.
 - Limited Council resources reflecting a small and rural population.
- 8.5 The Council will work with and look to developers to contribute effectively to maintaining and developing local Quality of Life and assisting in the delivery of the Sustainable Community Strategy, through high standards of development;

the type and character of buildings and uses proposed and from measures of the type set out below:

- ensure that the impact of development on the social fabric of communities is considered and taken into account;
- seek to reduce social inequalities;
- address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing (particularly affordable housing), education, shops, leisure and community facilities;
- take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
- deliver safe, healthy and attractive places to live; and,
- support the promotion of health and well-being by making provision for physical activity including walking and cycling.

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.

- 8.6 Alongside this Core Strategy is an Infrastructure Delivery Plan. This sets out the known infrastructure requirements to accommodate the growth within the Borough. This will be updated on a regular basis. The Plan will feed in to a Community Infrastructure Levy (CIL) which is a new planning charge that came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). The Borough Council will work with partners to develop a Community Infrastructure Levy charging schedule as well as seek alternative funding opportunities. Both S106 obligations and CIL will need to have regard to viability issues to ensure the level of levy set or obligations sought does not prevent the delivery of development in general.
- 8.7 The policies give a framework within which assessments of S106, CIL or other legal agreements will be made. These will be supplemented, where necessary, over time by further advice in the form of guidance notes and Supplementary Planning Documents.
- 8.8 The timing of infrastructure delivery is very important to the success of developments. This ranges from the provision of services and facilities to the provision of the sewage infrastructure. The delivery of infrastructure will be sought at the appropriate time.

NW22 Infrastructure

The Strategy'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 following key priorities:

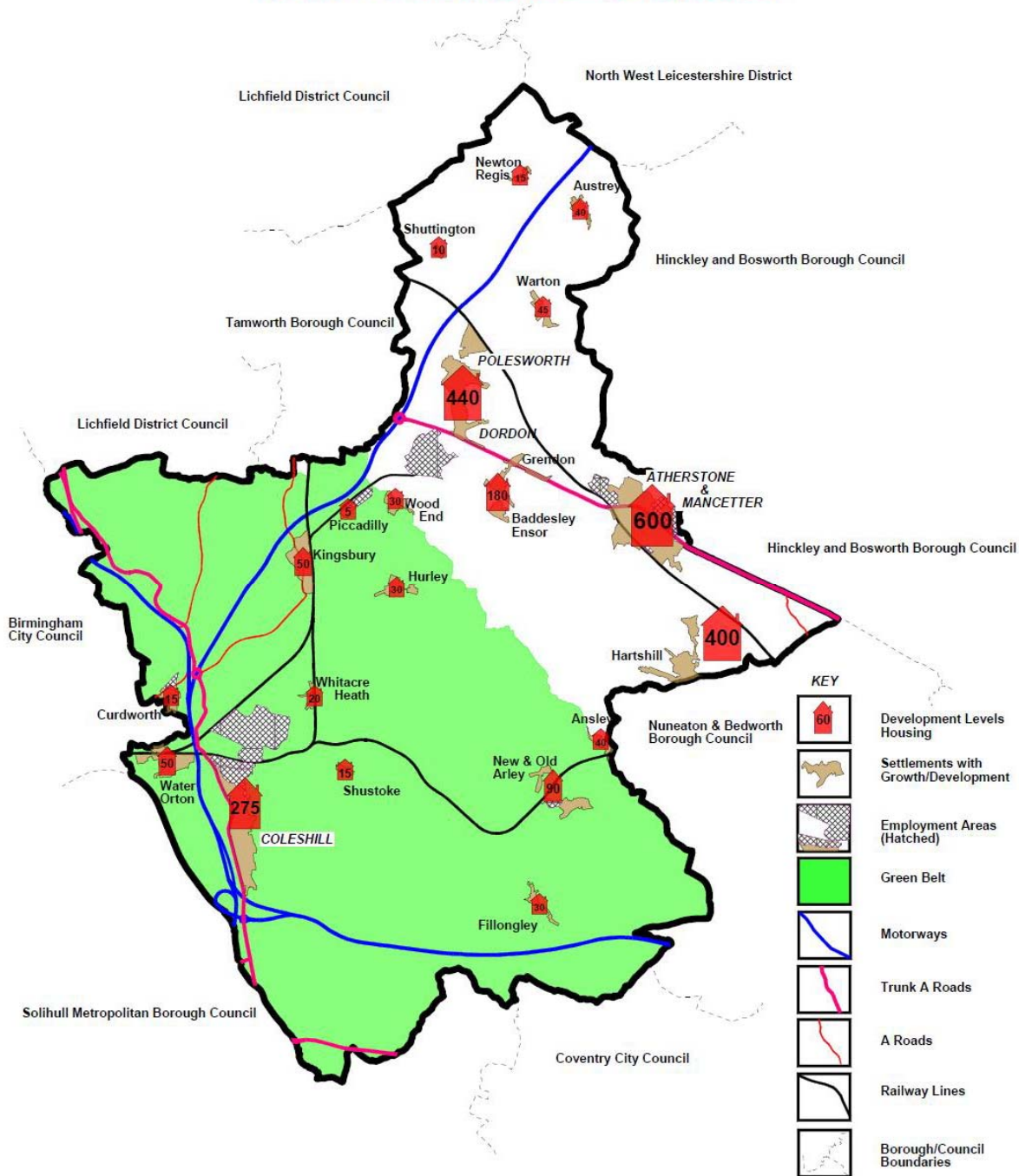
- Provision of affordable housing;
- Protection and enhancement of the environment and mitigation of the environmental impact of past and proposed development of land;
- Provision of necessary services, facilities and infrastructure to meet the demands of new development and communities to include Green Infrastructure, open space, sports and recreation and transport; and,
- Provision of training and upskilling opportunities

