

**To: The Deputy Leader and Members of the Executive Board
Councillors D Wright, Bell, Chambers, Deakin, Gosling, Hayfield, D Humphreys, Jenns, Morson, Reilly, Simpson and Symonds,**

For the information of other Members of the Council

For general enquiries please contact Democratic Services, on 01827 719221 or via e-mail democraticservices@northwarks.gov.uk.

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

EXECUTIVE BOARD AGENDA

20 September 2021

The Executive Board will meet in The Chamber, The Council House, South Street, Atherstone on Monday 20 September 2021 at 6.30 pm.

The meeting can also be viewed on the Council's YouTube channel at [NorthWarks - YouTube](#).

AGENDA

- 1 Evacuation Procedure.**
- 2 Apologies for Absence / Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests**

4 **Public Participation**

Up to twenty minutes will be set aside for members of the public to put questions to elected Members.

Members of the public wishing to address the Board must register their intention to do so by 9:30am two working days prior to the meeting. Participants are restricted to five minutes each.

If you wish to put a question to the meeting, please register by email to democraticservices@northwarks.gov.uk or telephone 01827 719221 / 01827 719226.

Once registered to speak, the person asking the question has the option to either:

- a) attend the meeting in person at the Council Chamber;
- b) attend remotely via Teams; or
- c) request that the Chair reads out their written question.

If attending in person, precautions will be in place in the Council Chamber to protect those who are present however this will limit the number of people who can be accommodated so it may be more convenient to attend remotely.

If attending remotely an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should dial the telephone number and ID number (provided on their invitation) when joining the meeting to ask their question. However, whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they made need to mute the sound on YouTube when they speak on the phone to prevent feedback).

- 5 **Minutes of the meeting of the Board held on 21 July 2021** – copies herewith, to be approved and signed by the Chairman.

PUBLIC BUSINESS (WHITE PAPERS)

- 6 **Medium Term Financial Strategy 2021 - 2026** – Report of the Corporate Director – Resources

Summary

This report summarises the Authority's Financial Strategy, projects forward the Authority's General Fund budgets to 2025/26, and suggests a detailed budget approach for the 2022/23 General Fund Budget.

The Contact Officer for this report is Sue Garner (719374).

- 7 **Coleshill Leisure Centre – Report of the Director of Leisure and Community Development**

Summary

This report seeks the Board's approval to use a small proportion of an existing capital allocation to undertake minor changes to the configuration of Coleshill Leisure Centre, with a view to introducing services that would help to improve the operational efficiency of the facility.

The Contact Officer for this report is Simon Powell (719352).

- 8 **Local Government and Social Care Ombudsman Annual Review 2020/21 – Report of the Chief Executive**

Summary

This report informs the Board about the results of the Local Government and Social Care Ombudsman Annual Review 2020/21. The report highlights the number of complaints and enquiries considered by the Ombudsman relating to the Council and the outcome of their determinations. The report also provides some contextual information about the compliments and complaints received via the Council's corporate Compliments and Complaints Procedure.

The Contact Officer for this report is Robert Beggs (719238)

- 9 **Green Space Officer – Market Supplement – Report of the Director of Leisure and Community Development**

Summary

Further to the consideration of this matter by the Special Sub-group, this report seeks the Board's approval for a supplementary estimate in order to enable a market supplement to be applied to the Green Space Officer post.

The Contact Officer for this report is Simon Powell (719352).

- 10 **Election Fees and Appointment of Deputy ERO and Deputy Returning Officer 2021 – Report of the Chief Executive**

Summary

This report sets out the proposed scale of fees to be used by election staff, including the Returning Officer at elections and proposes that the Head of Elections (shared with Nuneaton and Bedworth) be appointed as a Deputy Electoral Registration Officer and Deputy Returning Officer.

The Contact Officer for this report is Martyn Harris (719222).

11 **Minutes of the Safer Communities Sub-Committee held on 28 June 2021.**

12 **Proposed South Warwickshire Council – Stakeholder Consultation –**
Report of the Chief Executive

Summary

This report asks the Board to agree how this Council will respond to the above consultation.

The Contact Officer for this report is Steve Maxey (719438).

13 **Adoption of the North Warwickshire Local Plan –** Report of the Chief Executive

Summary

This report seeks Members' agreement for the adoption of the Local Plan.

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

14 **Exclusion of the Public and Press**

Recommendation:

To consider whether, in accordance with Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.

15 **Environmental Health Restructure –** Report of the Chief Executive

The Contact Officer for this report is Steve Maxey (719438).

16 **Polesworth Sports Centre –** Report of the Director of Leisure and Community Development

The Contact Officer for this report is Simon Powell (719352).

STEVE MAXEY
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

**MINUTES OF THE
EXECUTIVE BOARD**

21 July 2021

Present: Councillor D Wright in the Chair

Councillors Bell, Chambers, D Clews, Gosling, D Humphreys, Reilly and Simpson.

Apologies for absence were received from Councillors Deakin, Hayfield, Morson and Symonds (substitute D Clews).

Helen Henshaw and Suyash Maharaj from EY (External Auditors) were also in attendance

1 Declarations of Personal or Prejudicial Interest

None were declared at the meeting.

2 Minutes of the Executive Board held on 29 March 2021

The minutes of the meeting of the Board held on 29 March 2021, copies having been circulated, were approved as a correct record and signed by the Chairman.

3 External Auditors' Report

The Corporate Director – Resources informed Members of the External Auditors' plan for their work related to the 2019/20 financial year.

Recommended:

That the contents of the External Auditors' report, attached at Appendix A to the report of the Corporate Director – Resources, be noted.

4 Budgetary Control Report 2021/22 Period Ended 30 June 2021

The Corporate Director – Resources reported on the revenue expenditure and income for the period from 1 April 2021 to 30 June 2021. The 2021/22 budget and the actual position for the period, compared with the estimate at that date, were given, together with an estimate of the out-turn position for services reporting to the Board.

Recommended:

That the report be noted.

5 Capital Accounts 2020/21

The Corporate Director – Resources detailed the capital accounts for 2021/21 showing the expenditure for the year, together with the methods of funding used.

Recommended:

That the methods of funding to meet capital expenditure incurred in 2020/21 be approved.

6 Capital Programme – 2020/21 Final Position

The Corporate Director – Resources updated Members on the position of the 2020/21 Capital Programme at the end of March 2021.

Recommended:

a That the level of expenditure incurred to the end of March 2021 against the 2020/21 Revised Capital Programme be noted; and

b That the requests to carry forward schemes identified in column 6 of Appendix A, to the report of the Corporate Director – Resources, be approved and added to the 2021/22 Capital Programme.

7 Annual Governance Statement 2020/21

The Corporate Director – Resources sought approval for the Annual Governance Statement for 2020/21, which set out the arrangements the Council had put in place for the governance of its affairs and facilitating the effective exercise of its functions, including arrangements for the management of risk.

Recommended:

That the Annual Governance Statement for 2020/21, attached as Appendix A to the report of the Corporate Director – Resources, be approved.

8 **Appointment to Boards**

The Head of Legal Services and Monitoring Officer proposed amendments to the membership of Boards and Committees and the appointment of members accordingly, following Councillor Rose's cessation of membership of the Labour Group, together with consideration of Councillor Rose's appointment to an outside body.

Recommended:

- a That Councillor Rose remains a member of Community and Environment Board, Planning and Development Board, Alcohol and Gambling Licensing Committee and Taxi and General Licensing Committee;**
- b That in order to facilitate (a) above, the number of members of the bodies referred to in paragraph 3.6, of the report of the Head of Legal Services and Monitoring Officer, be amended and seats on those bodies allocated to groups and Councillor Rose as an independent member, as set out in that paragraph; and**
- c That consideration is given as to whether Councillor Rose remains the substitute member appointed to Age UK.**

9 **Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2020 – March 2021**

The Chief Executive informed Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Executive Board for April 2020 to March 2021.

Recommended:

That the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Executive Board for April 2020 to March 2021 be noted.

10 **Local Development Scheme (LDS) July 2021**

The Chief Executive sought approval for a revised up to date Local Development Scheme.

Resolved:

That the Local Development Scheme (LDS) be approved and further Supplementary Planning Documents be progressed as part of the LDS, including one for Health and Wellbeing.

11 **Nuneaton and Bedworth Borough Plan Review – Issues & Option (2021) consultation**

The Chief Executive informed Members of the consultation on the Nuneaton and Bedworth Borough Plan Review Issues & Options (2021) consultation.

Resolved:

- a That the consultation of the Nuneaton and Bedworth Borough Plan Review Issues and Options (2021) ending on 6 August 2021, be noted; and**
- b That the observations set out in the report of the Chief Executive be noted and forwarded to Nuneaton and Bedworth Borough Council.**

12 The South Warwickshire Local Plan, scoping and Call for Sites Consultation (2021)

The Chief Executive informed Members of the consultation on the South Warwickshire Local Plan, Scoping and Call for Sites (2021) consultation.

Resolved:

- a That the consultation on The South Warwickshire Local Plan, Scoping and Call for Sites Consultation (2021) be noted; and**
- b That the observations set out in the report of the Chief Executive regarding the Joint Plan approach be noted and forwarded for inclusion along with the Council's initial response.**

13 West Midlands Strategic Employment Study May 2021

The Chief Executive detailed the West Midlands Strategic Employment Study May 2021 for Members' information and consideration of the next steps.

Resolved:

- a That further works be commissioned to:**
 - (i) understand the strategic employment land provision being made in the East Midlands;**
 - (ii) consider the implications area, including highways, the Strategic Gap and the Green Belt; and**
- b A further report be brought back to Board to discuss the next steps including what steps the Council should then take.**

14 Financial Management Code

The Corporate Director – Resources informed Members of the progress in achieving compliance with CIPFA’s Financial Management Code.

Resolved:

That the assessment against the Financial Management Code, as set out in Appendix A to the report of the Corporate Director – Resources, be noted.

15 Exclusion of the Public and Press

Resolved:

That under Section 100a(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.

16 Confidential Extract of the Minutes of the Executive Board held on 29 March 2021

The confidential extract of the minutes of the meeting of the Board held on 29 March 2021, copies having been circulated, were approved as a correct record and signed by the Chairman.

David Wright
CHAIRMAN

Agenda Item No 6

Executive Board

20 September 2021

**Report of the
Corporate Director – Resources**

Financial Strategy 2021 - 2026

1 Summary

- 1.1 This report summarises the Authority's Financial Strategy, projects forward the Authority's General Fund budgets to 2025/26, and suggests a detailed budget approach for the 2022/23 General Fund Budget.

Recommendation to Council

- a That the Financial Strategy shown as Appendix A is approved;**
- b That the General Fund budget projections for 2022/23 to 2025/26 be noted; and**
- c That the budget approach, set out in section 8 of this report, be adopted.**

2 Introduction

- ... 2.1 The Council has adopted a clear financial strategy over a number of years, and this is attached as Appendix A to this report. There have been some major changes to the financial environment nationally in recent years, with the local retention of business rates, major reductions in Revenue Support Grant, the introduction of a local Council Tax Support scheme in place of a national Council Tax Benefit scheme and changes to the New Homes Bonus Scheme.
- 2.2 A forecast of the General Fund Revenue Estimates has been completed for 2022/23 and the following three years and is set out within the report. The figures are intended to indicate the position in broad terms only. More accurate ones will be produced during the forthcoming estimate process. Updated forecasts for Capital and the Housing Revenue Account will be reported separately, at a later date.
- 2.3 This update to the financial strategy includes some anticipated ongoing effects of the Covid 19 pandemic, reflecting the main current financial pressures facing the Council. Economic uncertainty still exists, with the recovery of both the country and the Council unknown, making forecasting difficult.

3 Review of 2021/22

- 3.1 In order to update the strategy, a number of areas have been revisited. The 2021/22 original budget has been adjusted for the following changes:

	£000
Reduced legal cost income - CT	42,500
Reduced recovery of housing benefit overpayments	138,000
Part year running costs - Borough Care	88,270
Reduction in investment income	10,000
Greater take up of the green waste service	(152,000)
Reduced financing charges	(151,480)
Total	(24,710)

- 3.2 The anticipated amount to be taken from balances is expected to reduce to £544,490, with the adjustments given in the table above. The anticipated opening General Fund balance for 1 April 2022 is projected at £1,572,000 at 1 April 2022. This has been used as the revised starting point for the updated forecast.

4 Budget Projections 2022/23 to 2025/26

- 4.1 The 2022/23, 2023/24 and 2024/25 years have been reviewed and a further year, 2025/26, has been forecast. In completing the forecast, a number of detailed assumptions have been made, which are set out in Appendix A.
- 4.2 Pay awards of 2% have been included for each year. This is lower than the last settlement but is based on the current level of inflation.
- 4.3 Premise and supplies and services costs have only been given an increase in alternate years in this strategy, in order to encourage efficiencies in procurement. These areas will be revisited in the more detailed work carried out as part of the budget process. Provision has been made for the Borough elections to be held in 2023/24.
- 4.4 Growth has been included in 2022/23 and 2023/24 for additional refuse and recycling costs, as the current service will have insufficient capacity to accommodate all of the anticipated new properties in the Borough. The recently announced 1.25% increase in national insurance has also been included from 2022/23, adding around £115,000 to the budget.
- 4.5 Planned reductions included in the 2021/22 budget have either been achieved or are in the process of being implemented. Borough Care ceased at the end of June and the review of administration services is nearing completion.
- 4.6 The forecast has been summarised and is shown in the table below.

	2021/22 Revised £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000
Spending Requirement	8,423	9,031	9,525	9,728	10,085

Annual spending is expected to increase over the strategy period by £1.662 million.

5 Sources of Funding

5.1 Settlement Funding Assessment / Core Spending Power

5.1.1 The Settlement Funding Assessment is made up of two elements: Revenue Support Grant and Business Rates. An authority's settlement funding assessment is added to their Council Tax and then reduced by a given percentage to keep within the national control total. From this total the council's business rates baseline and council tax income are deducted to arrive at the level of RSG. In years where an authority's entitlement to RSG is zero, increases to business rates tariffs were planned in order to reduce the amount of income retained by an authority.

5.1.2 The government includes the Settlement Funding Assessment in calculating an authority's Core Spending Power. Our figures for 2021/22 are shown below:

	2021/22
NDR Baseline Funding	1.921
Tariff Adjustment	-
Revenue Support Grant	-
Sub-total - SFA	1.921
Council Tax	4.628
Other Grants	0.760
Total	7.309

The Council had previously been informed of a negative RSG sum from 2019/20 onwards. However there have been government decisions not to deduct negative RSG in 2019/20 and both subsequent years. In calculating the Council's core spending power, the government assumed a £5 increase in Council Tax each year.

5.1.3 The government previously stated its intention to hold a new Spending Review in 2019, covering the period 2020/21 to 2022/23. However, with the political turbulence around Brexit, it was decided that a one-year Spending Round would be provided, covering the 2020/21 financial year; and that this would be followed in 2020 by a full Spending Review, reviewing public spending as a whole and setting multi-year budgets.

5.1.4 The Spending Review has not progressed as expected due to the Coronavirus pandemic. Indicative figures are not yet available for 2022/23, so an inflationary increase in the 2021/22 level of SFA has been assumed for 2022/23 onwards.

5.2 Business Rates

5.2.1 The 2021/22 business rates baseline has been used as a starting point for each year of the strategy, with an inflationary increase applied in each year.

5.2.3 Business rates of £0.5 million above the baseline have been included in 2021/22, and for each following year of the strategy. A national re-set of business rates was planned in 2020/21 but has not yet taken place. It is currently expected for 2023/24. The £500,000 has been left in the budget for all years, as there is sufficient in the Volatility Reserve to allow this.

5.3 New Homes Bonus

5.3.1 The New Homes Bonus figures included in the forecast are unchanged from those estimated in February. These reflect the current understanding that the New Homes Bonus scheme will be wound down, with final payments received in 2022/23.

5.3.2 Any alternative funding is likely to be considered as part of the Spending Review.

5.4 Council Tax

5.4.1 In looking at the potential income from Council Tax, the likelihood of growth in the tax base is considered. It has been assumed that a proportion of new build will be achieved each year and a growth rate of 1% in the tax base has been included for 2022/23, with 1.5% used for subsequent years when projecting the income from Council Tax.

5.4.2 In recent years, the government has assumed an inflationary increase when taking resource allocation decisions and calculating each authority's ability to spend. Going forward a £5 increase has been used in 2022/23 and in each following year.

5.4.3 Previous decisions to freeze Council Tax have an on-going and cumulative effect on the Council's financial position, and the impact of the decisions to freeze Council Tax in each year between 2011/12 and 2019/20 has been calculated. The annual income loss from 2022/23 onwards amounts to £967,244 per annum. Further freezes in Council Tax are not financially viable.

5.4.4 A Collection Fund surplus or deficit arises where there are a different number of properties coming into the tax base than estimated, where collection rates vary from the assumed rate, or as a result of changes to reliefs awarded throughout the year. Any surplus is paid over the following year, with deficits recovered in the following year. The estimated surplus was reduced to reflect the expected impact of Covid, as more reliefs were awarded and collection rates fell during 2020/21. Whilst collection remains a challenge the position is expected to improve.

5.5 Expected Resources

5.5.1 Expected Resources from the sources covered above are set out in the table below:

	2021/22 Revised £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000
Council Tax	(4,579)	(4,731)	(4,910)	(5,093)	(5,281)
New Homes Bonus	(578)	(208)	-	-	-
RSG	-	-	-	-	-
Business Rates	(1,931)	(1,950)	(1,980)	(2,010)	(2,039)
Business Rates - Additional	(500)	(500)	(500)	(500)	(500)
Collection Fund Surplus	9	(41)	(66)	(100)	(104)
Total	(7,579)	(7,430)	(7,456)	(7,703)	(7,924)

5.5.2 Even with Council Tax increases in line with government assumptions, overall resources are only expected to increase by £345,000 over the life of the strategy (see table above), due to uncertainties around business rates income and new homes bonus. This is significantly less than the expected increase in spending requirement of £1.662 million over the same period (see paragraph 4.6).

5.5.3 This level of income would require the use of balances set out in the table below. As this level of use is unsustainable, a plan to reduce expenditure or increase income is required, and this is shown in the table. Reductions will need to be found in line with the plan to ensure there are sufficient balances at the end of 2025/26.

	2021/22 Revised £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000
Use of Balances	844	1,601	2,069	2,025	2,161
Budget reductions 22/23		(1,500)	(1,500)	(1,500)	(1,500)
Budget Reductions 23/24			(500)	(500)	(500)
Budget Reductions 24/25				(100)	(100)
Use of earmarked reserves	(300)				
Revised Use of Balances	544	101	69	(75)	61
Balances C/fwd	1,572	1,471	1,402	1,477	1,416

5.5.4 Given the uncertainties that existed in February, it was proposed to use some earmarked reserves in 2021/22 to allow the situation to settle, so there is more certainty around the Council's ongoing revenue position. The use in 2021/22 was to help manage the need to reduce the budget rather than removing the need. Removal of the need would require additional funding.

6 Required Budget Reduction

- 6.1 In February, an additional budget reduction target was not added for 2024/25, as the budget reductions were required in prior years. The revised forecast indicates that whilst the same level of reductions are needed in total, a small proportion of the 2023/24 reduction could be delayed until 2024/25. This would still leave sufficient balances of £1.416 million at the end of 2025/26. The budget reduction target of £2.1 million over the life of the strategy previously identified, is still required and equates to around 5.5% of the net budget per annum.
- 6.2 The authority has already made significant reductions in its budget over recent years, taking out £6.2 million since 2011/12. Increased efficiency, streamlining the provision of services and some income generation has significantly reduced the impact on front line services to date. Taking out a further £2.1 million will be extremely challenging and will undoubtedly impact on the range and level of services that the Council is able to offer. Work is already in hand for identifying options for reducing net expenditure for both 2022/23 and subsequent years.
- 6.3 Keeping to the strategy is dependent on budget reductions being achieved to target in each of the years covered. The difficulty in finding reductions has become greater over time, and this will only increase in the future. However reductions are needed in line with the strategy to ensure the Council remains financially viable.

7 Potential Risk Areas

- 7.1 In preparing this forecast, a number of assumptions have been made and these have been set out in sections 4 and 5 of this report. Clearly, should these assumptions not materialise, there will be an impact on the figures. The main risk areas for this forecast are:
- **Settlement Funding Assessments** – no indicative figures have been provided for 2022/23 onwards. If resources in those years vary in any significant way from resources in 2021/22, then there will be an impact on the current forecast.
 - **Business Rates** – the local retention of business rates brought uncertainty around the level of funding to be received on an annual basis. However, it has allowed some additional business rates to be retained by the Council. Although successful rating appeals are an ongoing risk, the greater risk is the expected re-set which is likely to remove the growth the Council has been able to retain.
 - **New Homes Bonus** – The strategy assumes the final year of the scheme will be 2022/23, so future risks relate only to the next year.
 - **Investment Income** – current low interest rates have been used to project investment income. Unless they continue for longer than expected, further reductions will be a limited risk.
 - **Salary Increases** – union pressure is for a higher pay award to address the erosion of real pay. Higher pay awards than included in the forecast would have an impact, given the relative size of the payroll.

- **Council Tax Support** – increases in take up will directly increase the costs of the Council. There are also risks around the non-collection of Council Tax, from those who have not previously been required to contribute.
- **Reduced Income** –the risk of an increased loss of service income is a possibility in the current economic climate.
- **Growth in the Borough** – if new homes and estates are delivered in line with expectations, there will be a significant impact on some Council services. Some funding has been included in the forecast for refuse and recycling, but the impact on services such as grounds maintenance has not yet been considered.
- **Council Tax Income** – a decision to freeze Council Tax will reduce the resources available to the Council on a permanent basis.

7.2 The potential impact of an improved or worse position for all four years of the forecast are shown in Appendix B (budget reductions of £2.1 million are included in each of the options). The increased use of balances / contribution to balances are summarised below:

Year	Worse Case £000	Most Likely Case £000	Best Case £000
2021/22	654	544	544
2022/23	821	101	(151)
2023/24	820	69	(241)
2024/25	709	(75)	(399)
2025/26	877	61	(313)

Changes in a small number of areas can materially impact on the expected use of balances in all of the years covered. These could affect the level of reductions required either favourably or adversely.

7.3 If the best case scenario occurred, the Council would be able to reduce the budget reduction target currently included within the strategy from £2.1 million to £1.8 million and achieve the same level of balances at the end of 2025/26.

7.4 If the worst-case scenario occurred there would be an additional call on balances. As the balances at 1 April 2022 are expected to be £1,462,000, the Council could only manage the worst case in 2022/23 with the use of 800,000 from earmarked reserves. Further budget reductions of £0.8 million would be needed in the following years to ensure that balances were at an acceptable level at the end of 2025/26. Finding budget reductions earlier is beneficial to the Council's financial position.

8 Budget Approach 2022/23

8.1 As mentioned earlier, a number of areas have already been identified as potential reductions, and these are in the process of being reviewed. Any delay in finding reductions will put pressure on the financial viability of the Council.

- 8.2 A firm stance should be taken in order to limit the level of growth approved in 2022/23, as any further expenditure will increase the need to draw from balances. Only growth that cannot be statutorily avoided, makes a significant contribution to moving forward the Council's priorities, or would expose the Council to an unacceptable level of risk should the expenditure not be incurred, should be approved. A prioritisation exercise on growth based around these three main criteria should be used.
- 8.3 Whilst the use of earmarked reserves is a temporary solution, the previously approved use of some earmarked reserves in 2021/22 will only allow the financial position to settle further. It still leaves the Council with a significant budget reduction target of £1.5 million to meet in 2022/23.

9 Conclusion

- 9.1 The Council could be faced with budget reductions ranging from £1.8 million to £2.9 million. The updated strategy includes a budget reduction requirement of £2.1 million over the next four years. Given the reductions already made over recent years, the Council will not be able to achieve the further reductions required without impacting on current service provision.
- 9.2 It is unlikely that all of the main risk areas will materialise at the same time, in any of the years highlighted above. The main areas of concern included in the risks around the financial position of the Council, are that of Council Tax, Business Rates and Service Income.

10 Report Implications

10.1 Finance and Value for Money Implications

10.1.1 As detailed in the body of the report.

10.2 Environment and Sustainability Implications

10.2.1 Continuing the budget strategy will allow the Council to manage its expected shortfall in resources, without disruption of essential services.

10.3 Equality Implications

10.3.1 Any proposed changes or reductions in services will be subject to equality impact assessments to identify if there is any scope for adverse impacts.

The Contact Officer for this report is Sue Garner (719374).

Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
Executive Board – Agenda Item 10	Corporate Director Resources	General Fund Revenue Estimates 2021/22 and Setting the Council Tax 2021/22	15 February 2021

MEDIUM TERM FINANCIAL STRATEGY 2022/23 – 2025/26**1 Introduction**

- 1.1 The purpose of the Financial Strategy is to set out the broad financial framework that the Council will operate within, during the next four financial years. A four-year period has been used, as this permits reasonably robust financial forecasts to be produced. A longer period would require more speculative forecasts. However the effects of the pandemic and expected changes to the external funding regime have increased the uncertainty over the resources available to the Council during the strategy period.
- 1.2 By using a medium term approach, the Council can ensure that financial and service decisions can be taken in a structured and proportionate way. Short-term policies are not adopted without identifying what the medium term implications of those decisions are.
- 1.3 The strategy covers all revenue and capital activity, although some individual sections may be specific to a particular type of spending only. Areas covered are:
- **General Fund Activities** – these are the majority of the day to day activities carried out by the Council, such as refuse collection and the payment of benefits
 - **Housing Revenue Account Activities** – these relate to the management and maintenance of the Council's housing portfolio
 - **Capital Spending** – this is spending that provides benefits over a period of 12 months, such as the purchase of vehicles or equipment

2 Linking Resources With Corporate Priorities

- 2.1 The Council has identified a number of priorities and these are given in its Corporate Plan. In arriving at the priorities, external influences are taken into account. Other factors such as legislative changes and reward incentives are also considered.
- 2.2 The Corporate Plan and associated Financial Strategy are reviewed and updated on an annual basis, before the start of each new financial year. A further review of the Financial Strategy is also carried out part way through the year, to ensure that changing circumstances are taken into account in carrying out the full review.
- 2.3 As in previous years, the approach is to use the current financial year as a base position, inflate this to the price base of the budget year, and add known unavoidable spending pressures. This is then measured against the projection of available funding to determine affordability. The package of measures required to balance the two form the financial strategy for the budget year.

3 Economic Forecast

3.1 Both general inflation and specific areas of increase affect the spending of the Council. There are two main indices for measuring household inflation: the Consumer Price Index (CPI) and the Retail Price Index (RPI). The Council reviews these indices when it is assessing the level of inflation to be included in its financial strategy. However the Council may choose to use a lower general rate in some areas, where it wishes to encourage efficiencies.

3.2 Specific areas of increase are considered separately and individual rates of increase used to reflect prevailing market conditions, where they are significantly different to the general rate of inflation. These are assessed on an annual basis and depending on economic conditions, may include:

- Employee costs – pay awards and pension costs;
- fuel and energy costs;
- investment rates.

3.3 The assumptions used in the latest forecasts are given below:

Cost / Income Type	2022/23	2023/24	2024/25	2025/26
Pay awards	2%	2%	2%	2%
Superannuation rates	20.1%	20.85%	21.6%	22.35%
Agency staff	2%	2%	2%	2%
Business Rates	2%	2%	2%	2%
Utilities	2%	2%	2%	2%
Other premise costs	0%	2%	0%	2%
Supplies and services	0%	2%	0%	2%
Housing Benefits	0%	0%	0%	0%
Housing Benefit Administration Grant	0%	0%	0%	0%
Increase in NDR	1%	1.5%	1.5%	1.5%
Council Tax	£5	£5	£5	£5
Income	2%	2%	2%	2%

4 Demographic Factors

4.1 Demographic factors can affect the Council's planning in a number of ways:

- Changes in the number and value of households can affect the tax base used in calculating Council Tax
- The characteristics of the population, and households, influences the type of services provided
- The level of demand for services can be affected by changes in either of the above.

4.2 The population of the Borough currently stands at 65,452 and has been subject to limited change over recent years. The Financial Strategy has assumed only limited impact as a result of changes, around the collection of domestic refuse and recycling.

- 4.3 The Council Tax Base has remained fairly consistent over a number of years, with only small increases. Following a review of the potential new build in the area, the Financial Strategy has assumed an increase of 1% in 2022/23, with increases of 1.5% in the tax base in following years, although there will be some movement depending on the Council Tax Support scheme adopted.

5 General Fund Activities

5.1 Settlement Funding Assessment

- 5.1.1 The government decides on the level of funding to be allocated to local authorities for their General Fund activities, and then allocates this funding between authorities using a formula calculation called the Settlement Funding Assessment.
- 5.1.2 The Settlement Funding Assessment is made up of two elements: Revenue Support Grant and Business Rates. As the Business Rates element is fixed, other than for inflationary increases, any reduction in the Settlement Funding Assessment is taken out of Revenue Support Grant.
- 5.1.3 Figures are not yet available for 2022/23 onwards, so our latest projection has assumed the same assessment as that for 2021/22, with an inflationary increase. A Fair Funding Review is currently in progress, so the position going forward may change.

5.2 Business Rates

- 5.2.1 From April 2013, local authorities retain a proportion of the business rates they collect. The Secretary of State announced a baseline funding level of £1.921 million for North Warwickshire for 2021/22. As we are required to pay a business rate tariff of £15.346 million in 2021/22, we need our local share of business rates to come to £17.267 million, in order to achieve this level of funding. No announcement has been made on the baseline funding level for 2022/23, so 2021/22 levels have been assumed going forward, with an annual increase for inflation.
- 5.2.2 Business rates, including the tariff payable, will be increased by inflation each year. If the business rates in our area fall due to business closures or rating appeals, we may not achieve our baseline funding level. This would impact on our financial forecasts, reducing the level of balances we hold. The operation of a national safety net system would provide provision when the Authority's baseline funding fell by 7.5%. If additional business rates are collected, they are allocated 50% to the government, 10% to Warwickshire County Council, and 40% to this Council. We are required to pay a levy of 50% on the additional rates retained by this Council.
- 5.2.3 The Council chose to become a member of the Coventry and Warwickshire Business Rates Pool. This Local Pool agreed a safety net provision at a 5% loss of baseline funding, which would benefit the Council in the event that business rates fall. If business rates increase, the Pool will have a lower levy rate than the Council, of around 10%, allowing the Pool to keep more of the increase.

5.3 Council Tax Base

- 5.3.1 The Council's tax base reduced significantly in 2013/14, following the introduction of a local Council Tax Support scheme, in place of the previous national Council Tax Benefit system. The scheme requires some residents to pay council tax, who previously had no liability. The Government offered councils a transitional grant in 2013/14, if they restricted the maximum payment by previous Council Tax Benefit claimants to 8.5% of their council tax bill. The Council opted to take the transitional grant and also revisited the collection rate, which was revised downwards to 98%.
- 5.3.2 The transitional grant was for 2013/14 only, so the Council needed to agree a Council Tax Support scheme for 2014/15 onwards. The decision was taken to retain the maximum payment required at 8.5% in 2014/15 although there was no grant to offset the cost to the Council. This decision has been revisited on an annual basis since then and has remained at 8.5%.
- 5.3.3 Although the Council usually exceeds its target collection rate, a small margin for non-collection allows some room for other variations during the year. Any additional funds are then distributed in the following year. Additional funds reduced due to the impact of Covid, but this position is expected to improve provided the economic recovery continues.

5.4 Council Tax

- 5.4.1 The Council attempts to balance the need for retaining an affordable council tax, with the retention of services. This is increasingly difficult with current financial constraints, including the pressures of government funding levels, limited income raising opportunities, economic pressures and rising expectations.
- 5.4.2 Decisions to freeze council tax between 2010/11 and 2019/20 had an on going and cumulative effect on the Council's financial position. Grant funding received towards tax freezes have generally been time limited, whereas the tax base is reduced permanently.
- 5.4.3 In 2019/20 the government brought in a requirement for proposed increases above the maximum increase of 2% (or £5 for District Councils) to be subject to a local referendum. This level is still to be confirmed for 2022/23. The current forecast has assumed a council tax increase of £5 per annum in 22/22 and the following three years.

5.5 Fees and Charges

- 5.5.1 The Council has tended to increase fees and charges for inflation, on an annual basis. Any other changes have tended to be on an ad hoc basis. Demand for some services is expected to change going forward, as a result of changes in the economic situation. This will be taken into consideration in the review of fees and charges during the detailed work in the 2022/23 budget.
- 5.5.2 The ability to generate income from other areas continues to be reviewed as part of the ongoing exercise to reduce the Council's required budget.

5.6 Growth Areas

5.6.1 Given the Council's existing financial constraints, a strong approach is taken with growth areas. In general terms, growth will be allowed if one of the following conditions is met:

- **Statutory Need.** Where the Council needs to spend resources in order to comply with statutory requirements
- **Invest to Save.** Where services can demonstrate that an initial outlay will generate additional income or reduced costs in the future, an advance from an earmarked reserve held for this purpose will be made.
- **External Funding.** Services are encouraged to look for external funding to support service development and enhancement. However the impact of ongoing costs against potential one off funding is always considered.
- **Efficiencies.** The Council looks for efficiencies in service provision, to contribute to savings targets, or reallocate resources to other priorities.

5.6.2 The Council may use financial savings identified to fund general growth areas, where these are not needed to maintain balances. Growth bids are assessed according to their contribution to Council priorities, the ability to obtain external funding and their contribution to the management of risk.

5.7 Approach to Budget Reductions

5.7.1 The Authority includes the requirement to find budget reductions in its financial strategy. However whilst unidentified reductions are built into financial projections over the medium term, only identified reductions are included in the detailed budget put forward for approval for the coming financial year. This is part of the management of financial risks, and gives greater assurance around the approved budget, and the medium term position.

5.7.2 As the council looks for specific reductions in advance of setting the budget for the following year, work on finding savings for 2022/23 will be carried out in 2021 during the production of that budget. Only those found will be included. Where possible the reductions will be brought in earlier, during 2021/22, as this will give a beneficial impact on balances. The reduction target for 2022/23 is £1.5 million. If this target is not found, it will need to be reflected in the financial strategy for future years.

5.7.3 Any proposed changes or reductions in services will be subject to equality impact assessments to identify if there is any scope for adverse impacts.

5.8 General Fund Balances

5.8.1 One of the Council's aims is to have a balanced budget. However this does not require a balanced budget in each financial year, the aim is to ensure that services are adequately funded over the medium term.

5.8.2 The current policy for general balances is to retain minimum working balances of £1.4 million on the General Fund. The risk assessments, which support these requirements, are updated on an annual basis as part of the budget process. This allows detailed consideration of changing economic conditions and other potential high risks.

5.9 Budget Process

- 5.9.1 The budget process operates throughout the year, with the budget strategy updated twice per year. The financial forecast produced in September provides the context for the more detailed four year budget approved in February, as part of the Council Tax Setting process.
- 5.9.2 In the event of potentially significant changes to the Council's financial position, the Corporate Director - Resources will assess whether additional updates of the financial strategy are needed.

5.10 Budget Consultation

- 5.10.1 The Council consults on how it spends its resources on an annual basis. A meeting with business ratepayers is held every year, whilst other ad hoc consultation is carried out as required.

6 Housing Revenue Account

6.1 General Balances on the Housing Revenue Account

- 6.1.1 The Council aims to have a balanced budget on the Housing Revenue Account. Again this does not require a balanced budget in each financial year; the aim is to ensure that services are adequately funded over the medium term.
- 6.1.2 The current policy for general balances is to retain minimum working balances of £750,000 on the Housing Revenue Account. The risk assessment, which supports this requirement, is updated annually as part of the budget process. This allows detailed consideration of changing economic conditions and other potential high risks. Given the greater risks that will be faced by the council as a result of welfare reform, an increased requirement to hold general balances may be needed.

6.2 Housing Business Plan

- 6.2.1 To ensure the continued management and maintenance of North Warwickshire's housing stock, both Members and officers need to take decisions on a long term basis. For example, we need to build up surpluses to fund the capital expenditure needed later in the Business Plan. The impact of decisions taken is fundamental to the sustainability of the Business Plan.
- 6.2.2 The Business Plan currently assumes that the authority continues to increase rents in line with government policy. This includes the return of national rent policy to assumed rent increases of CPI + 1% per annum.
- 6.2.3 Further detail around the management and maintenance of the Council's housing stock is given in the Housing Business Plan.

7 Capital Programme

7.1 Capital Funding

- 7.1.1 The Council projects its expected resources over both a three and ten-year period. These include receipts from the sale of council assets, revenue funding used to support capital expenditure and anticipated contributions from third parties. Funding from the government is also considered. Specific grant is received towards the cost of Disabled Facility Grants.
- 7.1.2 Given its restricted resources, the council prioritises capital schemes, to enable it to carry out all essential spending.
- 7.1.3 There are a number of funding issues which need to be addressed moving forward and these will be considered in future updates of the Capital Strategy. The Capital Strategy gives further detail on the allocation of capital funding.

7.2 Interaction between Revenue and Capital Spending

- 7.2.1 Many capital schemes will impact on the revenue budget. This may be due to ongoing maintenance costs which are incurred following the acquisition of an asset or may be related to the cost of repaying loans taken out to finance capital expenditure, or the loss of investment income if internal loans are used.
- 7.2.2 In assessing bids put forward for inclusion in the capital programme, the impact of capital spending on the revenue budget is examined.

8 Efficiency Agenda

- 8.1 All councils are required to demonstrate Value for Money. The Council doesn't set targets for individual services, as it recognises that efficiency savings can take longer to generate in some services.
- 8.2 Officers look for efficiencies in order to assist in achieving the budget reductions required as part of the financial strategy. In addition systems thinking reviews are carried out on individual services and procurement activity is monitored.

9 Treasury Management

- 9.1 This is the management of the Local Authority's cash flows: its banking, money market and capital market transactions. The Council has adopted a Treasury Management and Annual Investment Strategy, which sets out a framework for its activity in these areas. The current Strategy aims to minimise risk by putting greater emphasis on security and liquidity. Once risk has been minimised, the Council will maximise performance wherever possible, within existing controls.
- 9.2 As highlighted in the Treasury Management Strategy, the Council has a borrowing requirement of £59.975 million. The HRA has external borrowing of £46.291 million, whilst the General Fund has internal borrowing of £13.054 million. Internally borrowed funds come from earmarked reserves held for future revenue and capital spending. As these resources are used, there will be a need for further external borrowing.

- 9.3 The government previously imposed a cap on an authority's total housing borrowing, which has now been removed. The Authority was below the cap, so investment and borrowing decisions were based on affordability within the HRA. This approach remains unchanged.
- 9.4 The Council has internal funds in excess of those needed to cover the internal loans. These are invested on the money market and generate investment income for both the General Fund and the Housing Revenue Account. The cash fund portfolio is managed internally, with advice from Link Treasury Services, the Council's treasury management consultants.

10 Earmarked Reserves

- 10.1 The Council holds a number of reserves that have been earmarked for specific revenue and capital purposes. Earmarked reserves are used to hold:
- Funding received in advance for specific initiatives;
 - Funding set aside for specific services, where the timing of demand can vary;
 - Funding set aside for the future replacement of assets or other capital expenditure;
 - Funding held to enable the Council to manage specific risks; and
 - Funding where work has been delayed.
- 10.2 For the majority of earmarked reserves, there is little or no risk to the financial standing of the Council. Reserves set up to manage timing differences or hold funding received in advance match expenditure to the income available. Reserves held to allow risks to the base budget to be managed are estimated using the best available information. A review of earmarked reserves is planned, so that previous priorities can be reassessed in light of the current financial position.

11 Risk Management

- 11.1 The Council has a Risk Management strategy in place which it uses to manage all of its risks, including financial risks.
- 11.2 A system of risk management has been established, which is operated by all services. This ensures that if there are significant changes in the level of risk to the Council from new legislation, or policy changes, they are considered and reported to Board. Any significant increase in financial risks will therefore be addressed during the year, if this is necessary.
- 11.3 In addition, the financial risks of individual services are considered during the budget preparation process by Service Boards, along with the related budgets. Annual risk assessments are undertaken on the level of balances for the General Fund and the Housing Revenue Account and considered at the same time as the budgets. This ensures that all current issues are included.
- 11.4 To assist with highlighting the impact of the potential risks, the major risks are assessed on differing risk levels, and these are included in reports to Board.

APPENDIX B

Potential Use of Balances

Best Case

	2021/22 Revised £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000
Estimated Use of Balance	544	101	69	(75)	61
The introduction of a replacement scheme for New Homes bonus		(100)	(100)	(100)	(100)
Increased tax base (new homes) (0.5%)		(22)	(45)	(69)	(94)
Increase in investment income			(50)	(75)	(100)
Sustained improvement in planning income		(50)	(50)	(50)	(50)
Collection Fund Surplus doesn't fall as expected		(50)	(35)		
Additional staff vacancies		(30)	(30)	(30)	(30)
Potential Use of / (Cont to) Balances	544	(151)	(241)	(399)	(313)
Balances at Year End	1,572	1,723	1,964	2,363	2,676

Worst Case

	2021/22 Revised £000	2022/23 Estimate £000	2023/24 Estimate £000	2024/25 Estimate £000	2025/26 Estimate £000
Estimated Use of Balance	544	101	69	(75)	61
Business rate income at safety net		144	147	150	153
Reduction in tax base (0.5%)		22	45	69	94
Additional 1% on the pay award in 2021/22	110	112	114	117	120
Additional recycling costs		50	50	50	50
Planning income is not sustained		100	100	100	100
Reduction in service income		200	200	200	200
Inflation is 1% higher than assumed		92	95	98	99
Potential Use of / (Cont to) Balances	654	821	820	709	877
Balances at Year End	1,462	641	(179)	(888)	(1,765)

Agenda Item No 7

Executive Board

20 September 2021

**Report of the Director of
Leisure and Community Development**

Coleshill Leisure Centre

1 Summary

- 1.1 This report seeks the Board's approval to use a small proportion of an existing capital allocation to undertake minor changes to the configuration of Coleshill Leisure Centre, with a view to introducing services that would help to improve the operational efficiency of the facility.

Recommendation to the Board

That the Board approves the proposed use of a proportion of an existing capital allocation, as detailed in the report, to undertake minor changes to the configuration of Coleshill Leisure Centre, with a view to introducing services that would help to improve the operational efficiency of the facility.

2 Consultation

- 2.1 Consultation has taken place with relevant Members and any comments received will be reported at the meeting.

3 Introduction and Background

- 3.1 The Board is aware of the Authority's need to realise extensive savings within its revenue budget. In this regard, and consistent with all of the Borough Council's functions, the Leisure Facilities section needs to find ways in which to operate more efficiently and to reduce the revenue subsidy of the service. In pursuance of this need, the Leisure Facilities team has identified two opportunities at Coleshill Leisure Centre to make better use of space and improve financial performance.

4 First Floor Viewing Gallery – Proposed Change of Use

- 4.1 The viewing gallery at Coleshill Leisure Centre, located between the gym and the multi-purpose studio, overlooks both the two squash courts and the sports hall. Prior to the pandemic, it was used solely as a viewing area, in the main by parents watching gymnastics sessions.
- 4.2 During the pandemic, this area has been used more effectively to extend the gym and thereby improve social distancing measures. It is not felt, however,

that this change will lead to an increase in the levels of either membership or income.

- 4.3 The viewing gallery is approximately 70m² and offers the potential to be a useful space for a number of alternative activities. Having the ability to sell this area as a “function room” / additional studio space would generate the potential to enhance the service in ways that would increase income at the Leisure Centre.

Potential Income Growth

- 4.4 Based both on experience of current programmes and the level of enquiries received, the Leisure Centre team is confident that the demand exists to use a “converted” viewing gallery space for a variety of different activities, including to increase the capacity for children’s parties, as a venue for training courses, meeting space and for additional holiday activities. An assessment of the related increased income potential is provided in the table below.

Projected Increase in Income		
Year 1	Year 2	Year 3
£10,927	£11,464	£11,885

- 4.5 Subject to Board approval to convert the viewing gallery into a hireable space, it is considered to be realistic to expect the projected levels of increased income to be realised.

Start-up Cost

- 4.6 To convert the gallery into a hireable space will require a limited number of changes to be made, as follows:
- Restriction of the ability to view squash and sports hall activity through the gallery windows
 - Provision of limited equipment storage space
 - Installation of a sink
 - Provision of a door between the toilets closest to the gym and the viewing gallery
 - New lighting and re-decoration
- 4.7 Facilities Management colleagues are of the view that these changes would not exceed a cost of £10,000, provision for which, subject to Board approval, could be made through an existing Leisure Facilities capital allocation.

Operational Considerations

- 4.8 Leisure Centre staff are already in the process of gradually moving fitness-related activity and equipment back into the gym and studio areas and these changes are being linked to the easing of COVID-19 restrictions.

- 4.9 Due to the configuration and use of the building during school term-times, there will be a need to plan bookings of the current viewing gallery space in order to ensure that access can still be secured to the studio for fitness classes, etc. During evenings, weekends and school holidays, it will be possible to implement a “one way system” around the building that will avoid the need for anyone to walk through the viewing gallery space.

Summary

- 4.10 A change in the use of the viewing gallery at Coleshill Leisure Centre presents the opportunity to generate additional income of £11,000 to £12,000 per annum. This will require a start-up investment of no more than £10,000 to appropriately convert the space, provision for which could be made from the existing Leisure Facilities capital allocation, subject to Member approval.

5 Staff Room / Kitchen – Proposed Change of Use

- 5.1 At the time of reviewing opportunities to better utilise space at the Leisure Centre, staff received an enquiry from a member of the public wanting to start their own hair salon in the space that currently serves as a staff room / kitchen. This area currently generates no income for the service.

Capital Cost

- 5.2 To make the staff room / kitchen available for a salon, it would be necessary to split the current Operations Officer’s office into two areas, a smaller office for the Operations Officer and a separate small staff / meeting area.
- 5.3 The current staff room / kitchen would need to be re-configured to accommodate a salon, work that would include the need to provide a new entrance. Facilities Management is of the view that the required changes would not exceed a cost of £10,000.

Potential Income Growth

- 5.4 It is proposed to levy an annual hire charge of £6,500 (ex VAT) for the use of the “salon” area, which is equivalent to the charge applied to a similar sized space used by the NHS Phlebotomy service. This proposed charge has provisionally been agreed with the potential hirer, who has also agreed to commit to a two-year contract.
- 5.5 This proposed development is not without risk. If the proposed salon business was not a success, the hirer could break the contract early, which could result in the level of income received being less than the cost incurred in re-configuring the space. There is the potential, however, to re-hire the space for other uses, which could include health-related services, sports massage therapists and the like. Enquiries of this nature have previously been received at the Leisure Centre. It is felt, therefore, that the risk is low and worth pursuing.

Summary

- 5.6 With a start-up cost of approximately £10,000 (which could again be funded through the Leisure Facilities capital allocation), the conversion of the current staff room / kitchen into a salon presents no operational concerns and it has the potential to generate additional income of £6,500 per annum. The risk of the salon business not being a success and the contract ending early does exist, but, in this instance, the Leisure Centre would be left with a hireable space that could be “sold” for alternative uses, for which it is believed that a demand is present.

6 Report Implications

6.1 Finance and Value for Money Implications

- 6.1.1 A capital allocation of £250,000 has been approved through which to provide new fitness equipment within the Leisure Facilities. It is felt, however, that the need for new fitness equipment and the two space conversions referred to in this report could be funded from this sum, in respect of which the Board’s approval is sought to pursue this course of action. Subject to approval, the space conversions are projected to improve the Leisure Centre’s revenue performance by approximately £17,500 to £18,500 per annum.

6.2 Safer Communities Implications

- 6.2.1 Leisure facilities contribute to community safety through the provision of well-managed indoor and outdoor leisure and recreation services that are safe by design and afford opportunities for positive activity.

6.3 Legal, Data Protection and Human Rights Implications

- 6.3.1 The content of the hire agreement with the potential provider of the hair salon at Coleshill Leisure Centre will be approved by the Authority’s Legal Section and signed by both parties prior to the introduction of the service.

6.4 Environment, Sustainability and Health Implications

- 6.4.1 The provision of a sustainable, fit-for-purpose portfolio of leisure facilities will have a positive impact on the health and wellbeing of individuals and communities by providing opportunities for leisure and recreation activities and by contributing to an improved quality of life.

6.5 Human Resources Implications

- 6.5.1 There are no human resources implications arising directly from this report.

6.6 Risk Management Implications

- 6.6.1 As identified in the main body of the report, the potential provision of a hair salon at Coleshill Leisure Centre is not without risk. If the proposed salon

business was not a success, the hirer could break the contract early, which could result in the level of income received being less than the cost incurred in re-configuring the space. There is the potential, however, to re-hire the space for other uses. It is felt, therefore, that the associated risk is low and worth taking.

6.7 Equality Implications

6.7.1 There are no equalities implications arising directly from this report.

6.8 Links to Council's Priorities

6.8.1 The proposed space conversions at Coleshill Leisure Centre that are the subject of this report will have direct and positive links to the corporate priorities in respect of:

- Responsible financial and resource management
- Creating safer communities
- Improving leisure and wellbeing opportunities
- Promoting sustainable and vibrant communities
- Supporting employment and business

The Contact Officers for this report are Simon Powell (719352) and Russell Simkiss (719257).

Agenda Item No 8

Executive Board

20 September 2021

Report of the Chief Executive

Local Government and Social Care Ombudsman Annual Review 2020/21

1 Summary

- 1.1 This report informs the Board about the results of the Local Government and Social Care Ombudsman Annual Review 2020/21. The report highlights the number of complaints and enquiries considered by the Ombudsman relating to the Council and the outcome of their determinations. The report also provides some contextual information about the compliments and complaints received via the Council's corporate Compliments and Complaints Procedure.

Recommendation to the Board

That the report be noted.

2 Consultation

- 2.1 Consultation has been carried out with the chair, vice chair and opposition spokesperson. Any comments received regarding the report will be highlighted to the Board.

3 Background

- 3.1 This report has been prepared following receipt of the Annual Review Letter 2020/21 from the Local Government and Social Care Ombudsman. The Annual Review provides a summary of the complaints and enquiries made to the Ombudsman relating to the Council during the 2020/21 year. The Annual review also shows what decisions the Ombudsman made about the complaints and enquiries received.

4 Annual Review 2020/21

- 4.1 Attached at Appendix A is a copy of the letter received by the Chief Executive from the Local Government and Social Care Ombudsman dated 21 July 2021. The annual review shows that no detailed investigations were carried out by the Ombudsman relating to the Council. The Ombudsman did receive 2 complaints to consider. This compares to 4 complaints or enquiries received in the 2019/20 year. The 2 complaints and enquires were determined in the following way:

- 1 Not warranted by alleged injustice -
- 1 referred back for local resolution

4.2 None of the complaints or enquiries raised resulted in an investigation by the Ombudsman. The cases referred back for local resolution will have been considered via the Council's Complaints Procedure. Members are requested to note that the Ombudsman is aiming to focus on the lessons that can be learned and the wider improvements that can be achieved through their recommendations to improve services. The Ombudsman is publishing more information about outcomes of their investigations and highlighting where recommendations result in improvements to local services.

4.3 More information about the outcomes from investigations is available on the website link shown below. There are focus reports relating to specific service areas including housing, planning, environmental services, benefits and taxation:

<https://www.lgo.org.uk/information-centre/reports>

4.4 The Ombudsman is also raising concerns about increasing evidence of the erosion of effective complaints functions in local authorities. With this in mind the Ombudsman is developing a new programme of work that will utilise complaints to drive improvements in both local complaint systems and services.

4.5 Members should also note that the Housing Ombudsman investigates complaints regarding social housing, and they have a Memorandum of Understanding with the Local Government and Social Care Ombudsman. More information about what kind of complaints they can investigate is shown on the website link below:

<http://www.housing-ombudsman.org.uk/learning-faqs/factsheets/what-kind-of-complaints-can-we-consider/#.WX8L6HIK2Uk>

4.6 The 2 enquiries received by the Local Government and Social Care Ombudsman were regarding the following services:

- Housing
- Planning and Development

4.7 It is pleasing to report that the complaints and enquires resulted in the Ombudsman deciding that the complaints were not appropriate to be investigated by them. The outcomes of the complaints and enquiries are shown above at paragraph 4.1.

5 **Compliments and Complaints 2020/21**

... 5.1 Attached at Appendix B is a table showing the numbers of compliments and complaints received by service department through the Council's corporate procedure during the 2020/21 year. The table shows that 36 complaints, 157 requests for service and 71 compliments were received in the 2020/21 year. The number of complaints is a decrease of 24 (66%) from 2019/20.

- 5.2 The decrease is mainly due to decreases in relation to Housing Maintenance from 15 in 2019/20 to 5 in 2020/21. The overall number has decreased from 61 in 2019/20 to 36 in 2020/21.
- 5.3 The number of requests for service has increased to 157 from 150. The requests for service are complaint contacts which were considered not to be stage 1 complaints. These can include the raising of an issue for the first time without the relevant service being aware of the issue. The requests for service are mainly being received via the Council's complaint's web page.
- 5.4 The majority of complaints received relate to Refuse & Recycling, Housing, and Development Control. Combined they account for 28 (78%) of the complaints received. These are service areas with high customer contacts and therefore it is not unusual to expect this.
- 5.5 Overall, the number of complaints received 37 remains low when compared to the total number of contacts received and people dealt with.
- 5.6 An outcome status against each complaint is determined to show whether the complaint was considered to be justified (upheld) or not upheld. This can be a matter of judgement and there will be some complaints, which can be interpreted either way. Some complaints will have elements that could have been dealt with differently or better on occasions. Of the complaints received in 2020/21 17 (47%) were deemed to be not upheld and 18 (50%) justified. One complaint was withdrawn 1 (3%).
- 5.7 The compliments received show some examples of positive feedback received from residents and customers. The compliment figures do not include customer feedback responses received by any service areas.
- 5.8 Shown below is a table of the totals of compliments and complaints received during the last 10 years.
- 5.9 Table of Compliments and Complaints Totals

Year	Compliments	Complaints
2010/11	55	25
2011/12	45	40
2012/13	37	46
2013/14	46	95
2014/15	53	54
2015/16	79	73
2016/17	61	58
2017/18	62	85
2018/19	34	42
2019/20	47	61
2020/21	71	36

6 Summary

- 6.1 Overall the number of complaints received is low in comparison to the number of customer contacts the Council has. There has been an overall reduction in the number of complaints received compared to the 2019/20 year. The Local Government and Social Care Ombudsman have not investigated any complaint enquiries made to them in this year. Members are requested to note the report and to identify any areas that require further consideration.

7 Report Implications

7.1 Legal Data Protection and Human Rights Implications

- 7.1.1 Some complaint cases can ultimately be investigated by either the Local Government and Social Care Ombudsman or the Housing Ombudsman. If an adverse finding is made by the Ombudsman concerned, they can order the Council to pay compensation to the affected person and can also require the Council to consider a report on their findings and confirm the action they will take to deal with the issue concerned. The Council's Monitoring Officer also has a duty to prepare a report to the Council where the Ombudsman has investigated and concluded that the Council's actions constituted maladministration. Various legal and Human Rights implications can be a relevant consideration in some such investigations.

- 7.1.2 Complaints regarding data protection or information requests are considered under the Complaints Procedure and can be referred to the Information Commissioner's Office for further investigation.

7.2 Environment and Sustainability Implications

- 7.2.1 Improvements in the performance and quality of services will contribute to improving the quality of life within the community. Feedback and learning from Complaints and Compliments helps the Divisions identify service improvements. The Procedure includes a specific requirement to identify any service improvements arising from each complaint investigation.

7.3 Equality Implications

- 7.3.1 The Complaint investigations provide an opportunity to identify any equality related implications. For example, there are two complaints which include alleged discrimination. These are isolated issues. No adverse implications have been identified from the complaints received in 2020/21. The monitoring of complaints and compliments helps inform the Council's consideration of meeting the Equality Act requirements. Any specific equality related implication arising from a complaint investigation is considered in liaison with Policy Support and Legal Services as necessary.

7.4 Risk Management Implications

- 7.4.1 Effective performance monitoring and analysis of complaints received will enable the Council to minimise associated risks with the failure to achieve targets and deliver services at the required performance and quality level.

7.5 Health and Well Being and Leisure Implications

7.5.1 Some complaints received do raise concerns relating to the health and wellbeing of individuals. These can include concerns about conditions of properties and impacts from outstanding repair works.

7.6 Financial Implications

7.6.1 Any financial payments and credits identified in complaint investigations are made from the appropriate service budget under provisions relating to that service.

7.7 Links to Council's Priorities

7.7.1 By having an open and accessible complaints procedure this will contribute towards the achievement of the Council's priorities and in particular promoting vibrant and sustainable communities.

The Contact Officer for this report is Robert Beggs (719238).

Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date

Local Government & Social Care OMBUDSMAN

21 July 2021

By email

Mr Maxey
Chief Executive
North Warwickshire Borough Council

Dear Mr Maxey

Annual Review letter 2021

I write to you with our annual summary of statistics on the decisions made by the Local Government and Social Care Ombudsman about your authority for the year ending 31 March 2021. At the end of a challenging year, we maintain that good public administration is more important than ever and I hope this feedback provides you with both the opportunity to reflect on your Council's performance and plan for the future.

You will be aware that, at the end of March 2020 we took the unprecedented step of temporarily stopping our casework, in the wider public interest, to allow authorities to concentrate efforts on vital frontline services during the first wave of the Covid-19 outbreak. We restarted casework in late June 2020, after a three month pause.

We listened to your feedback and decided it was unnecessary to pause our casework again during further waves of the pandemic. Instead, we have encouraged authorities to talk to us on an individual basis about difficulties responding to any stage of an investigation, including implementing our recommendations. We continue this approach and urge you to maintain clear communication with us.

Complaint statistics

This year, we continue to focus on the outcomes of complaints and what can be learned from them. We want to provide you with the most insightful information we can and have focused statistics on three key areas:

Complaints upheld - We uphold complaints when we find some form of fault in an authority's actions, including where the authority accepted fault before we investigated.

Compliance with recommendations - We recommend ways for authorities to put things right when faults have caused injustice and monitor their compliance with our recommendations. Failure to comply is rare and a compliance rate below 100% is a cause for concern.

Satisfactory remedy provided by the authority - In these cases, the authority upheld the complaint and we agreed with how it offered to put things right. We encourage the early resolution of complaints and credit authorities that accept fault and find appropriate ways to put things right.

Finally, we compare the three key annual statistics for your authority with similar types of authorities to work out an average level of performance. We do this for County Councils, District Councils, Metropolitan Boroughs, Unitary Councils, and London Boroughs.

Your annual data will be uploaded to our interactive map, [Your council's performance](#), along with a copy of this letter on 28 July 2021. This useful tool places all our data and information about councils in one place. You can find the decisions we have made about your Council, public reports we have issued, and the service improvements your Council has agreed to make as a result of our investigations, as well as previous annual review letters.

I would encourage you to share the resource with colleagues and elected members; the information can provide valuable insights into service areas, early warning signs of problems and is a key source of information for governance, audit, risk and scrutiny functions.

As you would expect, data has been impacted by the pause to casework in the first quarter of the year. This should be considered when making comparisons with previous year's data.

Supporting complaint and service improvement

I am increasingly concerned about the evidence I see of the erosion of effective complaint functions in local authorities. While no doubt the result of considerable and prolonged budget and demand pressures, the Covid-19 pandemic appears to have amplified the problems and my concerns. With much greater frequency, we find poor local complaint handling practices when investigating substantive service issues and see evidence of reductions in the overall capacity, status and visibility of local redress systems.

With this context in mind, we are developing a new programme of work that will utilise complaints to drive improvements in both local complaint systems and services. We want to use the rich evidence of our casework to better identify authorities that need support to improve their complaint handling and target specific support to them. We are at the start of this ambitious work and there will be opportunities for local authorities to shape it over the coming months and years.

An already established tool we have for supporting improvements in local complaint handling is our successful training programme. During the year, we successfully adapted our face-to-face courses for online delivery. We provided 79 online workshops during the year, reaching more than 1,100 people. To find out more visit www.lgo.org.uk/training.

Yours sincerely,



Michael King
Local Government and Social Care Ombudsman
Chair, Commission for Local Administration in England

Complaints upheld

The Ombudsman carried out no detailed investigations during this period

Compliance with Ombudsman recommendations

No recommendations were due for compliance in this period

Satisfactory remedy provided by the authority

The Ombudsman did not uphold any detailed investigations during this period

NOTE: To allow authorities to respond to the Covid-19 pandemic, we did not accept new complaints and stopped investigating existing cases between March and June 2020. This reduced the number of complaints we received and decided in the 20-21 year. Please consider this when comparing data from previous years.

Cumulative Table of Complaints -April – March 2020/21

DEPARTMENT	NUMBER OF COMPLAINTS	NUMBER OF REQUEST FOR SERVICE	NUMBER OF COMPLIMENTS
Chief Executive			
• Management Team & Civic Support Unit			
• Legal		2	
• Democratic Services			
• Policy Support		19	
• Environmental Health & Licensing	4	11	1
• Development Control	7	4	2
• Forward Planning			
• Building Control – Nuneaton & Bedworth Council			
• Enforcement	1	1	
Corporate Director - Resources			
• Audit			
• Financial Accountancy			
• Management Accountancy			
• Payroll and Risk Management			
• Human Resources, Training & Health and Safety			
• Revenue Collection & Benefits	2	3	3
• One Stop Shop and Contact Centre	1	2	1
• Financial Inclusion, Hubs and Outreach			
Director of Housing			
• Strategic Housing			
• Housing Management	5	12	3
• Housing Maintenance	2	31	9
• Community Support		5	
• Private Sector Housing			
Director of Leisure & Community Development			
• Landscape Management			
• Partnership Development		1	
• Leisure Facilities		1	
• Community Development		1	11
Corporate Director - Streetscape			
• Refuse and Recycling	14	51	9
• Corporate Property & Transport			
• Facilities Management		1	
• Grounds Maintenance & Street Cleaning		5	27
• Car Parks			
Corporate Services			
• ICT		2	
• Procurement & Printing			
• Central Services			1
• Communication & Public Relations			
Corporate		3	2
WCC		2	2
TOTAL	36	157	71

Cumulative Table of Complaints -April – March 2020/21

Complaint User Satisfaction Summary		
Question	Yes	No
Did you find it easy to complain?		1
Were you given an apology?		1
Were you satisfied with the explanation given?		1
Was the complaint dealt with quickly enough?		1

2020/21

Not upheld – 17 (47 %)

Justified – 18 (50 %)

Outstanding - 1

Total - 36

Withdrawn – 1

Agenda Item No 9

Executive Board

20 September 2021

**Report of the Director of
Leisure and Community Development**

**Green Space Officer –
Market Supplement**

1 Summary

- 1.1 Further to the consideration of this matter by the Special Sub-group, this report seeks the Board's approval for a supplementary estimate in order to enable a market supplement to be applied to the Green Space Officer post.

Recommendation to the Board:

That the proposed supplementary estimate, as detailed in the report, be approved in order to enable a market supplement to be applied to the Green Space Officer post.

2 Consultation

- 2.1 Consultation has taken place with relevant Members and any comments received will be reported at the meeting.

3 Report

- 3.1 Members will be aware that the Green Space Officer post, which is responsible for the delivery of corporately high priority services and initiatives, has been vacant since 25 April 2021, subsequent to which the position has been subject to the recruitment process on two occasions, unfortunately without success. On the first occasion there was one application and on the second, none at all.
- 3.2 The post has been evaluated at Scale 9 (£27,741 to £29,577) and was advertised at this grade on both occasions.
- 3.3 In order to establish whether or not the advertised salary may be a factor in the inability to attract a suitable candidate for the job, a brief benchmarking exercise of other similar posts was undertaken, the results of which were presented to the Special Sub-group at its meeting held on 10 August. The posts in the four West Midlands-based local authorities were all offered at a higher scale than that offered by the Borough Council. The Sub-group, therefore, approved a recommendation for a market supplement be applied to the Green Space Officer position, subject to this Board's approval of the required budgetary increase.

3.4 Subject to that approval, in an attempt to secure a suitable appointment, the post would initially be advertised at Scale 10 (£30,451 to £32,234), although if that is not successful, it may be necessary to advertise at Scale 11 (£32,910 to £34,728).

3.5 If it proves possible to make an appointment, the market supplement would remain in place whilst the successful candidate continues in post. Should that person leave the Authority's employ or move to an alternative position, the post would revert back to a Scale 9 position.

4 Report Implications

4.1 Finance and Value for Money Implications

4.1.1 The proposed addition of a market supplement in seeking to recruit a Green Space Officer would require an increase in the relevant budget. At the top of the relevant grades, an appointment at Scale 10 including oncosts would result in a budgetary increase of £3,656 and at Scale 11 including oncosts, an increase of £7,090.

4.2 Safer Communities Implications

4.2.1 Work advanced through the Green Space Officer contributes to community safety by providing well-managed open space and recreation areas, which are safe by design and afford opportunities for positive activity.

4.3 Legal, Data Protection and Human Rights Implications

4.3.1 The Council may add a market supplement if satisfied that doing so is necessary to secure an appropriately qualified person to fill the post however, the Council must also be satisfied that the post has been correctly re-evaluated having regard to similar posts within the Council. The Council should also consider whether any equal pay implications arise from the proposal.

4.4 Environment, Sustainability and Health Implications

4.4.1 Delivery of high priority work through the Green Space Officer contributes directly to environmental improvements, the enhancement of biodiversity and mitigation of the effects of climate change. It also helps to build sustainable, vibrant and healthy communities.

4.5 Human Resources Implications

4.5.1 The human resources implications of the proposal are detailed in the main body of the report.

4.6 Risk Management Implications

4.6.1 A failure to appoint to the position of Green Space Officer risks an inability to deliver on the priorities of the adopted Green Space and Playing Pitch Strategies, which are known to be valued within the local community.

4.7 Equalities Implications

4.7.1 There are no equalities implications arising directly from this report.

4.8 Links to Council's Priorities

4.8.1 The work of the Green Space Officer positively impacts on each of the Authority's corporate priorities, as well as those of the Sustainable Community Strategy.

The Contact Officer for this report is Simon Powell (719352).

Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
1	Director of Leisure and Community Development	Special Sub-group: Green Space Officer – Market Supplement	10 August 2021

Agenda Item No 10

Executive Board

20 September 2021

**Report of the
Chief Executive**

**Election Staff Scale of Fees,
Appointment of Deputy Electoral
Registration Officer and Deputy
Returning Officer**

1 Summary

- 1.1 This report sets out the proposed scale of fees to be used by election staff, including the Returning Officer at elections and proposes that the Head of Elections (shared with Nuneaton and Bedworth) be appointed as a Deputy Electoral Registration Officer and Deputy Returning Officer.

Recommendation to the Board

- a That the proposed scale of fees attached at Appendix A to this report is approved;**
- b That the Chief Executive is given delegated authority to make minor amendments to the attached fees to reflect inflation and/or National Joint Council Local Government Pay Award; and**
- c That the Head of Elections be appointed as Deputy Electoral Registration Officer and approved as Deputy Returning Officer.**

2 Consultation

- 2.1 As this matter concerns Elections, no members have been sent an advanced copy of this report for comment. The proposed scale of fees has been benchmarked against that of other Warwickshire Councils.

3 Scale of Fees

- 3.1 The Council is required to establish the fees payable to persons employed by the Returning Officer at its elections held every four years and at any by election held in between. These fees include those paid to Presiding Officers, other polling station staff, count staff and others employed by the Returning officer.
- 3.2 The scale of fees also sets the fees that the Returning Officer (and any deputies) would receive for their duties. The Returning Officer is a personal

appointment, separate to employment by the Borough Council. The Returning Officer bears personal responsibility for the conduct of the elections.

- ...
- 3.3 The proposed scale of fees at Appendix A to this report has been benchmarked against the other District/Borough Councils within Warwickshire. They are in line with those recently paid at the combined Police and Crime Commissioner and County Council elections held in May 2021.
 - 3.4 The proposed scale of fees applies only to Borough and Parish elections within the Borough. At other elections, such as County Council, Police and Crime Commissioner or UK Parliamentary General Elections, a different scale of fees is usually set by the relevant body/secretary of state.
 - 3.5 Where an election is held for a Parish Council this Council may recover any expenditure properly incurred in doing so from the Parish Council concerned, subject to any limitations we have set in our scale of fees.

4 Appointment of Deputy ERO and Deputy RO

- 4.1 The Council has appointed the chief executive as Electoral Registration Officer (ERO) and Returning Officer (RO). In order to manage operational matters, it is considered best practice, and recommended by the Electoral Commission that a senior officer (other than the ERO/RO) also be appointed as Deputy ERO and Deputy RO by the Council. This provides additional resilience as well as gives the officers managing the day to day processes the necessary powers to undertake their duties.
- 4.2 It is therefore thought prudent to appoint the Head of Elections as Deputy ERO and Deputy RO to undertake the necessary operational duties.

5 Report Implications

5.1 Finance and Value for Money Implications

- 5.1.1 The proposed scale of fees does not represent a particular budgetary pressure, and staffing costs for each election will be managed within existing budgets.
- 5.1.2 Costs relating to “other” elections such as the County Council or UK Parliamentary General Elections are borne by the relevant body and re-charged by the Returning Officer.

5.2 Safer Communities Implications

- 5.2.1 There are no Safer Communities Implications relating to this report.

5.3 Legal and Human Rights Implications

- 5.3.1 Section 36(5) of the Representation of the People Act 1983 (the 1983 Act) states that the expenditure properly incurred by a Returning Officer in holding

Borough or Parish elections must be met by this Council, subject to its right to recover sums from a Parish Council in relation to its elections.

- 5.3.2 Section 35 of the 1983 Act requires the Council to appoint a Returning Officer for Borough and Parish elections. Once appointed the Returning Officer has a power to appoint one or more persons to discharge all or any of his functions. As suggested in this report, it would be prudent for the Council to appoint a Deputy so that, if for any reason the Returning Officer is not able to discharge his functions, there is a duly appointed officer who is able to do so.
- 5.3.3 Section 52 of the 1983 Act states that the functions of an Electoral Registration Officer may be performed and exercised by Council which appointed the Electoral Registration Officer. Approving the Head of Elections to do so will ensure that such an officer is able to do so in the absence of, on in support of, the Electoral Registration Officer.

The Contact Officer for this report is Martyn Harris (719222).

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

Background Paper No	Author	Nature of Background Paper	Date
n/a			

BOROUGH AND TOWN/PARISH COUNCIL ELECTIONS
SCALE OF ELECTION FEES AND EXPENSES

PART 1 - Returning Officer's Fee
(including duly authorised Deputy Returning Officer)

<u>CONTESTED ELECTIONS</u>	<u>FEE</u>
1. BOROUGH COUNCIL ELECTIONS (where election is for Borough Councillor only - for each ward)	
(a) For the first 1000 local government electors in a Ward:	£110.50
b) For each 500 electors or fraction thereof, above	£24
2. TOWN/PARISH (where the election is for Town/Parish Councillors only - for each Ward or Parish)	
(a) For the first 1000 local government electors in a Ward or Parish:-	£110.50
(b) For each 500 electors or fraction thereof, above:	£24
3. BOROUGH AND TOWN/PARISH ELECTIONS (where election is for Borough & Town/Parish Councillors held on the same day)	
the fee shall be in accordance with the scale at 1 above, plus an additional fee for every 500 local government electors or fraction thereof:	£24
<u>UNCONTESTED ELECTIONS</u>	<u>FEE</u>
4. BOROUGH ELECTIONS - for each Ward:	£48
5. TOWN/PARISH ELECTIONS - for each Ward or Parish:	£24
<u>DEPUTY RETURNING OFFICER(S)</u>	
Payment of one third of the Returning Officer's fee, as calculated above for contested and uncontested elections	

PART 2 - Disbursements

1. POSTAL VOTES - for the remuneration of persons employed in connection with the issue and the receipt of ballot papers for electors entitled to vote by post:	<u>FEE</u>
(a) CLERK per session for Issue and receipt/opening	£11 per hour
(b) CLERK per session for the issue management of postal voter signature and dates of birth on postal voting statements.	£11 per hour
2. PRESIDING OFFICERS - for each PO (to include all expenses other than travelling expenses)	
(a) BOROUGH Election or Town/Parish Election only:	£241
(b) Combined BOROUGH and Town/Parish Election:	£267.50
3. POLL CLERK - for each PC (to include all expenses other than travelling expenses)	
(a) BOROUGH Election or Town/Parish Election only:	£157
(b) Combined BOROUGH and Town/Parish Election:	£184
4. POLLING STAFF TRAINING FEE - for the remuneration of persons employed as Presiding Officer, Poll Clerk & Polling station Inspectors to attend an official training session prior to election day. (includes all travelling expenses)	£30
5. POLLING STATION INSPECTOR - for the remuneration of persons employed in visiting and collection of Postal Votes handed in at polling stations by electors (to include all expenses other than travelling expenses)	£265
6. COUNT* - for all remuneration of persons employed in counting the votes	
(b) Count Table Leader:	£120

(c) Counting Assistant -	£90
(d) Ballot Box Runner	£75

* Discretion to Returning Officer to add a supplement if the Count is extremely lengthy.