Delivery of Strategic Objectives: All

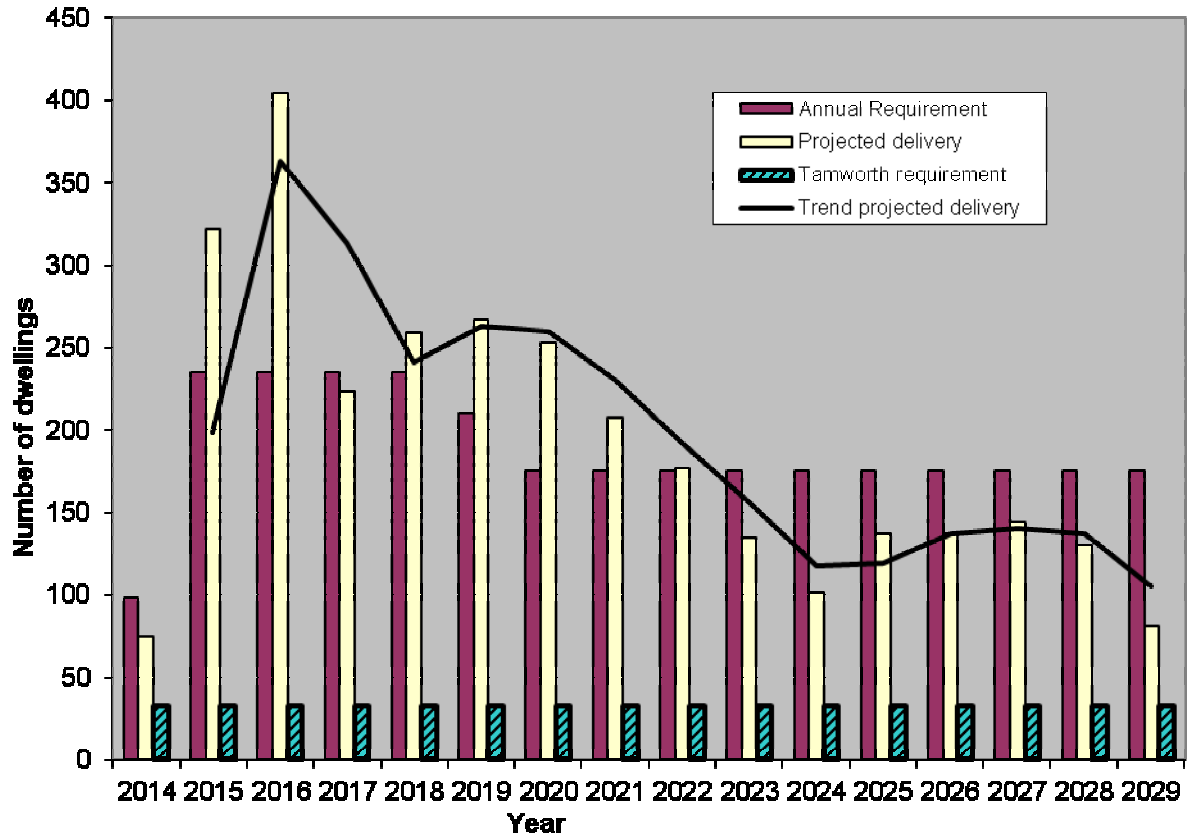
Key Diagram

The Key Diagram is provided to show the spatial distribution of development and the levels expected within the Borough.

NORTH WARWICKSHIRE - KEY DIAGRAM



Housing Trajectory



Information provided as at 30 September 2014

9 Monitoring

Monitoring of the Core Strategy is a central component of ensuring that the Core Strategy delivers.

Core Strategy Policy		Strategic Objective	Indicator	Target
No	Title			
NW1	Sustainable Development	1-9	% Positively prepared planning applications approved in compliance with the Core Strategy	Ensure all planning applications accord with the policies in this Core Strategy
NW2	Settlement Hierarchy	1,2,3,4	Amount of development	Where the development requirements identified within the housing trajectory are not delivered over a 2/3 year period (Monitoring with AMR)
NW3	Green Belt	1,7,8	Changes to Green Belt Infill Boundaries	
NW4	Housing Development	1,2	Amount of development taking place In this Borough and in Tamworth	Where the development requirements identified within the housing trajectory are not delivered over a 2/3 year period (Monitoring with AMR)
NW5	Split of Housing Numbers	1,2	Amount of development in each settlement	Where the development requirements identified within the housing

Core Strategy
Adopted 9th October 2014

				trajectory are not delivered over a 2/3 year period (Monitoring with AMR)
NW6	Affordable Housing	1,2	Amount of affordable housing built	Where the development requirements identified within the housing trajectory are not delivered over a 2/3 year period (Monitoring with AMR)
NW7	Gypsy & Travellers	1,2	Amount of development taking place	9 residential and 5 transit Gypsy & Traveller pitches