ADMINISTRATIVE DUTIES	FEE
1. For the Receipt of Nomination Papers for Borough/Parish elections	29.14 for the 1 st contested Election and £14.56 thereafter
2. For the remuneration of persons employed (on each such occasion) in connection with the staffing of the elections office on polling day:	£300
3. For the additional hours undertaken by employees in the administration and preparation for the election:	overtime payment calculated at 1.5x the employees' hourly rate

*records should be kept by persons employed by the Returning Officer on such occasions of the hours worked on Election duties.

5. **TRAVELLING EXPENSES** of Returning Officer, Deputy Returning Officer, clerical and other Assistants, Presiding Officers, Poll Clerks and Count Assistants engaged in the conduct of the election, are to be paid 45p per mile.
6. **MOBILE PHONE CALLS** – staff employed on polling duties (Presiding Officers. Poll Clerks & Polling Station Inspectors) £2.50 is included in fee to cover calls made in connection with Election duties on Election Day.

PART 3 - Actual and Necessary Costs

- Clerical and other assistance employed by the Returning Officer
- Delegating responsibility fees as agreed by the Returning Officer (e.g. for the management of the counting of votes)
- Fees paid to those for the Training of polling and counting staff
- Hire and fitting up of polling stations, expenses of heating, lighting and cleaning any building for such purposes and for making good any damage arising from such use.
- Hire and fitting up of rooms for counting the votes.
- Provision of voting compartments and conveyance thereof to polling stations.
- Printing and providing official poll cards.
- Preparation and issue of official poll cards.
- Printing and providing ballot papers.
- Printing and providing notices, nomination forms and other forms and documents.
- Posting of Notices.
- Stationary and sundries required at each polling station and at the counting of the votes.
- Miscellaneous stationary, postage, telephone calls etc.

Steve Maxey
Returning Officer.

NORTH WARWICKSHIRE BOROUGH COUNCIL

**MINUTES OF THE SAFER COMMUNITIES
SUB-COMMITTEE**

28 JUNE 2021

Present: Councillor D Clews in the Chair.

Councillors T Clews, Davey, Farrow, Jarvis, Jordan, Moss, and Parker.

Apologies for absence were received from Councillor Reilly (Substitute T Clews and Councillor Singh (Substitute Councillor Jarvis).

1 Nomination of Person to Chair Meeting

In the absence of the Chairman and Vice Chairman it was proposed by Councillor Moss and seconded by Councillor Jarvis that Councillor D Clews chairs the meeting.

2 Disclosable Pecuniary and Non-Pecuniary Interests

None were declared at the meeting.

3 Minutes of the Meeting of the Safer Communities held on 16 March 2021

The minutes of the meeting of the Sub-Committee held on 16 March 2021, copies having been previously circulated, were approved as a correct record and signed by Councillor D Clews as Chair.

4 Presentation by Warwickshire Fire & Rescue Service regarding the Safer Warwickshire Officer Pilot

A presentation was given to Members by Chief Fire Officer from the Warwickshire Fire and Rescue Service regarding the Safer Warwickshire Officer Pilot.

5 Fly Tipping Progress Report

Members were provided with an update on progress on the action plan for tackling fly tipping across the Borough.

Resolved:

- a That the progress made and the updates for the action plan as detailed in the report of the Chief Executive be noted; and**

- b That having considered the responses to the public consultation set out in the report the Fillongley Public Spaces Protection Order 2017 should be renewed for another three years.**

6 North Warwickshire Community Safety Partnership Update

The Chief Executive provided Members with an update on recent activities with the North Warwickshire Community Safety Partnership. The report included information about progress with the agreed priorities from a Strategic Assessment 2020/21 and latest crime statistics.

Resolved:

That the update be noted.

7 Progress Report on Achievement of Corporate Plan Targets April 2020 - March 2021

The Chief Executive informed Members of the progress with the achievement of the Corporate Plan targets relevant to the Safer Communities Sub-Committee for April 2020 to March 2021.

Resolved:

That the report be noted.

8 North Warwickshire Improving Road Safety Action Plan Progress Report

Members were provided with an update on the progress with the North Warwickshire Road Safety Action Plan. The report also outlined recent road safety developments and feedback from the Warwickshire Road Safety Partnership Operational Board held in April 2021.

Resolved:

That the report be noted.

Councillor D Reilly
Chair

Agenda Item No 12

Executive Board

20 September 2021

Report of the Chief Executive

**Proposed South Warwickshire
Council – Stakeholder
Consultation**

1 Summary

- 1.1 This report asks the Board to agree how this Council will respond to the above consultation.

Recommendation to the Board

That the Chief Executive be given delegated powers to respond to the consultation, in consultation with the Leader of the Council and the Opposition Leader.

2 Report

- ...
- 2.1 The attached letter from Warwick and Stratford District Councils explains their plans to merge as organisations to create a South Warwickshire District Council. As Members will be aware this has taken place in other areas where the new Councils sit alongside other District/Borough and County Councils within an administrative area.
- 2.2 The letter was received too close to the publication deadline for this Board for a detailed report on the proposal to be prepared and the consultation ends before the next meeting of this Board. It is proposed therefore to delegate the power to respond to the consultation to the Chief Executive in consultation with the Leader of the Council and the Leader of the Opposition.
- 2.3 Members are asked to note that the responses to this consultation will only be used by Warwick and Stratford in deciding whether to submit a proposal to the Government to merge. If they do so there is a further statutory consultation process which must be carried out before a final decision is made.

The Contact Officer for this report is Steve Maxey (719438).

Web: <https://www.southwarwickshire.org.uk/>

My ref: DB/CE/cjb

Date: 8 September 2021



Working Together

To: Stakeholders of Stratford-on-Avon
and Warwick District Councils

Dear Stakeholder

Consultation on Proposed South Warwickshire Council

As you will be aware Local Government is facing a very uncertain time. Funding for the sector especially District Council's has been significantly reduced and following the impact of COVID pandemic it is estimated that there once more could be further reductions. At the same time the cost of delivering valued services is increasing, this is particularly the case in relation to the refuse and recycling service.

Faced with these pressures the elected members of both Councils agreed earlier this year to explore the principle of Stratford-on-Avon District Council and Warwick District Council to formally merged, and agreed the following vision:

"To create a single statutory South Warwickshire Council covering all of the activities currently carried out by Stratford-on-Avon District Council and Warwick District Council by 1 April 2024."

In order to achieve this vision by April 2024, Government have informed us that we should make a formal submission to request a merger by the end of the year. In making any submission the Councils will need to demonstrate that the proposals address the following:

- improve the area's local government;
- command local support, in particular that the merger is proposed by all councils which are to be merged and there is evidence of a good deal of local support; and
- the area is a credible geography, consisting of two or more existing local government areas that are adjacent, and which, if established, would not pose an obstacle to locally-led proposals for authorities to combine to serve their communities better and would facilitate joint working between local authorities.

The proposal to merger would be a massive decision for both authorities, it would see the abolition of both Stratford-on-Avon and Warwick District Councils which have provided valued services to residents and businesses for almost 50 years. However, we believe that this approach would be best of preserving along with investing in services and to ensure that a financially sustainable into the future.

A full consultation exercise was launched on Monday 6 September 2021 and this will run until 24 October 2021 and we invite you to have your say through this process. A dedicated website has been established for the consultation is <https://www.southwarwickshire.org.uk/>.

In addition to the wider exercise, as a valued stakeholder if you have any specific issues that you would like to discuss relating to the then please let us know and we will arrange a direct conversation to discuss the proposals.

Yours sincerely



David Buckland
Chief Executive
Stratford-on-Avon District Council



Chris Elliott
Chief Executive
Warwick District Council

Agenda Item No 13

Executive Board

20 September 2021

Report of the Chief Executive

**North Warwickshire Local Plan –
adoption**

1 Summary

1.1 This report seeks Members' agreement for the adoption of the Local Plan.

<p>Recommendation to Full Council</p> <p>That the Local Plan be adopted.</p>
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2 Consultation

2.1 Consultation has taken place with Councillors D Wright, Gosling, Reilly, Osborne, Simpson and Phillips and any comments received will be reported verbally at the meeting.

3 Background

3.1 As Members are aware the Local Plan was submitted for Examination in March 2018. Mr Tom Bristow was appointed by the Secretary of State to carry out the Examination and as requested has made recommendations to make the Local Plan sound.

3.2 The Examination opened on submission of the Plan in March 2018 and closed as of the 16 July 2021, the day the Council received the Inspector's Report.

3.3 During the Examination the Inspector considered representations from 460 representators as well as further evidence made throughout the process in matter papers and hearings. There were four sets of hearings with the final set being held virtually in December 2020.

4 Inspector's Report

4.1 The Local Plan Inspector submitted his report to the Council on 16 July 2021 and is available on the Council's website - www.northwarks.gov.uk/info/20002/planning/1444/local_plan_examination. Members have each been provided with an electronic version. All those who took part in the hearings have also been notified about the report. It has also been reported widely on social media and on the Council's website.

4.2 The Inspector has found the Local Plan sound subject to a number of main modifications being made to the Plan. Most of these modifications have been the subject of discussion as the examination has progressed, as well as being part of a consultation that took place between 4 March 2021 and 14 April 2021. Officers recommend all the Modifications, as recommended by the Inspector, are taken on board and included in the adopted version of the Local Plan for the reasons given by the Inspector. The Local Plan to be adopted and the Policies maps showing the allocations attached to this report. A track change version of the Local Plan showing all of these changes has been made available separately for all members and can be found on the Examination pages of the Council's website.

4.3 The Inspector concludes in his report that subject to the Main Modifications being made the Plan can be found sound.

5 **NPPF**

5.1 The Local Plan was submitted 23 March 2018 and is determined against the 2012 NPPF (National Planning Policy Framework). Decisions on planning applications will however be made against the "*Development Plan and any other material considerations*". One of these other material considerations is the NPPF. The NPPF was updated during the examination process and the Inspector had any eye on the changes to ensure the Local Plan was robust and not immediately out of date on adoption. The NPPF was changed further on 20 July 2021, after the Inspector's Report was received. The 2021 NPPF is not therefore referred to in his Report. It is considered that there is no conflict between the Local Plan as modified and the new NPPF.

5.2 **Other changes**

5.2.1 The Main Modifications are supported by Additional Modifications (AM's). Although they are not included in the Inspector's Report, they have been discussed throughout the Examination process. The AM's do not affect the effectiveness of the Plan but are changes that can be made to the Plan to correct mistakes or improve the way the Plan is written.

6 **Observations**

6.1 Receiving the Inspector's Report is excellent news and means that the final phase of the process in adopting the Local Plan can now take place. Adoption in September 2021 would mean that it has been 42 months from submission. A much longer time than anyone could have predicted.

6.2 As adoption requires confirmation by a full meeting of the Council under the Policy Framework in the Constitution it is therefore recommended that Board supports the Plan and recommends adoption of the Local Plan to Full Council. A draft Adoption Statement is attached as Appendix B.

7 **Report Implications**

7.1 Finance and Value for Money Implications

7.1.1 The Local Plan budget will cover the cost of the Examination process, including the Inspector's Report.

7.2 Legal, Data Protection and Human Rights Implications

7.2.1 The Inspector's Report considers compliance of the Local Plan with certain requirements in the Planning and Compulsory Purchase Act 2004 and regulations made under it; whether the plan is sound; and whether Council has complied with its legal duty to cooperate in relation to sustainable development. If adopted the Council must make available the plan, adoption statement and the sustainability appraisal report for inspection, and send copies of the adoption statement to any person who has requested it and the Secretary of State.

7.2.2 From the date of adoption there is a six-week period within which a High Court Challenge could be made. Members will be notified as soon as possible if a Challenge is made.

7.3 Environmental and Sustainability Implications

7.3.1 The Local Plan has been subjected to a Sustainability Appraisal throughout its production and development. This considers the effects of the Plans contents in terms of environmental and sustainability issues in accordance with the relevant regulations.

7.4 Equalities Implications

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

...

7.5 Risk Management Implications

7.5.1 A risk assessment is attached to this report.

...

7.6 Links to Council's Priorities

7.6.1 The adoption of the Local Plan has links to all of the Council's priorities.

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

Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
1	Mr T Bristow, Local Plan	Report	July 2021

	Inspector		
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Equality Impact Assessment Summary Sheet

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

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

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

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

There has been extensive consultation throughout the Local Plan production. This followed, as a minimum, the process set out in the Statement of Community Involvement. Covid restricted face to face meetings and the depositing of physical documents at the Council House, libraries and leisure centres. However, the Forward Planning Team accommodated requests to view documents in person.

The Inspector in his report stated:

“Human Rights and the Public Sector Equality Duty

- 40. I have had due regard to the aims of section 149(1) of the Equality Act 2010 (the Public Sector Equality Duty, ‘PSED’). In summary the PSED requires that due regard is had to elimination of discrimination, advancing equality of opportunity, and fostering good relations with regard to those who share a relevant protected characteristic identified in Section 149(7) of the Equality Act 2010 and those who do not. I have also had regard to section 6(1) of the Human Rights Act 1998, which incorporates into domestic statute the rights set out in Articles of the European Convention on Human Rights (‘ECHR’).
- 41. Equalities and Human Rights implications informed my consideration of various matters during the examination, including, but not limited to, policies LP7 and LP10. Amongst other things, the former aims to provide different types of housing with reference to the differing characteristics of the local population. The latter concerns how suitable provision may be made for travellers, as defined via Planning Policy for Traveller Sites (published in August 2015, ‘PPTS2015’). 25 [AD29, paragraph 7.53].
- 42. The Plan is supported by equalities assessment work. NWBC also engaged with various ‘general consultation bodies’ in the development of the Plan, some of which represent the perspectives of those with protected characteristics.²⁶ With reference to the Council’s Sustainable Communities Strategy, paragraph 6.5 of the Plan sets out how the Council will look to ‘contribute effectively’ to various objectives, including the needs of those with differing protected characteristics.
- 43. In that context certain policies, such as those seeking to provide community facilities, housing of different types and traveller provision will entail positive implications for those who share protected characteristics. In the light of the above, the Plan has been formulated and examined with due regard to the 2010 Act and Human Rights Act 1998 and, in substance, would not entail unacceptable effects in those regards.”

(Reference: Inspector’s Report on the North Warwickshire Local Plan 2021)

Equality Group	Positive impact	Negative impact	Reasons/Comments
Racial	Yes		Policy LP6 provides the amount of residential pitches required up to 2033 and LP10 provides the site criteria by which planning applications for Gypsy and Traveller accommodation will be considered.
Gender			
Disabled people	Yes		Policy LP7 requires a mix of housing to be provided especially on major housing applications. As part of the policy there is an expectation that 10% of housing on major sites will be for special needs accommodation. The policy is flexible and not prescriptive on the exact nature of this requirement as there is a full range of disabilities that could be accommodated. The Borough Council will work proactively with developers to assess this in more detail at the time of a planning application.
Gay, Lesbian and Bisexual people			
Older/Younger people	Yes		Policy LP7 requires a mix of housing to be provided especially on major housing applications. A range of house types is being looked for throughout the Borough specifically to assist the young and older people. This will assist the young to remain in the Borough and to help people move into more suitable accommodation. A range of house types will be more achievable on larger sites. In addition, Policy LP29 looks to improve walking and cycling which can be linked to improving health as well as providing an alternative mode of travel which is more cost effective.
Religion and Beliefs	Yes		Chapter 11 of the Local Plan looks to maintain and improve services and facilities with the Borough. This would include places of worship.
People having dependents caring responsibilities			
People having an offending past			
Transgender people			
Armed Forces Covenant	Yes		The Armed Forces covenant is referred to in Chapter 3 (para 3.4) of the Local Plan. The Local Plan seeks to address health inequalities, facilitate improved services and facilities as well as provide housing.

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

--

Please indicate if you believe that this document

Should proceed to further Impact assessment?

Needs no further action

Risk Management Form

**NORTH WARWICKSHIRE
BOROUGH COUNCIL**

Chief Executive's Division

2009 Cost Centre or Service

Risk Ref	Risk: Title/Description	Consequence	Likelihood (5 = high, 1 = low)	Impact (5 = high, 1 = low)	Gross Risk Rating	Responsible Officer	Existing Control Procedures	Likelihood(5 = high, 1 = low)	Impact (5 = high, 1 = low)	Net Risk Rating
	DELAYED ADOPTION OF STATUTORY PLAN MAKING REQUIREMENT	<p>Development by appeal</p> <p>Possible Government intervention</p> <p>Impact on ability to bring in funding to deliver required infrastructure</p> <p>Core Strategy and saved Local Plan policies increasingly becoming out of date</p>	5	4	20	Dorothy Barratt	<p>Statutory process- legislation to comply with.</p> <p>Local Development Scheme provides timetable.</p> <p>LDF sub-committee and Executive Board overseen process</p> <p>Local Plan Inspector found Plan to be sound subject to Main Modifications.</p>	3	3	9
Risk Ref	Options for additional / replacement control procedure						Cost Resources	Likelihood (5 = high, 1 = low)	Impact (5 = high, 1 = low)	Net Risk Rating

Completed By: Dorothy Barratt

Date: August 2021

North Warwickshire Local Plan

September 2021

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Abbreviations

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

Glossary

A Glossary of Key Words is included in Appendix A

Chapter 1 Introduction

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

What is a Local Plan?

- 1.3 A Local Plan contains planning policies to guide the development and use of land, which affect the nature of places and how they function at a strategic level as well as providing detailed policies for individual sites and applications. The Core Strategy was adopted in 2014 and sought quality sustainable development in the right place at the right time. It looked forward to 2029. This Local Plan looks forward to 2033 and continues the theme of sustainable development in the right place with the right infrastructure. The Local Plan also gives an indication of where and how development will take place beyond this time frame in order to ensure a continuous supply of land. It explains how much and what type of development there will be and where this will be located.
- 1.4 The policies within this Plan are interrelated and therefore the document should be read as a whole. As the Local Plan was submitted for examination on 27 March 2018, the National Planning Policy Framework published on 27 March 2012 sets the relevant policy context (NPPF2012). However, the Local Plan has looked forward to take account of the implications of the NPPF published on 19 February 2019 as necessary (NPPF2019). In addition, the County Council prepares the Waste and Minerals Local Development Documents. The first of these documents sets out sites proposed for waste development whilst the second document will set out potential sites and areas of search for new mineral development. Together these plans make up the statutory planning framework for the Borough. A number of Neighbourhood Plans are currently being prepared by Parish and Town Councils with those at Arley, Austrey, Coleshill, Hartshill, Mancetter and Fillongley currently part of the development plan.
- 1.5 The Minerals Core Strategy will also define Mineral Safeguarding Areas (MSAs). North Warwickshire has a number of resources such as sand and gravel and coal. The North Warwickshire Coalfield covers a significant area of the Borough from Shuttington in the north-west to the boundary with Coventry to the south east. Some of the reserves identified within the coalfield are shallow and may be accessible by surface mining extraction methods. It will be necessary for non-mineral development proposed by this Local Plan to consider whether mineral resources should be extracted prior to development taking place in order to not needlessly sterilise mineral resources. The environmental and social impacts of such extractions will be important considerations. The Borough Council has concerns about the potential environmental, visual and amenity impacts of extractions. In particular before the Borough Council supports a scheme, it should be satisfied that the potential impact has been addressed and there are no viable, accessible reserves that may be sterilised or trigger the need to surface mine.
- 1.6 Policies Map sits alongside this Plan which will show the detailed geographical items.

Supplementary Planning Documents (SPD) will be used, where necessary, to add more detail and give guidance on how the Council will implement specific policies in accordance with NPPF2012, paragraph 153. A glossary of terms is provided at Appendix A to the Plan, however in the eventuality that there are any conflicts between the terms contained therein and preceding elements of the Local Plan and national planning policy, the latter prevail.

- 1.7 The Local Plan has been shaped by consultation. Taking into account the consultations undertaken previously in relation to the Draft Site Allocations and Draft Development Management Plan as well as the Core Strategy this document shows the preferred option of allowing development of the appropriate size and scale in a variety of settlements, guided by the updated settlement hierarchy. The settlement hierarchy is based on an assessment of the services, facilities and sustainability of the various settlements within the Borough.

Duty to Co-operate

- 1.8 The Localism Act 2011 introduced a requirement for the Borough Council to co-operate with other local authorities as well as organisations and agencies to ensure the effective discussion of issues of common concern to develop sound plans. This Duty is an ongoing process and does not stop with the production of a plan. The Borough Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters and has been working with neighbouring authorities to consider their future development needs and if they can accommodate them. The Borough Council has reached an agreement on the amount of development that can be accommodated can be delivered with local authorities from the Coventry & Warwickshire area as well as the Greater Birmingham & Black Country area (including Tamworth). It is considered there is sufficient information to progress this Plan taking into account these needs and providing for them where possible within this Plan. In addition, the Borough Council continues to commit to working collaboratively with relevant authorities and bodies to refine the scale and distribution of housing and employment needs within the housing market areas and functional economic market areas in which the Borough falls, the levels that it is appropriate for the Borough to seek to accommodate, and to working collaboratively with infrastructure providers to ensure that any impacts of growth are suitably mitigated. In the event that evidence, monitoring indicators (set out below) or events identify that a significant change in provision is needed compared to that set out in the Local Plan (or the evidence upon which it is based) an early partial/ full review, depending on the issue, will be brought forward to address this. In any event the Council is required by statute to complete a review of the plan every five years, starting from the date of adoption.