NW9	Employment	1,3	Amount of development taking place	Where the development requirements (pro rata) identified are not delivered over a 2/3 year period (Monitoring with AMR)
NW10	Development Considerations	1,6,8,9	Amount of flood storage Achieving the Green Space Strategy action plan Creation of alternative transport services/routes	
NW11	Renewable Energy & Energy Efficiency	1,6,7	Amount of onsite energy generation Energy reduction measures	
NW12	Quality of Development	1,6,7,8,9		
NW13 and	Natural & Historic Environment	1,6,7,8,9	Maintenance of Conservations Areas Landscape Character Assessment	Progressive updating of the Conservation Area

Core Strategy
Adopted 9th October 2014

NW14			Heritage at Risk Green Belt maintenance	Appraisals and Management Plans No adverse impact on sensitive areas A reduction in the number of assets on Heritage at Risk Register Any unjustified loss of land lost from Green Belt
NW15	Nature Conservation	1,6,7,8,9	Addressing quality and number of local sites	Amount of any unjustified loss - Targets to be developed with Warwickshire Wildlife Trust and County
NW16	Green Infrastructure	1,6,7,8,9	Measurement of number and size of sub-regional and local GI assets and biodiversity connectivity	Amount of any unjustified loss linked to the GI Study
NW17	Economic Regeneration	1,3,5	Improvement in economic performance	Linked to delivery of employment development expected in NW17
NW18	Atherstone	1,2,3,4,6,7	Vitality and viability of Atherstone	Reducing no of empty shops/units Delivery of development sites
NW19	Polesworth and Dordon	1.2.3.4.6.7	Vitality and viability of Polesworth	Delivery of development sites
NW20	Local Services & Facilities	1,6,7,8,9	Maintenance of existing services and facilities	Number of any unjustified losses
NW21	Transport	1,2,3	Improving transport provision	Projects through the A5 Strategy and Rail projects