Sustainability Appraisal

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

Chapter 2 Spatial Portrait

- 2.1 The Spatial Portrait gives the story of the Borough and the issues that it faces. It includes not just the traditional aspects related to land-use planning but it also includes other information/issues that have an impact on how land is used, such as, health, skills and training. All of this information provides an image of the Borough which then feeds into the strategic policies.
- 2.2 North Warwickshire is a rural Borough with over 50 settlements as shown on Map 1, covering 110 square miles/28,526 ha/285 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 rural character which is unique compared to many of the surrounding urban areas.
- 2.3 Settlements range in size from Atherstone, and Mancetter, with a population of 10,000 to small hamlets. Atherstone with Mancetter, Coleshill and Polesworth with Dordon are the three market towns and are important to the health of the surrounding rural economy as they provide many services and facilities to the outlying hinterland.
- 2.4 The Borough lies between Birmingham, Solihull, Tamworth, Coventry, Nuneaton and Hinckley, all of which are growing areas. Growth will be supported in the Borough in the plan period to assist with the need to provide housing for the Coventry & Warwickshire and the Greater Birmingham housing market areas. In that context the Council commits to the approach in the former Core Strategy to delivering 500 homes for Tamworth Borough Council plus an additional 413 homes over the plan period and 8.5 hectares of employment space. The Borough therefore has pressure for growth from all around. This is not only in terms of land being sought in this Borough but in terms of the environmental implications of such growth. For example, traffic passing through the Borough especially along the A5.
- 2.5 The economy of the Borough, since the closure of the coal mines, has seen an increase in employment land, particularly logistics, but a decrease in manufacturing. Large brownfield sites, such as Hams Hall, Birch Coppice, and Kingsbury Link, have been used for development, mainly B8 (storage and distribution uses) the former two sites also benefit from intermodal rail freight interchanges. The Borough is the location for many national and international companies including Aldi, TNT, 3M, BMW, Sainsbury and Subaru. In 2012 it also became home to one of Ocado's national hubs.
- 2.6 There are a number of other older industrial estates in Atherstone, Mancetter, Arley and Coleshill that serve the local and sub-regional employment needs of the Borough comprising mostly of smaller companies. Over 90% of firms in the Borough employ 10 or less employees. Over 50% of workers commute into and out of the Borough. With companies locating in the Borough, it is important for local people to have the necessary skills to take up the local job opportunities as well as having the skills to start up in business.
- 2.7 Major roads of national and regional significance pass through the Borough (M6, M6 Toll, A5, M42, and A446) and they form part of the Strategic Road Network. The A5 and A446 although part of this network, are not dual carriageway along their entire length and has speed limits as low as 40 mph in some parts. The Borough Council is working with Warwickshire County Council, Leicestershire County Council, Highways England from the East and West Midlands, as well as other local authorities along its route, to

-
- investigate the issues of growth and how improvements to the route can take place. A Strategy has been prepared for the A5 and the Borough Council will work with partners including the private sector to deal with issues along its route. The capacity of the A5 and A446 will be an on-going concern as major developments are taking place along its route mainly outside the Borough which may impact on how development takes place in the Borough. Such developments include the MIRA Technology Park and sustainable urban extensions in Hinckley & Bosworth and Birmingham; DIRFT in Daventry and Rugby; growth in Nuneaton & Bedworth; HS2 interchange station; UK Central; growth in Birmingham as well as growth in Tamworth, Lichfield and beyond.
- 2.8 Rail also plays an important role in the Borough with the Trent Valley line/ West Coast mainline and the Cross-Country line. During 2008 a new station called Coleshill Parkway opened and services have been improved to Atherstone. There are two intermodal rail freight facilities at Hams Hall and Birch Coppice. The improvement of rails services and facilities will be a key issue if growth is going to be delivered.
- 2.9 In January 2012 the Secretary of State announced the route for the first phase of HS2 (High Speed Rail) between London and the West Midlands. This travels through the Borough northwards from the NEC along the Tame Valley up to Middleton and then on to Bassett's Pole. A route also comes out of and goes into Birmingham to the south of Water Orton. The safeguarded route is shown on the Policies Map. Work to construct this phase has commenced. The second phase of the route to Leeds via the East Midlands and to Manchester was published in January 2013 and has also been safeguarded. The Leeds leg follows the route of the M42 from a junction near Lea Marston, past Polesworth and then heads towards Ashby. The full impact of the proposals will not be known for some time, but increased traffic, especially through the rural countryside close to the new railway station and monorail depot to the east of the M42 near to the NEC, is likely. The construction of the railway will be an enormous project which will impact the Borough for a number of years. HS2 Ltd has powers to stop development being built if it interferes with the construction programme of the line. This has to be a key consideration in terms of where development takes place within this Plan period.
- 2.10 Improved public transport connections will be extremely important to mitigate this impact as well as substantial landscaping and absorptive noise barriers along its route. Other mitigation measures, including community benefits will be needed and will be progressed through discussions with HS2 Ltd and the Department of Transport. There will be pressure for development expanding out of the new HS2 railway station at the NEC.
- 2.11 The Borough Council recognises that when HS2 takes place, it will impact on a number of properties. The Council will work with owners to mitigate the loss of properties wherever possible.
- 2.12 In addition to the above transport corridors there is 7km of the Birmingham & Fazeley Canal and 17km of the Coventry Canal within the Borough. The canal system has many uses from regeneration to tourism to being important biodiversity corridors. They are an important recreation and tourism resource.
- 2.13 There are three main airports close to the Borough boundary – Birmingham International, East Midlands and Coventry Airports. Implications on North Warwickshire of any expansion plans for the airports will be considered particularly in relation to the increase in the amount of traffic. However, the opportunities of improved access to jobs and services will also be exploited. Development within the Borough will need to consider the constraints imposed by their close proximity.
- 2.14 Individually the schemes and developments above will have an impact on the Borough

but collectively it means that there is pressure from around the Borough. In terms of the Birmingham Airport there are expansion plans which may include a new runway. Their plans are in their infancy. In addition, UK Central and Arden Cross are being developed in the Solihull MBC area. Pressure on the western and southern boundaries are expected but cannot yet be quantified and thus mitigated.

- 2.15 The Borough's own objectively assessed housing need and the need to consider delivering further growth for neighbours means that growth is much greater than ever experienced in the Borough before. This will bring many challenges. In particular, due to the rural nature of the Borough making quality places that are integrated into the existing fabric of settlements wherever possible will be important. Making settlements work will be just as important as delivering a specific site as this will lead to their long-lasting success.
- 2.16 The Borough has historically been seen as a good place to be, particularly for logistics companies, due to its location. Broadening the employment base is very important to the Borough Council. MIRA Technology Park is directly adjacent to the Borough with access off the A5 in this Borough. Its primary focus is research and development. It provides the opportunity to extend the opportunities within the area. The Borough Council will work with partners to ensure that those living in North Warwickshire have the right opportunities, training and skills to take advantage of and access the additional jobs. The way that buildings will be built and integrated into the landscape and existing settlements will also be an important consideration too.
- 2.17 The Borough has a special and important natural environment shaped by its landscape and mining legacy. It has four major river corridors – the Tame, Blythe, Cole and Anker - and holds the largest and most important area of inter-connected wetlands in the sub-region along the Tame Valley. Cumulatively this area forms a migratory bird route of regional significance. The Borough also has notable concentrations of heathland, ancient woodlands and acid grasslands associated with post-industrial habitats, which are otherwise scarce within the county. The natural environment provides many vital ecosystem services to the Borough, such as natural flood defence, carbon sequestration and the maintenance of biodiversity and air quality. These services help to underpin the local economy and make a valuable contribution to the quality of life of its residents.
- 2.18 North Warwickshire has a high level of energy consumption with 61% being used by transport (particularly caused by the high levels of petroleum consumption), 25% by industrial uses and 13% by domestic (Source Quality of Life 2009 page 99).
- 2.19 With a number of mineral reserves within the Borough there are a number of quarries. Early consideration of beneficial after uses of mineral sites needs to be undertaken. Where development is proposed on land with mineral reserves consideration must be given to the extraction of the mineral before development takes place in accordance with national guidance. In accordance with the emerging Warwickshire Minerals Plan, submitted for examination on 29 November 2019, the Council will not support surface mining operations especially where it will have a direct effect on local residents and an adverse environmental impact.
- 2.20 North Warwickshire contains a number of major hazard sites and pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. There are therefore consultation zones for each major hazard site and pipeline. In determining whether or not to grant planning permission for a proposed development within these consultation zones, the Borough Council will consult the Health and Safety Executive to determine the risks for the proposed development.

- 2.21 As mentioned above the Borough of North Warwickshire is made up of a number of different settlements each with their own characteristics but sometimes showing similar issues. The County Council has prepared Locality Profiles for the Borough which divides the Borough into four areas to coincide with the Area Forum Boundaries.

Villages & Hamlets

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

Countryside

- 2.23 With the Borough covering over 110 square miles and with over 50 settlements ranging in size from the largest conjoined settlement of Atherstone and Mancetter having a population of 10,000 to places with a few houses, means that the countryside plays an important role in the Borough. Many small settlements do not have a development boundary but are important to the local communities. The countryside gives the rural context in which all other things operate. Its landscape is diverse and varied.
- 2.24 There are three major private estates of Packington, Blythe and Merevale, which have influenced the landscape of the Borough. Agriculture is a major influence on the character of the Borough.
- 2.25 Within the countryside there are 7 golf courses, including The Belfry and the Forest of Arden; major tourist attractions, such as Kingsbury Water Park; as well as more local facilities. A thriving rural economy is important to the Borough. However, a balance needs to be struck between allowing development that is appropriate in terms of scale and character, whilst protecting and emphasising the rural context of the Borough.

Chapter 3 Issues

- 3.1 It is clear that there are a number of cross cutting issues that have consistently been highlighted or raised throughout the development of this Plan.
- 3.2 Access is an important issue in respect of both the physical means of accessing services and facilities, as well as accessing education, employment, debt/benefits advice/health services, leisure and recreation and housing provision and support. This issue is exacerbated by an increasing elderly population, higher than expected adverse health issues, cross cutting the generations (obesity/smoking/drinking/infant death rates) and increased fuel costs impacting on fuel poverty and transport costs. These raise major implications and potential pressures for future service needs and how to address the form and location of their provision and how those who need those services can access them
- 3.3 Flood risk is an issue in a number of locations within the Borough as identified in the Strategic Flood Risk Assessment, most notably along the River Tame, River Anker River Blythe, River Cole and associated tributaries. The presence of formal flood defences across North Warwickshire Borough is concentrated in the Coleshill Area where the River Tame, Cole, Blythe and Bourne converge. A number of locations have been identified by the Environment Agency and Warwickshire County Council where flood alleviation works may provide benefits to local communities. Future development needs to be located outside areas of greatest risk in line with the Sequential Approach outlined within the NPPF and PPG, with mitigation designed into all schemes to ensure they are safe from the effects of flooding, do not increase the risk of flooding elsewhere and reduce flood risk where possible. Flood risk should be considered for the lifetime of the development (considering the impact of climate change, guidance on which is available from the Environment Agency based on latest UKCP projections).
- 3.4 There are also strong links with the armed forces community, with approximately 6300 forces veterans living within the Borough. This community faces a number of issues in terms of health, support services and housing and the Borough recognises this and is actively involved as a signatory to the Armed Forces Covenant.
- 3.5 The Sustainable Community Strategy (SCS) recognises that with limited resources, partnership working needs to be more focussed in order to ensure delivery. This is not to say that other issues are less important to either individual organisations, or groups of organisations, which can be tackled outside of the SCS arena. It has therefore focussed on three priorities that it considers the North Warwickshire Community Partnership (the Local Strategic Partnership) as a whole can be effective at delivering results. These are:
1. Raising aspirations, educational attainment and skills
 2. Healthier Communities
 3. Transport, Access and Communications
- 3.6 In terms of the Local Plan the aim is to look at spatial linkages to these issues. For example there are clear links between issues of poor health, obesity and open space/recreation provision, education and the skills gap, rural transport and isolation and where the opportunities and needs are for seeking planning gain or financial contributions from any proposed commercial/housing developments.
- 3.7 The Borough has, is and will continue to look for ways of tackling these issues. This will be through a range of opportunities including, the LEADER programme, the Borough's Community Hubs, Section 106 contributions, as well as continuing to work with a range of partners from the public, private and voluntary sectors. The Local Plan can assist in ensuring a lasting legacy from any development that takes place.

Delivery of infrastructure

- 3.8 A further issue has also been identified which is connected to the above but is much broader and that is the delivery of all forms of infrastructure to ensure that developments work for both existing and future residents and businesses. The growth now being envisaged has brought this issue to the fore. This Plan seeks to ensure that the implications of growth within and outside the Borough is considered comprehensively and not in a piecemeal way. Working with partners and our neighbours will be key to ensuring that infrastructure is secured and delivered in an appropriate and timely manner alongside housing and employment growth.

So what makes North Warwickshire unique?

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

Chapter 4 Spatial Vision

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

4.2 The Spatial Vision for the Borough is thus:

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

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

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

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

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

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

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

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

Chapter 5 Strategic Objectives

- 5.1 The following table gives the Strategic Objectives for the Local Plan that flow out of the Spatial Vision and the National Planning Policy Framework in respect of its presumption in favour of sustainable development, with a short paragraph giving an outline of the sort of things they would cover. All of the objectives are interlinked and so should be read together. The Local Plan policies will flow from these. Neighbourhood plans must be in general conformity with the strategic priorities in the local plan.
- 5.1a Annex A shows the policies that the Council considered to be strategic and non-strategic with reference to paragraph 156 of the NPPF2012. Certain policies contain elements which are both 'strategic' and 'non-strategic', the principal distinction being where provisions relate to decision-taking as opposed to the Borough-wide approach or boundaries

Annex A Strategic and Non-strategic Policies					
Chapter Number		Policy No	Strategic		Non-Strategic
	Sustainable Development	LP1	X	Infrastructure	
7	Spatial Strategy				
	Settlement Hierarchy	LP2	X	Homes and jobs	
	Green Belt	LP3	X		X
	Strategic Gap	LP5	X		
	Amount of development	LP6	X	Homes and jobs	
	Strategic Employment Land	LP6a	X		
8	Housing				
	Housing Development	LP7	X		
	Windfall	LP8	X		
	Affordable Housing Provision	LP9	X		
	Gypsy & Travellers	LP10	X		
9	Employment				
	Economic Regeneration	LP11	X		
	Employment Areas	LP12			X
	Rural Employment	LP13	X		
10	Environment				
	Landscape	LP14	X		
	Historic Environment	LP15	X		
	Natural Environment	LP16	X		
	Green infrastructure	LP17	X		
	Tame Valley Wetlands Nature Improvement Area (NIA) including Kingsbury Water Park	LP18			X
	Local Nature Reserves	LP19			X
	Green Spaces	LP20			X
11	Services & Facilities				
	Towns Centres & Neighbourhood Centres	LP21	X	Provision of social and community	X
	Recreational Provision	LP24			

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				infrastructure	
12	Transport				
	Transport Assessment and Travel Plans	LP25			X
	Stations	LP26	X	infrastructure	
	Railway lines	LP27	X		
	Strategic Road Improvements	LP28	X		
	Walking and Cycling	LP29	X		
	Level Crossings	LP30			X
13	Development Management				
	Development Considerations	LP31			X
	Built Form	LP32			X
	Shop Fronts, Signage & External Installations	LP33			X
	New Agricultural & Equestrian Buildings	LP34			X
	Water Management	LP35			X
	Parking	LP36			X
	Renewable Energy & Energy Efficiency	LP37			X
	Information and Communication Technologies	LP38			X
14	Allocations				
	Housing Allocations - Sites H1 to H28	LP39	X	Homes	
	Reserve Housing sites	LP39(a)	X	Homes	
	Employment Allocations - Sites E1 to E4	LP40	X	Jobs	
	<i>Specific Site Policies by Settlement</i>	Various	Only sites over 100 units		X Except the sites over 100 units
15	Monitoring				

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

- 5.1 This will include encouraging re-use of previously developed land and buildings within Market Towns and Local Service Centres, where possible, recognising regeneration opportunities; as well as reducing the overall need to travel, limiting exposure to flood risk and protecting the Borough's environmental assets and rural character.
- 5.2 This will be achieved by:
- seeking the development of previously developed land
 - concentrating the majority of development within or adjacent to existing settlements
 - recognising regeneration opportunities
 - protecting the local character and appearance of our settlements
 - reducing the need to travel
 - protecting community facilities and services
 - improving access to those facilities

- limiting exposure to flood risk and other constraints
- protecting the Borough's environmental assets

2 To provide for the housing needs of the Borough

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

5.4 This will be achieved by:

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

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

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

5.6 This will be achieved by:

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

4 To maintain and improve the vitality of the Market Towns

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

5.8 This will be achieved by:

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

5 To promote rural diversification

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

5.10 This will be achieved by:

- supporting investment that maintains and extends services directly benefitting rural needs

- enabling appropriate farm diversification schemes
- encouraging appropriate re-use of rural buildings
- mitigating adverse environmental impacts

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

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

5.12 This will be achieved by:

- raising the quality of design in all developments
- promoting sustainable construction practice in all new developments including energy efficiency and the use of re-cycling
- promoting sustainable design which mitigates and adapts to climate change and increased flood risk and climate change
- managing development so as to reflect the local character and appearance of our towns and villages
- limiting adverse impacts on bio-diversity and ecology assets
- providing and enhancing the provision of open and green spaces
- reducing the perception of crime
- reducing crime, anti-social behaviour and the perception of crime through the application of Secured by Design standards.
- reducing adverse impacts on neighbourhood amenity
- promoting sustainable water and drainage management
- reducing the impact of traffic on the environment
- reducing the impact of contaminated land

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

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

5.14 This will be achieved by:

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

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

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

5.16 This will be achieved by:

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

- seeking sustainable design which minimises environmental impacts

9 To ensure the satisfactory provision of social and cultural facilities

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

5.18 This will be achieved by:

- seeking to protect, replace where lost, and improve community facilities and provision
- linking new development where appropriate, to the improvement of health, education and life-long learning
- maintaining and enhancing the availability of key services and facilities within communities
- securing access to these services and facilities

Chapter 6 Sustainable Development

- 6.1 When considering development proposals that accord with policies in the Local Plan, the National Planning Policy Framework is also a material consideration. As delivery of the Local Plan is very important to the Council it will take a positive approach that reflects the presumption in favour of sustainable development. The Borough Council will always work proactively with applicants and other stakeholders jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development which sustainably improves the economic, social and environmental conditions in North Warwickshire.
- 6.3 Place making is a key part of considering development proposals and making them sustainable whatever their size. There are two overarching elements that make development proposals work for the long term. These are ensuring the development is of a quality that is long-lasting, and that infrastructure is provided.

Quality of Development / Place

- 6.4 The quality of development is important and can be helped through early consideration of the development. This is particularly the case in considering the natural and historic environment and how this will be dealt with. Considering biodiversity at an early stage of the planning process will assist in building in beneficial features to aid biodiversity.
- 6.5 The Council will work with and look to developers to contribute effectively to maintaining and developing local Quality of Life and assisting in the delivery of the Sustainable Community Strategy, through high standards of development; the type and character of buildings and uses proposed and from measures of the type set out below:
- ensure that the impact of development on the social fabric of communities is considered and taken into account;
 - seek to reduce social inequalities;
 - address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing (particularly affordable housing), education, shops, leisure and community facilities;
 - take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
 - deliver safe, healthy and attractive places to live; and,
 - support the promotion of health and well-being by making provision for physical activity including walking and cycling.
- 6.6 In addition to delivering suitable forms of development in appropriate locations, a main objective of the Core Strategy was to promote high quality development at all times. This continues in this Local Plan and policies in this Plan are formulated with this objective in mind. Quality developments rely on a combination of factors including aesthetics of the buildings; how water is dealt with and how development fits within the landscape, both rural and urban. Other policies play an equal part in the achievement of quality developments such as how access is gained to a site and how cars and lorries are treated within a scheme. All are crucial in achieving high quality developments within the Borough and making places work.
- 6.7 The Design Council has developed the Building for Life (BfL)¹ 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.

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- 6.8 The Borough Council will encourage the use of the BfL standard within new residential developments. It will look to promote Building for Life and where appropriate, offer specific guidance drawing on this initiative. Consequently, the aim is to ensure that all new housing developments achieve a good standard of design as defined by the BfL standard and serve the needs of the existing and future residents.
- 6.9 Ensuring high quality design across the commercial and industrial sector is equally as important. Many elements of the BfL standard apply to non-domestic buildings and the Council will seek that development achieves a good standard.
- 6.10 The Council recognises the importance of planning development to reduce the opportunity for crime, including terrorism. Whilst crime levels across the Borough are generally lower than other areas of the West Midlands, design should ensure such figures are maintained and further lowered where possible. The fear of crime especially at night is still an issue. The Borough Council will use the Secured by Design² principles, which are widely accepted to contribute to lowering crime rates.
- 6.11 North Warwickshire is made up of a number of communities and thus there are very differing styles. With the Borough having over 50 settlements it is important that the local distinctiveness is reflected in any developments. This is particularly important in settlements that for the settlement hierarchy have a co-joined settlement boundary. This does not detract from the fact that these places consider themselves separate with each having their unique identities.
- 6.12 The Landscape Character Appraisal and individual Settlement Appraisals have been carried out and will be developed further into Supplementary Planning Documents and should be used as the basis for creating locally distinctive proposals. The Landscape Character Assessment identified landscape sensitivity areas surrounding settlements and these will be used when assessing impacts from developments. The Borough Council has Design Champions and they will be used to promote and encourage local distinctiveness in new developments.
- 6.13 Development can adversely affect public rights of ways. Therefore, the Council wants to ensure that public rights of way, where relevant to the development proposed, are protected and enhanced (including via relocation or alternative provision where justified).
- 6.14 Planning applications should be submitted with evidence to show how the design, scale and layout match the historic pattern of the surrounding development, its built form, density and overall appearance.

Implementation and Infrastructure

- 6.15 The delivery of infrastructure at the right time and in the right place will be essential to the success and delivery of developments for this Local Plan. Infrastructure can range from the provision of services and facilities to the provision of the open spaces to the provision of emergency services and waste collection services serving new homes. Considerable importance is attached to the need to ensure that existing and future local communities in North Warwickshire have reasonable access to a range of services and facilities.

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

² ACPO CPI, 1989; Secured by Design, www.securedbydesign.com

- 6.16 A number of factors underpin the importance of planning agreements and Section 106 contributions in North Warwickshire:
- The area is relatively remote with a small but dispersed population and this has an impact on the cost of service provision.
 - The Borough Council has a history of working in partnership with developers to secure and deliver local benefits through the Planning process.
 - The area does not benefit from any significant UK, regional nor EU regeneration regimes.
 - There are significant public concerns to ensure the impacts of development are mitigated.
 - Again, there is public concern to maintain the provision of local services that are vital to community life.
 - Limited Council resources reflecting a small and rural population.
- 6.16a In the context of planning for the growth of an area, infrastructure can be defined as physical development needed to support communities and which directly relates to economic development and regeneration. This includes:
- Transport Networks - Pedestrian facilities, roads, public transport, cycle ways;
 - Health Facilities - Hospitals, care provision, GP and dentist surgeries
 - Education - Schools, higher education, research infrastructure;
 - Town and Local Centre improvements - Enhancements to the public realm through providing new facilities and highway improvements;
 - Green Infrastructure - Enhancing and creating networks of open spaces;
 - Leisure Facilities - Open space and built recreation facilities;
 - Protection of Environmental Assets - Mitigating impact from development on internationally and nationally protected habitats and species;
 - Utilities Facilities – Energy / waste / wastewater/ drainage plants, networks and treatment facilities;
 - Flood Prevention - Strategic defences to protect the town and enable growth;
 - Renewable Energy - District heating and renewable energy networks;
 - Communications Infrastructure - Broadband and mobile phone access;
 - Community Facilities - Includes libraries, community halls etc.
 - Emergency services
- 6.16b More details are provided in the Infrastructure Delivery Plan, Supplementary Planning Documents, and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan. This information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.
- 6.17 Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with national policy and associated Planning Practice Guidance, and statute
- 6.18 Alongside this Local Plan is an Infrastructure Delivery Plan. This sets out the known infrastructure requirements to accommodate the growth within the Borough. This will be updated on a regular basis. The Plan will feed into a Community Infrastructure Levy (CIL) which is a new planning charge that came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). The Borough Council will work with partners to develop a Community Infrastructure Levy charging schedule as well as seek alternative funding opportunities. Both S106 obligations and CIL will need to have regard to viability issues to ensure the level of levy set or obligations sought does not prevent the delivery of development in general.

6.19 The policies give a framework within which assessments of S106, CIL or other legal agreements will be made. These will be supplemented, where necessary, over time by further advice in the form of guidance notes and Supplementary Planning Documents.

Future Growth

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

LP1 Sustainable Development

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

Quality of Development / Place

All development proposals must;

- be supported by the required infrastructure
- be consistent with the approach to place making set out through development management policies, including, where relevant
- integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate
- demonstrate a high quality of sustainable design that positively improve the individual settlement's character; appearance and environmental quality of an area;
- deter crime;
- sustain, conserve and enhance the historic environment;
- provide, conserve and enhance biodiversity; and,
- create linkages between green spaces, wildlife sites and corridors.

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

Implementation and Infrastructure

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

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

Chapter 7 Spatial Strategy

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

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settlement. There are five Local Service Centres located throughout the Borough, which provide important local services and facilities. Housing growth has generally been distributed to the Market Towns (including Coleshill) and then to Local Service Centres. In settlements, villages and hamlets beyond these, development that provides for local housing needs and help support local services will be permitted.

- 7.7 The amount of development now being envisaged means that the Borough Council has had to consider whether it is appropriate or possible that all the required development can fit into this settlement hierarchy. As the hierarchy underpins many of the policies within the Plan it is important to ensure there is flexibility to ensure development is delivered. As a result, it is considered necessary to allow developments that may be on the outer boundary of the Borough that are close to sustainable settlements outside of the Borough such as Tamworth and Nuneaton.
- 7.8 This Local Plan allocates strategic and non-strategic housing sites. Further allocations may come forward through Neighbourhood Development Plans, prepared by Parish Councils. All development proposals from housing, employment and retail will be expected to accord with the settlement hierarchy and be proportionate to the size and scale of the settlement.
- 7.9 Although in the past it was only local affordable housing that could be supported in the smaller settlements, now a small proportion of market housing as well as affordable has been allocated to some of the smaller settlements in order to assist with maintaining the vitality of these smaller communities. So, in smaller settlements small scale housing developments that help regenerate and support the rural economy or meet proven affordable housing needs (via a local housing needs assessments) can still be considered. If plan monitoring shows that this distribution is not being maintained through planning permissions, the position will need to be redressed through a revision to this policy.
- 7.10 In the Core Strategy it was suggested that in Category 4 settlements, sites would normally be no larger than 10 units at any one time. The reason behind this was to ensure small communities were not swamped by new developments but could grow organically and naturally to be sustainable. This is still the case and continues to be the stance of the Council. However, it is clear in the production of this Plan that sites that have been put forward for development are not the smaller incremental sites and tend to be larger. For this reason, there are some allocations that are larger. In these cases the Borough Council will discuss phasing options where viability permits.
- 7.11 Work is continuing at a sub-regional level with neighbouring authorities to develop a Sub-Regional Spatial Strategy. This will build on the work already carried out and will reflect issues arising from the creation of the Coventry & Warwickshire Local Enterprise Partnership (CWLEP). It is not expected that this work will alter the specific Spatial Strategy for North Warwickshire.