Core Strategy
Adopted 9th October 2014

NW22	Delivery of Infrastructure	All	Provision of infrastructure	Amount of infrastructure provided
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10. Appendices

Appendix A

Key Words

Below is a list of some of the key words that can be found throughout this document. A full glossary is available on the website.

Core Strategy: - The Core Strategy is the key document in the local development framework (LDF) and sets the strategic context for other development plan documents; all other local development documents must conform to it. The core strategy will contain the strategic policies that will guide the sustainable development of the district from when it is adopted.

Green Infrastructure: - Green Infrastructure (GI) is a network of high quality green and blue spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Local Development Documents: - Documents which collectively set out the spatial planning strategy for a local planning authority's area. They are of two types: Development Plan Documents and Supplementary Planning Documents.

Local Plan (formerly known as Local Development Framework (LDF)): - A portfolio of local development documents which together provide a framework for delivering the spatial planning strategy for a local planning authority area. It consists of a saved Local Plan, Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Report.

Regional Logistics Site (RLS): - Regional Logistics Sites specialise in providing large units and premises for warehousing and distribution firms. They tend to be developed by specialist property developers providing 'logistics parks' or one-off units for national and regional distribution and warehousing centres. The RSS (see below) sets out a series of criteria such sites must satisfy to be classed as RLS's including rail access.

Regional Spatial Strategy (RSS): - The West Midlands RSS formed part of the "development plan" for the Borough. It provided a vision for the development in the region to 2026. It provides a framework to address the 'spatial' implications of issues such as healthcare, education, crime, housing, transport, communications, tourism and leisure, employment, urban/rural regeneration and the environment (including waste and energy). The RSS focused on the general location and scale of

development, but does not identify specific sites. The RSS was abolished by the Decentralisation and Localism Bill.

Sustainable Community Strategy (SCS): - The Government placed a duty on every local authority to prepare a Community Strategy. They should contribute to sustainable development, provide a long term vision for the future of the Borough and identify key priorities and actions to address the priorities, which may realistically be achieved in the medium term. The current North Warwickshire Sustainable Community Strategy covers up to 2026 and has a three year rolling action plan.

Key Diagram: - The Key Diagram is diagrammatic interpretation of the spatial strategy as set out in this Local Plan. It indicates the general location of broad areas of future development together with linkages between such areas and the relationship to other strategies and neighbouring areas. Broad areas of constraint/protection/little anticipated change may also be shown.

Saved Policies

Policies saved from Local Plan (adopted July 2006)

	LOCAL PLAN STRATEGY	Will the policy continue to be saved?	If not which Policy in the Draft Core Strategy supercedes it	If yes which future document is likely to update the policy?
CP1	Social & Economic Regeneration	No	NW10, NW17	
CP2	Development Distribution	No	NW5	
CP3	Natural & Historic Environment	No	NW13, NW14, NW15	
CP5	Development in Towns and Villages	No	NW2	
CP6	Local Services & Facilities	No	NW20	
CP8	Affordable Housing	No	NW6	
CP10	Agriculture & the Rural Economy	Yes		Development Management DPD, Neighbourhood Plan
CP11	Quality of Development	No	NW12	
CP12	Implementation	No	NW22	
3	NATURAL & BUILT ENVIRONMENT POLICIES			
ENV1	Protection & Enhancement of Natural Landscape	No	NW13, NW15	
ENV2	Green Belt	No	NW3	
ENV3	Nature Conservation	No	NW15	
ENV4	Trees and Hedgerows	Yes		Development Management DPD, Neighbourhood Plan
ENV5	Open Space	No	NW10	