LP2 Settlement Hierarchy

Development within the Borough will be proportionately distributed and be of a scale that is in accordance with the Borough's settlement hierarchy. Development will be commensurate with the level, type and quality of day to day service provision currently available and the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers.

In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, including that which would enhance or maintain the vitality of rural communities, provided such development is proportionate in scale to the relevant settlement and otherwise compliant with the policies in the plan and national planning policy considered as a whole (including in respect of Green Belt protections)

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

Category 2: Settlements adjoining the outer boundary of the Borough

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

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

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

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

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

Category 5: All other locations

All Development

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

Green Belt

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

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

³ Joint Coventry & Warwickshire Green Belt Study – Stage 2 Report April 2016

⁴ North Warwickshire Green Belt Study 2016

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

- 7.24 The NPPF gives guidance on how to deal with applications for the partial or complete redevelopment of previously developed land. Redevelopment within the lawful use of the previously developed land is acknowledged as being appropriate development. A redevelopment proposal for an alternative use that is itself appropriate within the Green Belt by definition in the NPPF is clearly acceptable. Other development proposals are still appropriate development by virtue of the NPPF, but other material planning considerations may have to be considered in the final planning balance.

LP3 Green Belt

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

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

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

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

- e) Relevant planning consideration, such as the sustainability of the location; landscape and visual appearance or impact, the loss of employment land and impacts on general amenity will all be considered in the final planning balance in respect of proposals to redevelop previously developed land within the Green Belt.

Strategic Gap

- 7.29 Polesworth with Dordon is one of the Market Towns in the Borough. Due to its location it has a close relationship with Tamworth. NW19 of the Core Strategy 2014 referred to a strategic gap between Polesworth and Dordon. This was to avoid coalesce with Tamworth. The Core Strategy however did not define where the boundaries of this area would fall and it was expected that this would be through the emerging Site Allocations Plan. As this Local Plan has superseded the production of the Site Allocations Plan it is now included in this Plan.
- 7.30 A detailed technical study has been carried out to look at the area and to determine where the detailed boundaries should be drawn. A separate consultation was carried out by the Council to consider the extent of the “gap” and this has informed the designation as shown on the Policies Map.
- 7.31 Following the approval of the site at the south-eastern site of junction 10 M42 and A5 for employment use the area south of the A5 is removed from the Meaningful Gap as proposed in the Draft Site Allocations Plan and Draft Local Plan. This means that any consideration of a contiguous area linking the Green Belt northwards cannot be considered. The Strategic Gap north of the A5 is therefore free standing. Its purpose is clear in that it is to maintain the gap, both visually and in landscape terms between the urban areas of Polesworth, Dordon and Tamworth.
- 7.32 The purpose of policy LP5 is to retain and respect the separate identities and characters of the settlements of Tamworth and Polesworth with Dordon to avoid their coalescence. The Strategic Gap seeks to retain and maintain the sense of space, place and separation between these settlements so that when travelling through the strategic gap (by all modes of transport), a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entering the second settlement.

LP5 Strategic Gap

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

Amount of Development

Housing Numbers

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

Objectively Assessed Need (OAN)

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

Needs of Neighbours

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

7.36 In assessing and forecasting the delivery of housing the Plan has utilised a stepped trajectory. This can be seen below:

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

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7.38 Table 1 shows the emerging housing requirement:

Table 1: Emerging Housing figures 2011 – 2033

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

7.42 Due to the low past delivery rates and the rural nature of the Borough the delivery of all of the housing will however be dependent on the provision of infrastructure. The Local Plan therefore seeks to deliver infrastructure alongside housing to ensure that services and facilities are provided and to ensure new developments are sustainable and add to the viability of settlements.

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

Employment Requirements

7.44 With the abolition of the Regional Spatial Strategy the Borough Council has to consider its employment land target. Looking at the available evidence it has been decided to continue with the target to equate to 11 hectares over a 5 year period. Therefore, over the Plan period this equates to a total of 60 hectares.

7.45 The 2013 Employment Land Review (ELR) identified a need for 60 hectares for employment needs and this was reflected in the 2014 Core Strategy. At that time it was understood that 2 hectares of land at Spring Hill Industrial Estate, Arley, would be lost from employment use. The site has however remained in employment use and is now fully used. The continued use of the land for employment purposes reduced the need to find those 2 additional hectares elsewhere.

7.46 Consultants have revisited the Employment Land Review providing the evidence to show that there is still a need for 58 hectares (excluding 2 hectares at Spring Hill) of employment land within the Borough. The indications are that this requirement will be sufficient to deal with the minimum growth of 5280 dwellings. Further employment land will be required if further housing growth is possible. If the full 9600 dwellings is delivered around 100 hectares of land will be required between 2011 and 2033.

- 7.47 Unlike during the preparation of the Core Strategy the Borough Council has now been approached to deliver employment land for a neighbouring local authority. Tamworth Borough Council is seeking the Borough to deliver a proportion of 14 hectares in partnership with Lichfield District Council. A site allocation has been identified to satisfy a part of these 14 hectares. Lichfield DC has confirmed that they are looking to provide for the balance of 6.5 hectares in their emerging Local Plan. As any additional housing and employment needs to be considered in balance and Tamworth lies within the Greater Birmingham HMA any proportion delivered will be within the overall employment land requirements and are not additional. This will avoid double counting.
- 7.48 Within the Coventry & Warwickshire HMA consideration has been given to the employment land requirements across the HMA. As a result a Memorandum of Understanding has been agreed on the delivery of additional employment land to address a shortfall in provision from Coventry City Council. There are ~~is~~ no additional land requirements that the Borough must consider.
- 7.49 In addition, since the preparation of the Core Strategy two studies⁵ have made it clear that there is a wider than local need for large sites. This provision does not necessarily have to be provided for within North Warwickshire. The Borough Council will continue to work with other local planning authorities to see what opportunities there are around the East and West Midlands to deal with this need. There are large scale sites coming forward in other areas such as Daventry, Market Harborough, North-West Leicestershire and South Staffordshire. It is considered more important for the Borough to focus its attention on widening the employment base and to build on the opportunities that the Horiba MIRA Technology Park can provide and seek the provision of aspirational job opportunities within the Borough.

Gypsy, Travellers and Travelling Show People

- 7.50 The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home. The Planning Policy for Travellers Sites, which relates to Gypsies, Travellers and Travelling Show people was published in August 2015. This document should be read in conjunction with the NPPF which includes a commitment to ensuring that the housing needs of members of the gypsy and traveller community and the travelling show people's community are met.
- 7.51 Appropriate regard has been given to Gypsy and Travellers need through a Gypsy and Traveller Accommodation assessment. There are a number of private residential pitches in the Borough. A Gypsy Traveller and Travelling Show people Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth, published in June 2013.
- 7.52 That, indicated there was a need for an additional 9 residential pitches (2 up to 2017, 3 up to 2022, and 4 up to 2028) and up to 5 transit caravan pitches up to 2028. A review of that GTAA has been completed which has identified a need for a minimum of 19 residential permanent pitches from 2019 to 2033. This takes into account sites that have secured planning permission, including a 12 pitch transit site since the 2013 Study. The 2020 Study will inform the production of a Gypsy & Traveller Development Plan Document. There continues to be no evidence of any requirement to provide pitches for travelling show people.
- 7.54 In order to provide for a range of small sites outside of the Green Belt, but close to services and facilities, a site criteria policy is included in this Local Plan. It follows the principles of the settlement hierarchy.

⁵ CBRE 2015 and West Midlands Strategic Sites Study 2015

LP6 Amount of Development

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

- 9598 new dwellings,
- 100 hectares of employment land (subject to policy LP6a), and
- 19 permanent residential gypsy and traveller pitches between 2019 and 2033.

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

Additional Employment Land

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

LP 6a – Additional Employment Land

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

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

Chapter 8 Housing

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

Table 3: Change in Age Structure 2001 to 2014

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

Source: Mid-Year Population Estimates

- 8.2 Work was carried out for the CW SHMA and it is projected that between 2011 and 2031 there will be a population change of some 6.3% with the greatest growth in the over 60's age group as outlined in Table 4.
- 8.2a The Government is seeking to encourage and enable the provision of serviced plots for self-build and custom build to support development opportunities for individuals, association of individuals and small to medium sized self-build and custom build developers. The Government's aim is to make this form of housing a mainstream housing option to diversify the housing market and help meet housing needs.
- 8.2b Development proposals will therefore be encouraged to address the demand for serviced self-build and custom-build plots. Evidence of the demand for plots will be found in the Council's Self Build and Custom Build Register as well as indications of demand from other secondary data sources, such as, information from the Self Build Portal and enquiries for building plots from individuals and local estate agents.
- 8.2c The 2011 Census data for North Warwickshire records proportionally more people "limited a lot" by health or disability at 9.3% than the County average of 7.7%, with fewer residents at 79.9% rating their health as good or very good when compared to the County average of 82%. Similarly, North Warwickshire performs less well than the national and county averages against a range of health indicators, and with the trend towards more aged (65+) and one person households this along with the lower performing health indicators carries implications for the demand for appropriate housing and delivery of a range of services (See tables 3, 4 & 5).
- 8.2d Increases in the proportions of unpaid care to 12.1% of the population and in hours of care provided per week over (with the highest increases being those providing more than 19 hours per week a third of whom provide more than 50 unpaid hours of care), reflect the increases in health and/or disability in the North Warwickshire population noted above. As the population ages the role of carers will grow with implications for their support and needs as well as those under care. These key messages highlighted through the Census health indicators and County Council's profiles for North Warwickshire identify and support the need for development to provide an element of special needs housing and that the size, and suitability of that housing should be adaptable to also reflect the potential longer term health care implications and any potential carer accommodation needs that may arise.

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

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

Source: JGC Demographic Projections

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

Table 5: Health & Care Indicators 2011, %

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

Source: ONS Census

- 8.4 The Borough Council will seek housing developments to be at a density of at least 30 dwellings per hectare. However, this should not compromise the quality of proposals and it attaches considerable importance to maintaining and improving the quality of the local environment. Within in the town centres in the Market Towns as defined on the Policies Map can accommodate a higher density of housing development. For this reason, higher densities, of 50 dwelling per hectare (dph) or more, may be considered appropriate in the defined town centre areas.

LP7 Housing Development

Housing developments will be required to:

Housing Mix

Provide for a variety of types and tenures that reflect the needs of the Borough and of the settlement. Sites will be expected to provide for a range of needs and opportunities including:

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

Older People

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

Self-build and Custom Build

Development proposals should make serviced plots available for self-build to address relevant demand identified in the Council's Self and Custom Build register at the time of the planning application, unless that would be unfeasible on account of the nature of the development proposed, its scale, or viability. On larger sites plots should be spread across the development. Plots should be reasonably priced reflecting prevailing market values. Where not taken up by self builders or custom builders within three years of becoming available can, having provided evidence to the Borough Council, be built out as general housing.

Special Needs

- Provide for an element of special needs housing. This will be sought in all major developments and relative to evidence of need (including the sites allocations included in this Local Plan)
- The amount of special needs housing sought will be expected to amount to 10% of the total housing provision on the site concerned, but the precise quantity will be determined having regard to site size, suitability, the economics of provision and the need to achieve a successful development. All or part of the provision may be absorbed within the 40% affordable housing requirements of this Plan.

Density

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

Infrastructure

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

Windfall Allowance

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

LP8 Windfall Allowance

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

Affordable Housing

- 8.9 Generally affordable housing is defined as housing that is non-market for those whose need is not met by the market. National guidance indicates that this can include a wide variety of delivery methods such as socially rented and intermediate housing. Following royal assent of the Housing & Planning Act starter homes are now part of the affordable housing definition. Further guidance is awaited on how this will impact on housing provision within the Borough.
- 8.10 The Council undertook a Housing Market Assessment in 2013 to provide up to date evidence and information for the Core Strategy. Affordable housing needs still remain high with a need of 267 units per annum on a simple average, consistent with the minimum requirement of 9,598 set out in policy LP6.
- 8.11 The need for affordable housing as identified by this assessment is significant. The analysis further shows that the ratio of income to house prices/market rental in the Borough is such that the greatest amount of need is for socially rented accommodation. Since the adoption of the 2006 Local Plan therefore “local affordable housing” for North Warwickshire has related to the provision of socially rented housing provided by a Registered Social Landlord, or housing of a similar standard that is available at an equivalent or lower cost (in terms of weekly or monthly repayments or rent). The changes to the socially rented accommodation is not the only provision of local affordable housing but it is a means of comparison to ensure that the housing that is provided is affordable for those in housing need in North Warwickshire. However, nationally changes to the grant funding scheme introduced a new type of home (Affordable Rented homes) with rents charged at up to 80% of market rents and less secure tenancies than social tenancies. Where affordable housing for rent is provided as part of a development proposal it is expected that this will be primarily through “affordable rent” properties unless social rent can be achieved viably through development of Council or other public owned land and assets.
- 8.12 Further changes to the Planning Policy Guidance through the Housing and Planning Act have introduced an exception site policy which enables applications for development for Starter Homes on under-used or unviable industrial and commercial land that has not been currently identified for housing. Starter Homes are new affordable housing products which first-time buyers can purchase at a discount of at least 20% on the market value. Such properties are expected to be offered to people who have not previously been a home buyer and want to own and occupy a home, and who are below the age of 40 at the time of purchase. It is noted that these affordable starter home properties should be exempt from any future community infrastructure levy and housing and tariff-style contributions to enable developers to help deliver the discounted sale price.
- 8.14 Provision of affordable housing remains one of the main priorities for the future. ‘Right to buy’/acquire has exacerbated the local situation leaving a dwindling supply of housing held by the Council or Registered Social Landlords. In villages with a population of less than 3000 it is possible to curtail the right to acquire from Registered Social Landlords (RSL’s). Thresholds and percentages are justified and pursued in the Plan and sites will be identified to provide exclusively for affordable housing.

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- 8.15 In terms of delivery of housing sites the Borough Council has been working with the Homes & Communities Agency and other local authorities in the sub-region to prepare a Local Investment Plan (LIP). This includes a list of priority sites that it will pursue with Registered Social Landlords and the private sector to deliver. In addition, the Borough Council itself has built affordable units and will pursue this again where possible, by looking to its own and other public sector land to unlock further opportunities.
- 8.16 Any local affordable housing will have a cascade of eligibility from local ward up to Borough level. It is important that the housing provided caters for the local affordable housing need and that this is maintained as such. In the first place, priority will be given to those who currently live or work in the ward where the development is taking place. Secondly, the needs of those living in adjacent wards will be considered, followed then by the wider needs of the Borough. Those who have been offered a job with a permanent contract in North Warwickshire and need to move into the area but cannot afford a house will also be eligible if they can provide proof of the job offer.
- 8.17 Each housing site will be expected to provide for housing in order to meet the target of 20, 30 or 40% of housing to be affordable depending on the type and size of site over the plan period. The Borough Council will seek provision of affordable housing primarily through onsite provision as set out in policies LP9 and LP7. Consequently, in recognition of the current definition of affordable housing in planning policy, the requirement that 15% of affordable homes be intermediate is indicative and may legitimately differ based on appropriate evidence. The methodology in the Affordable Housing Viability Report will be used to calculate any financial contribution. In all cases viability issues will determine the nature and scale of provision and reflect any National planning policy requirements. Planning conditions will be imposed or planning obligations be sought for social or affordable rental provision, in order to ensure that the affordable housing provision is provided, in a way that meets local needs and is locally affordable in perpetuity. Innovative ways of providing affordable housing will need to be pursued and may involve combining commuted sums from a number of developments that collectively, can provide a viable sum and the availability of a suitable site to provide affordable housing elsewhere in the Borough.
- 8.18 Housing sites will be dealt with on a comprehensive rather than piecemeal basis to ensure that the affordable housing requirement of each site is met. This means that where sites come forward at different stages but are clearly part of a larger site they will be treated as if they are part of the larger site. Such land will usually be identified, but not always, through the use of the same access point or, the planning unit is clearly larger than applied for or, boundaries are not artificially drawn; or boundaries follow clear boundaries; and, is likely to be adjoining parcels of land. This will avoid situations where there are incremental increases in numbers thus avoiding the requirements of this policy.

LP9 Affordable Housing Provision

All major developments will provide at least 30% of housing provided on-site will be affordable except in the case of Greenfield (previously agricultural use) sites where 40% on-site provision will be required.

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

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

Viability report or subsequent updated document and is broadly equivalent to on-site provision. On sites of over 100 dwellings consideration will be given to land being gifted to the Borough Council in lieu of the total affordable housing provision. The amount of land will equate sufficient land to provide for the number of units and any associated works.

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

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

Where it is apparent that the site is a fragmented part of a larger whole, the thresholds and ratios in the foregoing clauses of this policy will be applied as if the proposal is for the larger whole

Affordable Housing Mix

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

Gypsy & Travellers

- 8.19 A Gypsy & Traveller Plan will be brought forward and will include pitch allocations and follow the principles of the settlement hierarchy. The allocations will be informed by the Gypsy and Travellers Accommodation Assessment (GTAA) and any subsequent update and review.
- 8.19a A Gypsy and Traveller Accommodation assessment was completed in early 2020. A Gypsy and Traveller Development Plan Document will be undertaken as soon as practicable to address this need, including the allocation of sites as identified in the Council's Local Development Scheme.
- 8.20 Sites for Travelling Show people will not be allocated specifically albeit that if the above review or monitoring indicators (set out below) indicates needs arising in the future, the Council will similarly undertake further work as soon as practicable to address that. However appropriate sites would be groups of farms buildings close to main roads throughout the Borough. In addition, there would be a need to meet the criteria reflected in government guidance. Further work will be required to identify specific sites to meet any identified need. If sites arise then they will be treated in accordance with the Policy LP10 below.
- 8.21 A criteria-based policy will assist the provision of sites. Where sites fall outside the development boundary preference will be given for them to be located on previously developed land.
- 8.22 Any permission granted under this Policy will be subject to a condition limiting occupancy to Gypsy and Travellers.
- 8.23 It is important that sites permitted as Gypsy and Travellers sites (whether residential or transit sites) are safeguarded for their continued use. If sites are lost this could lead to a reduction in site availability and increase the potential for unauthorised sites. Safeguarding will ensure that the levels of Gypsy and Traveller accommodation are maintained.

LP10 Gypsy & Travellers Sites

New Sites

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

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

Safeguarding Established Gypsy, Traveller and Travelling Show people Sites

Existing Authorised sites listed in Appendix E will be safeguarded for Gypsy and Traveller Use for the number of pitches permitted and any new Gypsy and Traveller sites granted planning permission will also be safeguarded for Gypsy and Traveller use for the number of pitches permitted.

Planning permission for changes of use or redevelopment to uses other than for residential use by gypsy and travellers or as a travelling show people yard of the sites listed/identified in Appendix E will be refused unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.”

Chapter 9 Employment

- 9.1 Economic growth is a key Government goal and Local Enterprise Partnerships have been developed to pursue this. The Borough Council wants to work with the private sector to create long lasting local employment opportunities as well as mitigate any adverse impacts and enhance the rural character of the Borough.
- 9.2 Historically North Warwickshire had a number of large brownfield sites that have been redeveloped. Two of the largest sites are Hams Hall and Birch Coppice, which were seen as regional logistic sites in the abolished Regional Spatial Strategy and benefits from intermodal rail freight facilities. Many of the main settlements have a range of industrial estates.
- 9.3 Although North Warwickshire has seen one of the largest growths in terms of logistics and support facilities in the West Midlands it is still a fragile economy, with a high dependency on a narrow range of sectors and larger employers. The growth of the small to medium sized enterprises, in particular, will continue to be supported. Both appropriate rural diversification and regeneration of existing sites will be part of the long term strategy to address the economic issues that the Borough faces.
- 9.4 There is the Horiba MIRA Technology Park, an Enterprise Zone, south of the A5 primarily aimed at research and development. Plans for the development of UK Central around the HS2 Interchange Station on the south west border of the Borough are also expected to provide higher skilled jobs opportunities. With the development of the latter two sites, this will change the local market and will provide opportunities to diversify the local economy for different types of employment growth. The Borough Council is keen to exploit these opportunities.
- 9.5 In addition, to target the priority issues and needs identified through the Sustainable Community Strategy, it is considered that all employment related development, should support and assist improvements to access to services, health, skills training and education opportunities through appropriate contributions or specific service delivery. The aim is to address the skills and education deficit and improve aspiration, opportunity and choice of employment. Delivery will need to provide a more focused match between available local employment and the existing and aspirational local employee skill base, in order to meet local economic needs and to address the large scale out-commuting pattern that presently exists in the Borough.
- 9.6 The Borough Council will work with neighbouring authorities and relevant Local Enterprise Partnerships to develop and assist companies. In particular research and development and other knowledge-based companies/facilities would be welcomed in order to broaden the range of higher skilled employment generating uses.
- 9.7 The provision of highspeed broadband throughout the Borough will be important to allow businesses to grow, develop and exploit the opportunities coming forward as a result of the MIRA Technology Park.
- 9.8 Delivery of appropriate employment uses and redevelopment within existing employment sites should reflect the need to broaden the employment base and improve employment choice and opportunity. This will assist both in the employment choice and opportunities across the Borough. It is important therefore to protect employment land from alternative uses. However, the Borough Council recognises that this cannot always be the case. Proposals for a change of use from employment uses to non-employment uses should be supported by evidence to show that the existing buildings and land are not suitable or cannot be viably reused for another employment use. Evidence should include details of the

marketing of the site for employment use for at least 12 months.

LP11 Economic Regeneration

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

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

- The site is no longer commercially viable; and,
- It has been marketed for an appropriate period of time, usually no less than 12 months.

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

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

Employment Areas

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

LP12 Employment Areas

The following existing industrial estates together with the sites allocated in this Plan support the functioning of the Borough and in particular the Market Towns and Local Service Centres:

- Holly Lane, Atherstone
- Carlyon Road, Ratcliffe Road and the Netherwood Estate, Atherstone
- Manor Road, Mancetter
- Coleshill Industrial Estate
- Kingsbury Link
- Collier's Way, Arley
- Kingsbury Road, Curdworth
- Hams Hall, Coleshill
- Birch Coppice, Dordon including Core 42

Within all of these estates as illustrated on the Policies Map, changes of use between the Class E, B2 general industrial and B8 warehouse and distribution Use Classes will be permitted provided there are no negative effects arising that cannot be suitably mitigated. However at Collier's Way, New Arley and at Manor Road, Mancetter B8 uses will not be permitted.

The rail freight terminals at Birch Coppice and Hams Hall are of strategic significance. Development proposals on these two estates will be encouraged to use these terminals. Existing rail sidings on other sites will be safeguarded.

Rural Employment

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

LP13 Rural Employment

Farm Diversification

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

- a) the development in terms of its scale, nature, location and layout would contribute towards sustaining the long-term operation and viability of the farm holding;
- b) it would not cause an unacceptable adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the trunk or rural road network as a result of heavy vehicle usage,
- c) there would be no adverse impacts arising from increased noise or other form of pollution,
- d) there are adequate foul drainage facilities, and
- e) there would be no adverse impact on the character of the surrounding natural or historic environment.

Re-Use of Existing Rural Buildings

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

- a) The buildings are readily accessible to the Main Towns and Local Service Centres via a range of modes of transport;
- b) they are of sound and permanent construction, and
- c) are capable of adaptation or re-use without recourse to major or complete re- building, alteration or extension.

If the building is a Listed Building or one that is recognised as a locally important building, then irrespective of the foregoing pre-conditions, the re-use or adaptation of that building will be considered if the proposal is the only reasonable means of securing its retention. The proposal will be considered alongside LP15. Development proposals will have to show an understanding of the historic and/or architectural significance of that building; its relationship to its setting and its sensitivity to change. Appropriate materials should be used along with methods of repair which respect the building's significance. As much of the fabric of the building, as possible, that embodies its character and interest should be retained. The criteria set out in section (a) of this policy will however still apply in these cases.

Provided that the building meets these pre-conditions, the preferred re-use of the building for a rural business or service or one that supports an established rural business. Only where demonstrable adverse impacts would arise or such a use can be evidenced to be unviable, would an alternative use be considered. Tourism uses and locally affordable housing provision may be appropriate in this situation in accordance with Policies LP2, LP3 and LP9.