Core Strategy
Adopted 9th October 2014

ENV6	Land Resources	Yes		Development Management DPD, Neighbourhood Plan
ENV7	Development of Existing Employment Land outside Defined Development Boundaries	Yes		Development Management DPD, Neighbourhood Plan
ENV8	Water Resources	No	NW10	
ENV9	Air Quality	Yes		Development Management DPD, Neighbourhood Plan
ENV10	Energy Generation & Energy Conservation	No	NW11	
ENV11	Neighbour Amenities	No	NW10	
ENV12	Urban Design	Yes		Development Management DPD, Neighbourhood Plan
ENV13	Building Design	Yes		Development Management DPD, Neighbourhood Plan
ENV14	Access Design	Yes		Development Management DPD, Neighbourhood Plan
ENV15	Heritage Conservation, Enhancement and Interpretation	Yes		Development Management DPD, Neighbourhood Plan
ENV16	Listed Buildings, non-Listed Buildings of Local Historic Value and Sites of Archaeological Importance (including Scheduled Ancient Monuments)	Yes		Development Management DPD, Neighbourhood Plan
ENV17	Telecommunications	Yes		Development Management DPD, Neighbourhood Plan
4	HOUSING POLICIES			
HSG1	Housing Land Allocations & Proposals	Yes		Development Management DPD, Neighbourhood Plan
HSG2	Affordable Housing	No	NW6	
HSG3	Housing Outside Development Boundaries	Yes		Development Management DPD, Neighbourhood Plan
HSG4	Densities	Yes		Development Management DPD, Neighbourhood Plan

Core Strategy
Adopted 9th October 2014

HSG5	Special Needs Accommodation	Yes		Housing DPD, Neighbourhood Plan
5	ECONOMY POLICIES			
ECON1	Industrial Sites	Yes		Development Management DPD, Neighbourhood Plan
ECON2	Employment Land	Yes		Site Allocations DPD
ECON3	Protection of Existing Employment Sites & Buildings within Development Boundaries	Yes		Development Management DPD, Neighbourhood Plan
ECON4	Managed Workspace/Starter Units	Yes		Development Management DPD, Neighbourhood Plan
ECON5	Facilities relating to the Settlement Hierarchy	Yes		Development Management DPD, Neighbourhood Plan
ECON6	Site at Station Street including Former Hat Factory, Atherstone	Yes		Development Management DPD, Neighbourhood Plan
ECON7	Agricultural and Forestry Buildings & Structures	Yes		Development Management DPD, Neighbourhood Plan
ECON8	Farm Diversification	Yes		Development Management DPD, Neighbourhood Plan
ECON9	Re-Use of Rural Buildings	Yes		Development Management DPD, Neighbourhood Plan
ECON10	Tourism & Heritage Sites & Canal Corridors	Yes		Development Management DPD, Neighbourhood Plan
ECON11	Hotels & Guest Houses	Yes		Development Management DPD, Neighbourhood Plan
ECON12	Services & Facilities in Category 3 & 4 Settlements	Yes		Development Management DPD, Neighbourhood Plan
6	COMMUNITY FACILITIES POLICIES			
COM1	New Community Facilities	Yes		Development Management DPD, Neighbourhood Plan
COM2	Protection of Land & Buildings used for Existing Community Facilities in the Main Towns & Market Town	Yes		Development Management DPD, Neighbourhood Plan

Core Strategy
Adopted 9th October 2014

COM3	Safeguarding Educational Establishments	Yes		Development Management DPD, Neighbourhood Plan
7	TRANSPORT POLICIES			
TPT1	Transport Considerations in New Development	Yes		Development Management DPD, Neighbourhood Plan
TPT2	Traffic Management & Travel Safety	Yes		Development Management DPD, Neighbourhood Plan
TPT3	Access and Sustainable Travel and Transport	Yes		Development Management DPD, Neighbourhood Plan
TPT4	Public Transport Improvements & New Facilities	Yes		Development Management DPD, Neighbourhood Plan
TPT5	Promoting Sustainable Freight Movement & Safeguarding Future Freight Opportunities	Yes		Development Management DPD,
TPT6	Vehicle Parking	Yes		Development Management DPD, Neighbourhood Plan
TPT7	Airport Parking	Yes		Development Management DPD, Neighbourhood Plan

Policies saved from Minerals Local Plan for Warwickshire (adopted February 1995)

M1	Areas of Search and Preferred Areas.
M4	Sand and Gravel Extraction in the context of Landbanks
M5	Sterilisation of Mineral Reserves
M6	Considerations and Constraints affecting Minerals Extraction
M7	Mitigation and Planning Conditions/Agreements
M9	Restoration of Mineral Workings
M10	Monitoring of Mineral Sites

Policies saved from Waste Local Plan for Warwickshire (adopted August 1995)

1	General Land Use
3	Landfilling
5	Incinerators
6	Materials Recycling Facilities
9	Large Scale Composting
13	Proposed Facilities

Policies saved from Warwickshire Structure Plan (adopted August 2001)

GD7	Previously developed sites
I2	Industrial Land provision
T10	Developer contributions
TC2	Hierarchy of Town Centres
T7	Public Transport

Settlement Hierarchy

More detailed information on Settlement Hierarchy

Category 1	Non Green Belt Market Towns and adjoining settlements	
	Atherstone with Mancetter	
	Polesworth with Dordon	
Category 2	Green Belt Market Town	
	Coleshill	
Category 3A	Local Service Centres (non Green Belt)	
	Grendon/Baddesley Ensor (together, as a single network of villages)	
	Hartshill with Ansley Common	
Category 3B	Local Service Centres (Green Belt)	
	Old and New Arley (together, as a single network of villages)	
	Kingsbury	
	Water Orton	
Category 4A	Other settlements with a development boundary (non Green Belt)	
	Ansley (eastern side of village non Green Belt)	
	Austrey	
	Newton Regis	
	Shuttington	
	Warton	
Category 4B	Other settlements with a development boundary (Green Belt)	
	Curdworth	
	Fillongley	
	Hurley	
	Piccadilly	
	Shustoke	
	Whitacre Heath	
	Wood End	
Category 5	Other settlements / hamlets	
	<i>Green Belt</i>	<i>Non Green Belt</i>
	Bassetts Pole	Alvecote
	Corley and Corley Moor	Freaseley
	Furnace End	Ridge Lane
	Middleton	

Appendix D

Links with other Documents

	<i>Strategies</i>	<i>Studies</i>	<i>Other Documents</i>
National	Planning Policy Statements		
	National Planning Policy Framework		
			Ministerial Statements
			Emerging Acts
Regional	Regional Economic Strategy		
	West Midlands Regional Spatial Strategy		
	West Midlands Regional Housing Strategy		
	West Midlands Transport Plan		
	Centro's integrated Public Transport Prospectus		
Sub Regional		Sub-regional Employment Study	
	Local Enterprise Partnership Five year Strategy	Sub-regional Infrastructure Study	
	Local Investment Plan (Housing)	Gypsy & Travellers Accommodation Needs Assessment	
		Strategic Flood Risk Assessment	
		Water Cycle Strategy	
		Green Infrastructure Study	
		Renewable Energy Study	
Local	Sustainable Community Strategy both North Warwickshire's and Warwickshire's		
	Warwickshire Local Transport Plan		
	Saved policies from adopted Local Plans – North Warwickshire Local Plan 2006, Minerals Local Plan 1989 and Waste Local Plan 1995 2013		
	Adopted Waste Local Plan 2013		
	Interim Planning Policy Statement		
	Education Plans		
	Health Plans		
	Housing Strategy		