Chapter 10 Environment

- 10.1 North Warwickshire is characterised by distinctive and open countryside with market towns and many small villages and hamlets. Large country estates make up part of the Borough and much of this open character is in part due to their existence. The overwhelming land use is agriculture, often in extensive estates and accompanied by countryside recreation. The Borough has many Sites of Special Scientific Interest (SSSI), areas of Ancient Woodland, Local Sites (Wildlife and Geological), Parks and Gardens of Historical Interest, Country Parks and Warwickshire Wildlife Trust Nature Reserves. However, biodiversity is not only restricted to these sites, but also extends into the wider countryside where protected, rare and endangered species exist, forage or rest, such as individual veteran trees. Assets are not only statutory and non-statutory sites, including potential sites, but also those that maintain connectivity within the landscape. Some of these assets have already been identified but are continually being updated. Therefore, Supplementary Planning Documents will be prepared in order to allow the information to be updated. Contributions will be sought to assist with the delivery of creating and maintaining the Borough's biodiversity and geo-diversity assets.
- 10.2 The Local Plan, therefore, recognises that it is essential for a healthy and diverse landscape to be protected and enhanced to ensure species movement throughout the Borough as well as into neighbouring authorities. This flow will assist with climate change adaptation by enabling species to expand populations as well as move to more favourable areas.
- 10.3 Due to the area's natural assets and growth pressure from surrounding areas the primary planning policy will be appropriate development of the appropriate size in the appropriate location. As a consequence it is important to ensure that new developments treat landscape and bio-diversity as integral parts of the whole proposal. This should assist in retaining, protecting and strengthening the visual amenity and bio-diversity of the setting.
- 10.4 The Borough has seen proposals that themselves change the landscape – e.g. new fishing pools. Either individually or cumulatively these can change landscape character as well as the hydrology of the area. The impacts of these proposals are therefore often much wider than perhaps just the immediate setting. Initial assessment of these impacts is thus important.
- 10.5 Regeneration of the Market Towns particularly through mixed-use development will allow the primary assets of the Borough - its countryside and settlements - to be protected and enhanced. Policies to protect and improve the Countryside beyond defined settlement boundaries and expected growth will continue through this Local Plan-
- 10.6 It is intended that mineral workings sites, both in use or exhausted, as well as existing employment sites be put back into appropriate Green Belt/rural uses as current operations and permissions cease and there is no realistic prospect of their re-use for that purpose (in line with the approach in the Warwickshire Minerals Plan such that resources of local and national importance are not needlessly sterilised by non-mineral development).

LP14 Landscape

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

A Landscaping Proposals

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

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

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

B New Landscape Features

The landscape and hydrological impacts of development proposals which themselves directly alter the landscape, or which involve associated physical change to the landscape such as re-contouring, terracing, new bunds or banks and new water features such as reservoirs, lakes, pools and ponds will be assessed against the descriptions in the Landscape Character Areas. Particular attention will be paid in this assessment as to whether the changes are essential to the development proposed; the scale and nature of the movement of all associated materials and deposits, the cumulative impact of existing and permitted schemes, the impact on the hydrology of the area and its catchment, any consequential ecological impacts and the significance of the outcome in terms of its economic and social benefits.

New landscape schemes will look to use native species and incorporate benefits for biodiversity. Species that are invasive or problematic to the natural environment will be avoided.

Historic Environment

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

10.10 Apart from these discrete sites, the entire landscape has intrinsic historic interest which contributes to the local sense of place and is valued by residents and visitors. It has been systematically characterised through the national programme of Historic Landscape

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Characterisation, a regional programme of Historic Farmsteads Characterisation and a Countywide Historic Town Study and results of this work have informed this Local Plan and will further inform the planning and design of developments.

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

LP15 Historic Environment

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

- Within identified historic landscape character areas development will conserve, or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and, development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site
- The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.

Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.

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

Understanding the Historic Environment

All development proposals that affect any heritage asset will be required to provide sufficient information and an assessment of the impacts of those proposals on the significance of the assets and their setting. This is to demonstrate how the proposal would contribute to the conservation and enhancement of that asset. That information could include desk-based appraisals, field evaluation and historic building reports. Assessments could refer to the Warwickshire Historic Environment Record, Conservation Area Appraisals, The Warwickshire Historic Towns Appraisals, The Heritage at Risk Register and Neighbourhood Plans or other appropriate report.

Conserving the Historic Environment

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

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification with regard to the public benefits of the proposal. A balanced judgement will be taken regarding the scale of any harm or loss to the significance of a non-designated heritage asset, and the relative significance of that heritage asset must be justified and will be weighed against the public benefits of the proposal.

Where a proposal affects the significance of a heritage asset, including a non-designated heritage asset, or its setting, the applicant must be able to demonstrate that:

- i) all reasonable efforts have been made to sustain the existing use; find new uses or mitigate the extent of the harm to the significance of the asset; and,
- ii) the works proposed are the minimum required to secure the long term
- iii) use of the features of the asset that contribute to its heritage significance and interest are retained.

Additional evidence, such as marketing details and/or an analysis of alternative proposals will be required where developments involve changes of use, demolitions, sub-divisions or extensions.

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure the publication of that record to an appropriate standard.

Natural Environment

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

10.14 The natural environment contributes towards the health and wellbeing of the community and provides many services such as pollination, flood alleviation and carbon sequestration: helping to adapt to climate change and creating a resilient environment.

10.15 For clarification habitats includes: Habitats, species and features identified under Section 41 of the National Environment and Rural Communities Act as a principal of importance; proposed and designated Local Wildlife Sites and Local Geological Sites; Local Nature Reserves; ancient woodlands and veteran trees; river corridors and canals; networks of

natural habitats and legally protected species, including linear features and wildlife corridors, such as hedgerows.

- 10.16 All of these make a substantial contribution to the Borough's natural environment. The network however is not restricted to these sites but other features of biodiversity that add, buffer and link to the wider countryside, providing connectivity and facilitating species movement in response to climate change. There are also sites in other local authority areas which must also be considered, in particular, the River Mease Special Area of Conservation (SAC), Ensor's Pool SAC and the Cannock Chase SAC. Accumulative effects of development will be important considerations for both areas.
- 10.17 The Borough Council considers that virtually all habitats have a biodiversity value. The Warwickshire, Coventry and Solihull Green Infrastructure Strategy (or subsequent update) sets out the local approach to Biodiversity Offsetting; where the impact of the development on biodiversity is assessed and offsetting used to compensate for any calculated loss. Offsetting is the creation and/or enhancements of off-site habitats, where the long-term management and maintenance of habitat features is secured. Offsets should be created where they benefit local, regional or national ecological networks.

LP16 Natural Environment

The Borough Council recognises the importance of the natural environment to the Borough's local character, identity and distinctiveness. The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced as appropriate relative to the nature of development proposed. This policy seeks to minimise impacts on, and provide net gains for biodiversity, where possible, relative to the ecological significance of international, nationally and locally designated sites of importance for biodiversity.

Understanding the Natural Environment

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

Conserving the Natural Environment

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

Development that affects Sites of Regional and Local Importance for Nature Conservation will only be permitted where the benefits of the development outweigh the nature conservation value of the site and the contribution it makes to the Borough's ecological network.

Development that damages habitats and features of importance for nature conservation will only be permitted where there are no reasonable alternatives to the development taking place in that location. Where appropriate, developments will be required to help enhance these features and/or secure their beneficial management.

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

Developments should avoid significant harm to biodiversity by locating to an alternative site with less harmful impacts. If this is not possible adequately mitigate the impacts or, as a last resort compensate the loss. Where development takes place, it should help ensure there is a measurable net gain of biodiversity and geological interest. Warwickshire, Coventry and Solihull Biodiversity Impact Assessment calculator will be used to assess the changes to biodiversity resulting from the development and Biodiversity Offsetting will be used where net gain cannot be achieved within the site boundary. Offsets will be sought towards enhancements of the wider ecological network in the Borough or sub-region in line with local, regional and national priorities for nature conservation

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

Where possible, a buffer zone should:

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

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

Green Infrastructure

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

10.19 The Borough Council along with other authorities in the sub-region and Natural England have developed a Sub-regional Green Infrastructure Strategy. This strategy has established criteria to identify sub-regional Green Infrastructure assets of Landscape, Accessibility and Biodiversity importance. The Borough is also a partner in the Coventry, Solihull and Warwickshire Biodiversity Offsetting pilot. Biodiversity Offsetting provides a standardised mechanism for quantifying and delivering compensation where adverse impacts on biodiversity cannot be avoided or mitigated on site. The outcome of this work and any additional local work will be taken forward in other Development Plan Documents as well as an explanation of how the formulae and offsetting will be translated into further guidance. Policy will need to set clear standards for when and how biodiversity offsetting may be used within the planning system.

10.20 The two canals in North Warwickshire can contribute towards the provision of significant local and strategic Green Infrastructure, as they provide important wildlife corridors and can support significant biodiversity along their length. The definition of Green

Infrastructure includes “blue infrastructure and blue spaces” such as waterways, towpaths and their environs. They also provide important open spaces. Further detail on the definition of “Green Infrastructure” can be found in the Glossary.

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

LP17 Green Infrastructure

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

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

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

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

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

- 10.23 The Tame Valley Wetlands was designated as a Nature Improvement Area (NIA) by the Warwickshire, Coventry and Solihull Local Nature Partnership in October 2016. NIA's are recognised in the NPPF as important areas. The area includes many sites important for nature conservation: there are 5 SSSI's and 12 LNRs which are statutory sites plus a further 48 Local Wildlife Sites of county importance. The NIA is delivering aspects of the Local Nature Partnerships strategic vision.

- 10.24 NIA's were established to create joined up and resilient ecological networks at a landscape scale; a mechanism identified in the Government's 2011 White Paper to help us leave our natural environment in a better state than we inherited it. They are designated by the Local Nature Partnerships and consist of areas with opportunities to establish and improve ecological networks via a shared vision for the natural environment, which will also offer multiple benefits to the community.

- 10.25 The Tame Valley Wetlands Landscape Partnership focuses on the Tame Valley area lying within North Warwickshire. The Partnership is led by Warwickshire Wildlife Trust and the Borough Council is a partner of this group which is seeking to enhance the area for people and wildlife. The Vision for the NIA “is to create a wetland landscape, rich in wildlife and accessible to all” by working with a range of partners, organisations, landowners and the local community. This will be achieved by taking a landscape-scale approach to restoring, conserving and reconnecting the physical and cultural landscape of the Tame Valley. By re-engaging local communities with the landscape and its rich heritage, a sense of ownership, understanding and pride will be nurtured to ensure a lasting legacy of restoration and conservation.
- 10.26 Opportunities exist within the NIA to adopt a landscape-scale approach to nature conservation in order to protect habitats and species as they adapt to a changing climate, engage communities and promote sustainable tourism and land management so as to improve the social and economic wellbeing, and secure continued funding for the landscape.
- 10.27 Part of the valley includes the Kingsbury Water Park. Kingsbury Water Park grew out of the old, gravel workings in 1975 and has become a haven for bird watchers and walkers alike, attracting over 100,000 visitors per annum. It is an important local and regional visitor attraction providing important habitats as well as camping and visitor facilities. The route of Phase 2 of HS2, as suggested, will go through the site and potentially affect many of the buildings. The Borough Council recognises the importance of the site to both the local area and region. It therefore wishes to indicate its support for its continued existence which may require replacement of the buildings within the envelope of the site.

LP18 Tame Valley Wetlands NIA including Kingsbury Water Park

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

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

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

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

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

Local Nature Reserves

- 10.28 The Borough Council control a number of sites which have potential for enhancing and improving biodiversity and the natural environment while facilitating access for educational, recreational needs and community health and well-being. Some sites are already accessible, and serve their communities as informal recreation, providing natural

open space. Those that are currently not accessible there is the intention to develop as Local Nature Reserves and further facilitate access and biodiversity improvements. The designated Local Nature Reserves are Dafferns Wood, New Arley; Abbey Green Park, Polesworth and Cole End Park, Coleshill. There is a proposed Local Nature Reserve along the River Anker, Atherstone

- 10.29 Daffern's Wood is about 2.42 hectares in size and was purchased by North Warwickshire Borough Council in 1992. It once was part of Arley Wood which in turn was part of the Arden Forest covering most of Warwickshire. The wood is classified as Ancient Woodland. Ancient Woodland is an important habitat for many rare and threatened species of animals and plants. Ancient Woodlands date back to 1600 or before and developed naturally (without manmade planting). Only 20% of the total wooded area in Britain is Ancient Woodland making its preservation and management of great importance.
- 10.30 The Riverside site is located behind the Carlyon Road industrial estate in Atherstone. The area is a small but long band of grassland following the river Anker with a narrow band of newly planted trees screening the rear of the industrial units. Running through the area is a public footpath which leads to a bridge over the river and links the area with Witherley in Leicestershire and other walking routes.
- 10.31 Kingsbury Meadow Local Nature Reserve and Linear Park, designated in 2013, is a wildlife area with unmarked mown grass paths and has links to Heart of England Way long distance walk. Kingsbury Meadow is a small remnant floodplain meadow comprised of a narrow corridor of open land either side of the Hurley Brook, which is a tributary of the River Tame. It is located to the north of Mill Crescent and east of Coventry Road.
- 10.32 The River Anker flows through the Abbey Green site in Polesworth. The silted up channels and reed beds make it an interesting area to develop for wildlife. The aim is to create a riverside wildlife area following the Anker and creating a focal point for the park. There is also potential to create a riverside walk and fishing platforms.
- 10.33 The project in Coleshill focuses on the area of the park south of the River Cole, in particular the area linking the children's play area accessed from Old Mill Road with the park. This area is currently boggy and overgrown with the invasive weed Himalayan Balsam. The project will create a nature walk from the play area and areas of native planting, wildflower meadow and woodland within this part of the park.

LP19 Local Nature Reserves

The following Local Nature Reserves shown on the Policies Map will be protected and enhanced:

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

Green Spaces

- 10.34 Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. The Council's Green Space Strategy (2008) identified that there were sufficient number of green spaces throughout the Borough but it was the quality of these that needed to be improved. Further work is being carried out on the Green Spaces Strategy and to develop an Action Plan. The

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Council has reviewed potential Local Green Spaces as defined by paragraph 77 of the National Planning Policy Framework 2012; these are defined in NWBC24B annex K & L to the plan and represented on the policies map.

LP 20 Green Spaces

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

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

Neighbourhood Plans may designate additional areas.

Chapter 11 Services & Facilities

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

COMMUNITY FACILITIES

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

- 11.4 Poor health and in particular obesity, is an issue throughout the Borough, but with some local high concentrations. In addition there is increasing concern over betting. Planning cannot restrict takeaways or betting shops completely. Where there is a local problem, local policies may seek to restrict the number of takeaways or betting shops or other uses, in order to maintain the variety of retail uses and to assist in achieving a healthy resident population.
- 11.5 The provision of new and the maintenance of existing services and facilities is an important consideration for the Borough Council. It is these services and facilities that make a settlement work for both the existing and future residents. They are also important for the local business community. It is expected larger settlements will have a wider range of services and facilities that fit with their place within the settlement hierarchy.

LP21 Services and Facilities

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

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

1. Browns Lane & New Street Shopping parade, Dordon;
2. Jubilee Court, Tamworth Road, Kingsbury;
3. Station Buildings, Birmingham Road, Water Orton; and,
4. 82 to 102 Coleshill Road, Chapel End, Hartshill

Within Town Centres and Neighbourhood Centres changes to sui generis uses such as hot food takeaway or betting shops will be restricted unless:

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

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

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

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

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

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

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

Proposals resulting in the loss of an existing service or facility and also including retail uses, which contribute to the functioning of a settlement or the public health and well-being of its community, will only be supported if:

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

All major developments must consider the impact on the provision of services and facilities and where there is an impact this must be addressed. All major developments should provide land and / or financial contributions to enable the provision of additional services and facilities. As set out in LP1 and paragraph 6.6a all development will be expected to contribute proportionately and in accordance with national policy, statute and relevant supplementary planning documents and guidance to infrastructure provision.

Recreational Provision

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

1. parks and gardens – including urban parks, country parks, forest parks and formal gardens;
2. outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf

- courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;
3. amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;
 4. provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;
 5. green corridors – including river and canal banks, amenity footpaths and cycleways;
 6. natural and semi-natural urban green spaces – including woodlands, urban forestry, grasslands (e.g. meadows), wetlands, open and running water, and rock areas (e.g. cliffs);
 7. allotments and community gardens;
 8. cemeteries and churchyards; and
 9. civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.
- 11.7 Work was undertaken to update the Council’s Open Space, Sport & Recreation Audit and Green Space Strategy and the North Warwickshire Playing Pitch Strategy and a review of Leisure Services built facilities. This was completed in 2018 and will feed into the future plans of the Borough Council and also will influence advice and guidance given on development proposals. All proposals will take account of this updated evidence when published.
- 11.8 Long term maintenance is a key issue. Therefore, improvements may be more appropriate to improve off-site facilities / sites rather than creating new on-site provision. This will be particularly relevant to smaller scale sites.

LP24 Open Spaces and Recreational Provision

Wherever possible, Open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement). Development proposals will be expected to provide a range of new on-site and open space recreational provision such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland wherever appropriate to the area and to the development.

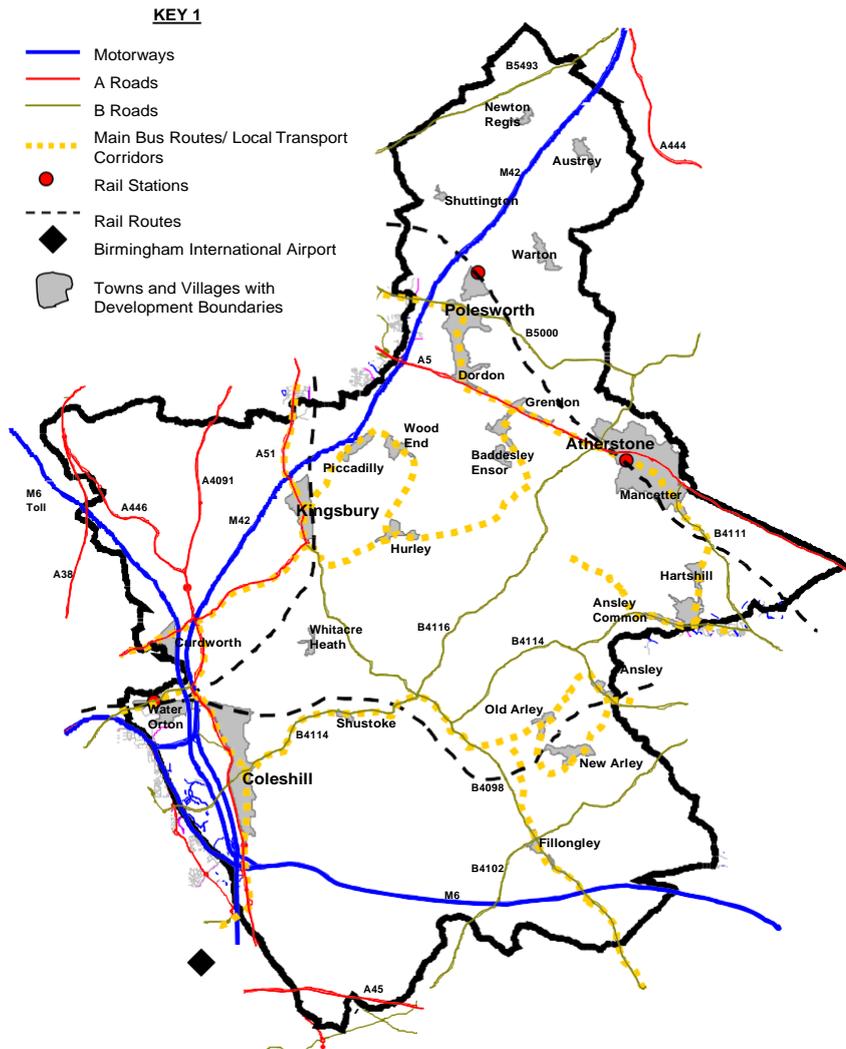
The design and location of these spaces and facilities should be accessible to all users; have regard to the relationship with surrounding uses, enhance the natural environment, protect and improve green infrastructure and link to surrounding areas where appropriate.

The Council will require the proper maintenance of these areas and facilities to be agreed. Where on-site provision is not feasible, off-site contributions may be required where the developments use leads to a need for new or enhanced provision.

Chapter 12 Transport

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

Figure 3 Transport Network in North Warwickshire



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

12.3 Birmingham International Airport is close to the western boundary of the Borough. It is near to junctions on the M6 and M42 and there is a direct rail link from the airport to Birmingham. Two bus routes travel to the airport through the Borough from Nuneaton and

Atherstone.

- 12.4 The proximity of the airport brings significant economic benefits and opportunities to North Warwickshire. However, disturbance is caused along the flightpaths over residential areas. Airport traffic is a factor in the growth of road traffic in the Borough and the presence of the airport has created a demand for remote vehicle parking. The Borough Council will seek improvements to public transport wherever possible.
- 12.5 Arrangements are in place to consult with the Civil Aviation Authority on the height of proposed development in the Borough. Maps showing safeguarded areas for Birmingham International and Coventry airports can be viewed at the Borough Council offices.
- 12.6 It is important that when development proposals are submitted elements of transport are considered. A Strategic Transport Assessment (STA) is being updated for the Plan as a whole but individual site considerations will still be necessary. In addition the Borough Council has a priority of reducing the “killed and serious accidents” year on year.
- 12.7 Transport Assessment and Travel Plans are an important element in determining if a development can be carried out in a workable way without leading to traffic problems.
- 12.8 The Borough has a number of level crossings on the rail network. Development will need to address its impact where necessary to avoid any adverse impact or interference to the rail network. Potentially where there is an expected increase in people using a level crossing then early discussions need to take place with Network Rail and consideration should be given to the replacement of the crossing with a bridge in so far as that may impede HS2 implementation or result in an incompatible use in time.
- 12.9 Warwickshire County Council, in partnership with the Borough Council and a range of other organisations, is preparing a Transport Strategy for the Borough. This will bring together, into one document, the long-term strategy for transport improvements throughout the Borough. The strategy will consider the implications of development taking place both in and around the Borough. It is expected that this will be completed by spring 2018.

LP25 Transport Assessments

Transport Assessments appropriate to the scale of development proposed, will be required to accompany development proposals (including that that is below the indicative threshold in Appendix G). Assessments will also be required where there is a cumulative effect created by additional floor space or traffic movement on the site or in the vicinity, or where there are demonstrable shortcomings in the adequacy of the local transport network to accommodate development of the scale proposed.

These Assessments should address impacts on both the local and strategic highway networks and should be scoped so as to be bespoke to the nature of the development proposals. They should also ensure that proposals provide appropriate infrastructure measures to mitigate the adverse impacts of development traffic and other environmental and safety impacts either individually or cumulatively. Appropriate provision for, or contributions towards the cost of any necessary highway improvements should also be addressed. Widening opportunities to access new developments for all sections of the community will need also to be addressed through the provision and enhancement of public transport services and facilities together with walking and cycling facilities.

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

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

Travel Plan

Development will be expected to link with existing road, cycle and footpath networks. Developments that are likely to generate significant amounts of traffic and particularly larger developments will be expected to focus on the longer-term management of new trips; encourage the use of public and shared transport as well as appropriate cycle and pedestrian links. Increasing the opportunity to access these developments for all sections of the community should be addressed. This will be secured through a Travel Plan and/or financial contributions which will be secured either through planning conditions or the provisions of Section 106.