Evidence Base

Title	Author	Date
Industrial & Commercial Building Study	Chesterton	March 2001
Retail Planning Review	Donaldsons	September 2004
Understanding Employer Needs in Coventry & Warwickshire	BMG	June 2006
Draft Scoping Report	North Warwickshire Borough Council	October 2006
Warwickshire Economic Update	Warwickshire Observatory	June 2007
Coventry, Solihull & Warwickshire Sub Region Employment Land Study	DTZ	June 2007
Industrial & Commercial Market Assessment	CB Richard Ellis	September 2007
Children & Young People's Plan	Warwickshire Children & Young People's Partnership	2008-2011
Greenspace Strategy Final Report	Inspace	January 2008
PPG 17 Audit	Inspace	2008
Strategic Flood Risk Assessment	Halcrow	January 2008
Southern Staffordshire & Northern Warwickshire Gypsy & Traveller Accommodation Assessment	The University of Salford	February 2008
Housing Market Assessment	Outside	April 2008
Affordable Housing SPD	North Warwickshire Borough Council	June 2008
Green Space Strategy 2008-2018	North Warwickshire Borough Council	December 2008
Sustainable Community Strategy	NWBC	2009
Planning Policy & Retail Appraisal	Roger Tym & Partners	April 2009
Regional Logistics Study	Transmodal LTD	May 2009
Tamworth Joint Study	Drivas Jonas	July 2009
WMRSS Phase 2 Revision Panel Report		September 2009
Labour Market Profile North Warwickshire	Office for National Statistics	2010
Preferred Options for Economic Development	North Warwickshire Borough Council	January 2010
Settlement Sustainability Appraisal	North Warwickshire Borough Council	January 2010
The Economic Demand for Housing in the West Midlands 2006-2026:North Warwickshire	SQW Consulting	February 2010
Water Cycle Study	Halcrow	March 2010
Strategic Land Availability Assessment	Bakers Associates	March 2010
Renewable and Low Carbon Energy resource Assessment and Feasibility Study	Camco	April 2010

Core Strategy
Adopted 9th October 2014

Historic Landscape Characterisation Study	WCC	June 2010
North Warwickshire Playing Pitch Strategy	Knight Kavanagh & Page	October 2010
Coventry & Warwickshire Economic Assessment	Coventry City Council	March 2011
Historic Farmsteads Study	WCC	June 2011
Green Infrastructure Study	Land Use Consultants	July 2011
Landscape Character Assessment	FPCR	August 2010
Affordable Housing SPD update	NWBC	April 2011
Local Economic Assessment Summary	Warwickshire Observatory	October 2011
Employment Topic Paper	NWBC	September 2011
National Planning Policy Framework	Department for Communities & Local Government	March 2012
Economic and Employment Issues affecting North Warwickshire	Coventry City Council	March 2012
Housing & Employment Options 2029-2031	North Warwickshire Borough Council	April 2012
Strategic Transport Assessment	Warwickshire County Council	July 2012 September 2013
Affordable Housing Viability	NWBC	September 2012
Infrastructure Delivery Plan	North Warwickshire Borough Council	November 2012
Local Development Scheme for North Warwickshire	North Warwickshire Borough Council	February 2013
Site Allocations Plan Consultation Document	North Warwickshire Borough Council	February 2013
Duty to Co-operate	North Warwickshire Borough Council	February 2013
Annual Monitoring Report 2012	North Warwickshire Borough Council	February 2013
Black Country & Southern Staffordshire Regional Logistics Site	URS	April 2013
Statement of Common Ground between NWBC and Birmingham CC		May 2013
Memorandum of Understanding	North Warwickshire Borough Council, Tamworth Borough Council, Lichfield District Council	June 2013
Gypsy & Traveller Needs Assessment	Salford University	August 2013
Employment Land Review	GL Hearn	September 2013
Strategic Flood Risk Assessment	URS	October 2013
Strategic Land Availability Assessment	PBA Associates	December 2013
Strategic Housing Market Assessment	GL Hearn	January 2014
Five Year Housing Supply as at 31 October 2013	North Warwickshire Borough Council	January 2014
Housing Trajectory	North Warwickshire Borough Council	
Warwickshire Historic Towns Study	WCC	Ongoing
Conservation Area Appraisals	NBBC	Various