Rail

- 12.10 Rail also plays an important role in the Borough with the Trent Valley line/ West Coast mainline and the Cross-Country line. There are four stations in the Borough. Atherstone and Polesworth are on the Tamworth to Nuneaton stretch of the West Coast Mainline. Water Orton is situated along the Leicester and Nuneaton line to Birmingham. During 2008 a new station called Coleshill Parkway opened. There are two intermodal rail freight facilities at Hams Hall and Birch Coppice. These routes and stations are shown in Figure 3.
- 12.11 Local rail services have improved since the 2006 Local Plan. Services have been improved to Atherstone and the new station in Coleshill has meant greater patronage. Polesworth is virtually closed with only one service in the morning going north. In patronage terms Atherstone has seen an increase of 125% between 2013/14 and 2014/15. Use of Water Orton station has reduced slightly whilst Coleshill Parkway continues to increase.
- 12.12 Kingsbury once had a railway station and a replacement station is still being pursued by Centro, alongside the Camp Hill Chord proposals for the Birmingham to Lichfield line that passes through Kingsbury past Dosthill and on to Tamworth. This has been a longstanding proposal having been included in Warwickshire's Local Transport Plan 3 and policy TPT4 from the North Warwickshire Local Plan 2006. In addition, Network Rail have highlighted in the West Midlands Route Utilisation Strategy and the Initial Industry Plan, the need to improve the rail access to Birch Coppice/Kingsbury Depots, which would facilitate new and enhanced passenger rail services on the Birmingham to Tamworth rail corridor. These schemes are now being advocated through the West Midlands Combined Authority which recently won the franchise to run the rail services within the West Midlands. 9 new rail routes are being sought into the City.
- 12.13 A new station on the Birmingham to Nuneaton line is included in the Warwickshire Local Transport Plan. Although the exact location is not known, it is in the Arley area.
- 12.14 The improved provision of train services to Atherstone is supported. Investment has been made to improve the platforms and the train information signage. Further improved train services were introduced in December 2012 which cut the journey time to London by a further 20 minutes. There remain issues over car parking and access to the western platform under the bridge on the Watling Street. Lighting has been improved and the footbridge has been removed. However, replacement of the footbridge is still supported. In addition, opportunities to improve parking for both the station and the town will be pursued.
- 12.15 Polesworth Station has remained "open" only through the stopping of one train per day in one direction. With the proposals for development in and around Polesworth and Dordon work will be carried out to investigate the reopening of the station. This will also consider whether the current site is the best location for a station in the 21st Century.

LP26 Stations

Existing Stations

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

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

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

12.16 In January 2012 the Secretary of State announced the route for the first phase of HS2 (High Speed Rail) between London and the West Midlands. This travels through the Borough northwards from the NEC along the Tame Valley up to Middleton and then on to Bassett's Pole. A route also comes out of and goes into Birmingham to the south of Water Orton. The safeguarded route is shown on the Policies Map.

12.17 Phase 2b of the route to Leeds via the East Midlands and to Manchester was published in January 2013. The Leeds leg follows the route of the M42 from a junction near Lea Marston, past Polesworth and then heads towards Ashby. The formal announcement of the route was made in November 2016.

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

LP27 Railway Lines

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

High Speed Rail

The line of the proposed High Speed 2 railway Phases 1 and 2b through North Warwickshire will be safeguarded and are shown on the Policies Map.

Connectivity between the line and the settlements of North Warwickshire will be improved through work with developers, the nominated undertaker, government organisations (including Highways England and the Department of Transport) and funding agencies.

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

Safeguarding of Rail Routes

The former Baddesley Mineral Railway line between Baddesley Colliery and Birch Coppice (Safeguarded Route RR1) and the route of the former Whitacre Line between Hampton in Arden to Whitacre will be safeguarded (Safeguarded Route RR2) to allow for the potential re- instatement of the route or if this is not possible then as a recreational cycle route.

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

Road

A5

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

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

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

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

A446

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

LP28 Strategic Road Improvements A5

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

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

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

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

A446

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

Walking and Cycling

12.24 Walking and cycling can bring mental and physical health and wellbeing benefits. Encouragement will be given wherever to improve and expand the walking and cycling routes throughout the Borough. Canal towpaths can also provide the opportunity for non-vehicular traffic free routes.

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

LP29 Walking and Cycling

The Borough Council will develop a Walking and Cycling Strategy.

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

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

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

LP30 Level Crossings

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

Chapter 13 Development Considerations

- 13.1 The Council recognises the importance of sustainability. In this respect, all development should demonstrate that it is sustainable. This will be achieved by being well designed, laid out and constructed in a manner to ensure the long-term retention, adaptation and re-use of premises; where services and facilities link and support development they must be protected and improved where necessary; and that promotion of sustainable transport is prioritised, as there is a reliance on private vehicular transport. This is in line with the Government's intentions towards sustainable patterns of movement.
- 13.2 High quality design and place making should be the aim of all those involved in the development process. This policy aims to ensure that a high quality of design is achieved in North Warwickshire. The Policies in this section essentially reflect the approach taken in the existing Core Strategy and 2006 Local Plan.
- 13.3 Development proposals will be expected to adopt principles of good design so that they make a positive contribution to the character and quality of the area. Regard should therefore be had to good practice set out in the Planning Policy Guidance.
- 13.4 Reference should also be made to the design SPG's produced by the Borough Council. This includes 'A Guide for Shop Front Design', 'A Guide for the Design of Householder Developments' and 'A Guide for the Design of Lighting Schemes'. In addition to this the Council plans to prepare further design guidance. The timetable for this will be brought forward through the Local Development Scheme.
- 13.5 Equal opportunities are an increasingly important matter in planning. Recent legislation sets out the Council's obligations in ensuring that development is suitable for people of all ages, abilities and backgrounds. In addition, promoting healthy and active lifestyles is a key local priority, as set out in the North Warwickshire Sustainable Community Strategy⁶.
- 13.6 Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity. Settlement Character Assessments will be undertaken to identify public spaces within the settlements and will seek to protect and enhance them. The Council's Open Space, Sport & Recreation Audit and Green Space Strategy⁷ and the North Warwickshire Playing Pitch Strategy identify existing shortfalls in provision, as well as further classifying the importance of existing open spaces and working to improve and protect sports facilities across the Borough.
- 13.7 People within the Borough should be able to enjoy places without undue disturbance or intrusion from neighbouring uses. The Council will look to protect and improve, where possible, living and working conditions through development proposals, which will be enforced by planning conditions or through the Council's Environmental Health powers.

⁶ North Warwickshire Community Partnership, 2010; North Warwickshire Sustainable Community Strategy

⁷ NWBC, 2008; North Warwickshire Green Space Strategy

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- 13.8 The Rivers Tame, Blythe and Anker are all wildlife sites in the Borough. All are at risk of pollution, particularly the River Blythe, which is a Site of Special Scientific Interest. In addition, despite flood alleviation works in some parts of the Borough, a significant amount of residential and employment land along and near these corridors is at risk of flooding.
- 13.9 The Council has been monitoring and reporting on air quality across North Warwickshire for several years. An air quality review and assessment in 2000 concluded that the national objective levels for nitrogen dioxide would not be achieved beyond 2005 at an isolated farmhouse. The exceedance of the objective level was due to the dwelling being at the point where the M6 and M42 motorways converge to the south of Coleshill and this was subjected to significant vehicle emissions from congested traffic. As a result an Air Quality Management Area (AQMA) was declared in this location and a continuous automatic monitoring station was acquired to monitor more closely nitrogen dioxide and other pollutant levels in the vicinity. The monitoring carried out in recent years has not found any new objective level exceedances. However, it has shown a continued reduction in annual mean nitrogen dioxide levels at the affected farmhouse within the Air Quality Management Area (AQMA). During a round of assessment in 2012 it was proposed to revoke the AQMA as it no longer exceeded the objective level for nitrogen dioxide and the farmhouse was no longer a relevant receptor. This course of action was agreed by Defra and as a result the AQMA was formally revoked by the Borough Council and the Revocation Order came into effect on 1st February 2013. The automatic monitoring station was subsequently decommissioned
- 13.10 Nitrogen dioxide levels are being monitored at various locations across North Warwickshire. If air quality levels worsen this could result in a future AQMA. The Borough Council is continuing to work in partnership through the Coventry and Warwickshire Air Quality Alliance, which is made up of the Borough, Districts County Council and City Council as well as and Public Health England.
- 13.11 The Council seeks to reduce flooding risks by minimising surface water run-off to the main rivers and water courses in the Borough through the appropriate location of new development; the avoidance of development within Flood Zone 3, requiring sustainable drainage systems as well as other appropriate attenuation measures such as National Flood Management Schemes. In line with guidance, where possible, be protected and enhanced, especially as they can also result in environmental enhancement and provide benefits to wildlife. Land drainage too provides this function and should be adequately maintained.
- 13.12 The raw material, heavy infrastructure and disposal needs of the adjacent Birmingham conurbation and other nearby major urban areas have resulted in additional pressures on the Borough's land resources, including potential contamination. The Borough still has a legacy from extensive coal mining and other extraction. The Minerals and Waste Core Strategies will address specific detailed policies including how to assess viability of sites. Whilst the County Council sets out the strategic approach for mineral extraction and waste disposal, the Borough retains control over contaminated land issues. In line with national requirements and the intentions of the Council's Environmental Health section to identify and reduce the amount of contaminated land across the Borough, development proposals must identify contaminated and potentially contaminated land and secure land remediation where appropriate. Such identification may be necessary prior to determination of proposals depending on the sensitivity of the end use. In addition, strict control of the use and disposal of hazardous substances is necessary to safeguard land, premises and people.
- 13.13 Waste should be considered as part of the design of any development. This can be done through Site Waste Management Plans (SWMP's) or their successor. Attention should be

given to opportunities to minimise the generation of waste as a by-product and development and ensuring waste arising and managed sustainably.

- 13.14 Development proposals particularly of facilities which attract members of the public will need to consider the measures it will need to take to make the sites as safe as possible and to deter terrorism.
- 13.15 'Secured by Design' (now owned by the Mayor's Office for Policing and Crime, MOPAC, on behalf of the UK police services) and NaCTOS (The National Counter Terrorism Security Office) provide on-line advice and guidance towards designing out crime and reducing vulnerability to the potential impact of terrorism in new development schemes as part of sustainable development proposals. The local police's Crime Prevention Design Adviser (CPDA) will also be able to provide advice on measures addressing particular types of crime or anti-social behaviour for both specific developments, or Design and Access Statements where compliance with the Secured by Design award scheme is sought.

LP31 Development Considerations

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

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

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

Built Form

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

LP32 Built Form

General Principles

All development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. Local design detail and characteristics should be reflected within the development. All proposals should therefore:

- a) ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings;
- b) make use of and enhance views into and out of the site both in and outside of the site;
- c) make appropriate use of landmarks and local features;
- d) reflect the characteristic architectural styles, patterns and features taking into account their scale and proportion,
- e) reflect the predominant materials, colours, landscape and boundary treatments in the area;
- f) ensure that the buildings and spaces connect with and maintain access to the surrounding area and with the wider built, water and natural environment;
- g) are designed to take into account the needs and practicalities of services and the long term management of public and shared private spaces and facilities;
- h) create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design standards;
- i) reduce sky glow, glare and light trespass from external illumination; and
- j) ensure that existing water courses are fully integrated into site layout at an early stage and to ensure that space is made for water through de-culverting, re-naturalisation and potential channel diversion.

Where Design Briefs are adopted for allocated sites and Neighbourhood Plans address design matters, then all development proposals will be expected to accord with the principles set out therein.

Specific Development Types

Infill development should reflect the prevailing character and quality of the surrounding street scene. The more unified the character and appearance of the surrounding buildings and built form, the greater the need will be to reproduce the existing pattern.

Back-land development should be subservient in height, scale and mass to the surrounding frontage buildings. Access arrangements should not cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

Alterations, Extensions and Replacements

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

- a) respect the siting, scale, form, proportions, materials, details and overall design and character of the host building, its curtilage and setting;
- b) retain and/or reinstate traditional or distinctive architectural features and fabric,
- c) safeguard the amenity of the host premises and neighbouring occupiers
- d) leave sufficient external usable private space for occupiers, and
- e) satisfy the design criteria set out in the Document "Design Guide for Extensions".

Extensions should be physically and visually subservient to the host building including its roof form so as not to dominate it, by virtue of their scale and siting.

Frontages, Signage and External Installations

13.20 The principle purpose of a commercial frontage is the advertisement and display of goods and services provided inside the building. Good design will reinforce the businesses identity and its location in the street, but by reflecting the style of the whole building above street level, and that of its neighbours. A good design will treat the frontage as an integral part of the whole building and street frontage without focussing exclusively on the business alone.

13.21 The Council has to balance the important economic and social function with the commercial interests of properties. This is particularly important in the historic town centres so as to retain a viable retail base whilst preserving the historic and traditional appearance of our town centres. The Council's adopted "*Guide for Shop Front Design*" provides advice, guidance and examples of the preferred approach to development affecting all shop fronts and commercial properties. This will continue to be used for planning purposes for all commercial, business and service uses. Since the adoption of this plan the Use Class Order has been updated which allows a greater range of change of use. The physical change to the frontages is still considered important to the locality.

LP33 Frontages, Signage and External Installations

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

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

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

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

New Agricultural, Forestry and Equestrian Buildings

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

LP34 New Agricultural, Forestry and Equestrian Buildings

New or extensions to existing agricultural, forestry and equestrian buildings or structures will be supported if it can be demonstrated that they are reasonably necessary both in scale, construction and design for the efficient and viable long-term operation of that holding; that there are no other existing buildings (other than where that would be demonstrably impractical, have adverse visual effects compared with an alternative location, or where a new holding and buildings are being established) or structures that can be used, altered or extended, that they are located within or adjacent to a group of existing buildings, the site selected and materials used would not cause visual intrusion and in the case of livestock buildings their location would not cause loss of residential amenity.

Water Management

13.23 Water Management is an important issue that must be addressed in any development proposal. Flooding events, in particular, are making headlines on a more regular basis. Existing issues may not be able to be addressed completely but they should not be made any worse by development taking place and where possible improvements should be made. Any development should have no greater run-off than a greenfield site.

13.24 The Water Framework Directive has resulted in a number of River Basin Management Plans covering the whole country. Two specifically relate to North Warwickshire. Humber River Basin Management Plan covers the majority of the Borough and a smaller area north of Coventry is covered by the Severn River Management Plan. The Rivers Tame, Blythe and Anker are all subject to pollution. Particular attention will be paid to remediation measures to benefit the River Blythe Site of Special Scientific Interest, which is currently under serious threat from pollution run-off.

13.25 The Borough Council will consider the impact of flooding in its consideration of

development within or adjoining floodplains. Any development within Flood Zones Two and Three will need to provide a site-specific Flood Risk Assessment to demonstrate that it will be safe and will not increase flood risk elsewhere. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. It should take into account all sources of flood risk and climate change. Up to date indicative Flood Maps for Planning can be obtained from the Environment Agency and the Government's website

- 13.26 Effective flood protection requires proper maintenance of watercourses and their associated infrastructure as well as the control of water discharge through drainage systems. Ponds and other wetland features form an important function that should where possible be protected and enhanced. Managing flood risk is thus based on minimising the risk of flooding by avoiding development in high risk areas; restricting discharge to greenfield runoff rates and ensuring development is designed so as to minimise surface water flooding risks, including the retention of existing natural wetland features and the safeguarding of land adjacent to these features. Sustainable drainage systems are an important feature in ensuring flood risk is effectively managed and thus all developments are expected to include the use of such systems unless demonstrated that they would be inappropriate. Sufficient space should thus be allowed for and around them in all developments. All such systems should aim to protect and enhance water quality by reducing the risk of diffuse pollution by treating such possibilities at source including where necessary through multiple different treatment measures. All of these systems should be designed in accordance with relevant national standards and long-term operation and maintenance arrangements should be put in place for the lifetime of the development. Flood alleviation requires a holistic approach to water management. Rivers and streams need to be allowed to function via natural processes and to connect with the flood plain in order to increase and maintain capacity and to store flood water. Artificial surface water infrastructure needs to be well designed and be properly maintained whilst the ecosystem that helps manage water also need to be protected to allow greater ground water storage, to prevent rapid surface run-off and soil erosion. In these ways natural flood management and the re-naturalisation of water courses and their flood plains can help to reduce flood risk and water pollution; increase biodiversity and contribute to improving public health.
- 13.27 Natural flood management and the re-naturalisation of water course and their flood plains can help to reduce flood risk and water pollution and can increase biodiversity and contribute to improving public health.

LP35 Water and Flood Risk Management

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

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

New developments should also seek opportunities to improve natural riverine processes and in-stream and bankside morphology through watercourse re-naturalisation and the removal of man-made structures, both on the development site and in the wider catchment. Water runoff from new development must be no more than natural greenfield runoff rates and developments should hold this water back on the development site through high quality Sustainable Urban Drainage (SuDS), reducing pollution and flood risk to nearby watercourses. The culverting of watercourses will only be approved in exceptional circumstances.

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

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

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

In order to improve and protect water quality, infiltration measures are the preferred means of surface water disposal where ground conditions are appropriate and where practicable, the separation of surface water from sewers should be undertaken. New development proposals should be accompanied by a Water Statement that includes evidence to demonstrate that there is adequate sewerage infrastructure in place or that it will be in place prior to occupation.

Parking

13.28 Transport in a rural area has a different dynamic to that in a built up area. There is a strong dependence on the use of the motor car, as rural bus services may not provide the required journey at the relevant time to access employment sites, in particular. This issue is being exacerbated by the cut in funds to bus operators. This reliance on the motor car can lead to local issues that may result in a greater need for on-site parking and thus result in localised parking standards. It is important that provision is made for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards;

13.29 Parking reviews undertaken in recent years have indicated the Borough's historic town centres are approaching capacity at peak times. Nevertheless, the reviews note that, if managed correctly, there was sufficient capacity to meet demand until at least 2018. The reviews also noted that the impact of the increased rail service on parking would be minimal and this appears to be borne out by recent assessments particularly for Atherstone, although the private car park provision at both Coleshill and Water Orton are often over capacity at peak hours resulting in spill over parking occurring. Coleshill town centre currently suffers from insufficient publicly accessible parking to serve both its commercial, economic and residential needs and functions.

- 13.30 With the likely introduction of Civil Enforcement and a further parking study underway there may be implications for the Market Towns. Until this study has been completed this is still unclear. The Borough Council will consider the results of the study and will consider what action will be required.
- 13.31 However, increased development levels expected to be accommodated in this Local Plan are likely to significantly increase pressure on available spaces. To enable adequate capacity to serve the commercial function of the town centres it is recommended that new housing development within the identified Town Centres should provide a minimum level of private parking to reduce the pressure on current public provision.
- 13.32 The Government has taken the decision that by 2040 no new diesel vehicles will be produced. The implication is that more electric vehicles will be on our roads as prices reduce and batteries improve. This has implications on the need to provide the right infrastructure to support this decision. Rapid charging points will be particularly important in the public domain. In addition, all domestic properties and commercial premises need to provide for the opportunity to charge vehicles close to the parking of vehicles.

LP36 Parking

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

Town Centres

Within the defined Town Centres new residential development must provide the minimum parking spaces necessary to enable and service the development, with 1 parking space per flat or 2 per house. No reduced level of car parking provision will be acceptable unless the following circumstances are clearly evidenced:

- there is spare capacity available in nearby public car parks or adjacent on street car parking (that is available for long stay use); or
- where the exercise of flexibility would assist in the conservation of the built heritage, facilitating a better quality of development and the beneficial re-use of an existing historic building.

Airport Parking

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

Electric Vehicle Charging points

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

Lorry Parking

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

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

LP37 Renewable Energy and Energy Efficiency

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

New development will be expected to be energy efficient in terms of its fabric and use including, where viable, the production of 10% of operational energy from on-site renewables, in support of the Government's Clean Growth Strategy.

Broadband

- 13.36 The roll out of superfast broadband is critical in helping to assist in providing a wider skills base within the Borough and allow for home working and homebased businesses to thrive. This will particularly help rural businesses.
- 13.37 The Coventry, Warwickshire and Solihull Superfast Broadband Project continues to deliver the Government's 2015 targets that every property should be able to access broadband speeds of at least 2Mbps and that superfast broadband (defined as providing more than 24Mbps) should be available to 90% of premises in each local authority area. The project is supported by the Coventry & Warwickshire and Greater Birmingham & Solihull Local Enterprise Partnerships (LEPs). This Plan however looks beyond the aims

of the sub-regional broadband project and seeks all new development to have connections enabling download speeds of 30Mbps in accordance with the Government's commitment to the EU2020 Digital Agenda. Where no strategic telecommunications infrastructure is available, developers should provide suitable ducting to the premises for later connection.

LP38 Information and Communication Technologies

New development will contribute to and be compatible with local fibre or other high speed broadband infrastructure. This will be demonstrated through a 'Connectivity Statement' submitted with planning applications where appropriate, based on the scale and nature of the proposed development. Such statements should set out the anticipated connectivity requirements of the development, known data networks nearby and their anticipated speed (fixed copper, 3G, 4G, 5G fibre, satellite, microwave, etc.), and a description of how the development will connect with or contribute to any such networks.

The Council will expect new development to be connected to high speed broadband infrastructure capable of providing a minimum download speed of 30Mbps. Where no strategic telecommunications infrastructure is available, as a minimum and subject to viability of the scheme, suitable ducting that can accept fibre should be provided either to:

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

Major infrastructure development must provide ducting that is available for strategic fibre deployment or community owned local access networks. Developers are encouraged to have early discussions with strategic providers or local broadband groups.

Chapter 14 Allocations

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

Housing Land

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

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

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

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

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

Table 7: Housing Supply

a	Housing Requirement	As expressed in LP6	9598
	Part A		
b	Net completions from 2011 to 2019	Gross completions minus any losses including demolitions	1570
c	Planning permissions as at 01/04/19	1341 minus 3% for lapse rate = 1301	1301
d	Windfall Allowance	An allowance of 60 dwellings per annum (2021 to 2033)	660
e	Sub-total of supply	b+ c + d	3531
	Part B		
f	Outstanding Requirement	Land to be allocated (9598 – 3531) (a-e)	6067
g	Allocations	H1, H2, H6, H7, H13, H14, H15, H16, H17, H19, H20, H21, H22, H24, H25, H26 and H28	6239
h	Reserve housing sites	(RH1, RH2 and RH3)	794
	Part C		

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i	Total Supply	up to 2033 b+ c + d +g =	9770
j	Supply	beyond 2033	294

14.7 The housing allocations are listed in LP39. These total a figure of 6821. This means if all sites were delivered and all windfalls came forward total completions would be 9598 by 2033. The range of sites provides added flexibility.

14.8 The number of new housing and its delivery alongside the relevant infrastructure will be challenging. The Borough Council will work with funding agencies and organisations particularly the Local Enterprise Partnerships and the Combined Authority to access additional funding.

LP39 Housing Allocations			
The following sites are allocated for housing and shown on the Policies Map			
		Area (ha)	No.
Category 1 - Market Towns			
<i>Atherstone & Mancetter</i>			
H1	Land at Holly Lane Atherstone	32.7	531
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282
<i>Coleshill</i>			
H6	Allotments adjacent to Memorial Park, Coleshill	1.4	30
<i>Polesworth & Dordon</i>			
H7	Land to east of Polesworth and Dordon	160.8	1675
Category 2 - Adjacent adjoining settlements			
H13	Land west of Robey's Lane, adjacent Tamworth	66.1	1270
H14	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141
Category 3 - Local Service Centres			
<i>Baddesley Ensor/Grendon</i>			
H15	Land at Church Farm, Baddesley	2.2	47
H16	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7
<i>Hartshill/Ansley Common</i>			
H19	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400
H20	Land south of Coleshill Road, Ansley Common	17.2	450
<i>Water Orton</i>			
H21	Former School redevelopment site (excluding original historic school building)	2.8	48
Category 4 - Other Settlements with a Development Boundary			
<i>Ansley</i>			
H22	Land at Village Farm, Birmingham Road	0.6	12
<i>Newton Regis</i>			
H24	Manor Farm	1.0	21
<i>Shuttington</i>			
H25	Land south of Shuttington Village Hal	1.2	24
<i>Warton</i>			
H26	Land north of Orton Rd	4.2	88
<i>Wood End</i>			
H28	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28
Total Allocations			6239

Note:

- 1 Above allocations are as at 1st April 2019.
- 2 H7 allocation of 2000 (1675 to be delivered up to 2033, 31 already have permission and 294 to be delivered up to 2035)

Additional Reserve Land

- 14.9 The delivery of housing land can alter and change over the Plan period. In order to take account of this and to allow an additional element of flexibility three sites will be reserved and released earlier if a number of criteria are fulfilled.
- 14.10 The first site is land to the north of Coleshill Road, Ansley Common and is reserved for future housing land. The land totals some 21.6 hectares and could deliver a further 388 units. Access to the site needs to be investigated further. Land to the north is a local wildlife site.
- 14.11 The second reserve site is land to the north and east of Dairy House Farm, Grendon. This site also provides for the future dualling of the A5. Land will be thus protected to provide at least the width of a dual carriageway as well as providing for a landscape strip which will include a 50m buffer around the ancient woodland.

LP39(a) Reserve Housing Sites

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

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

RH1 and RH2 will require a Concept Plan and phasing plan to be agreed by the Council prior to development being brought forward.

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

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

- Provide supporting social and community infrastructure

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

The site will provide for:

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

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

Employment Land

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

Table 8: Employment Land 2011 – 33

	1/42011 to 31/3/2019	Hectares (Gross)
A	Total Completions-	167.08
B	Planning Permissions	69.12
C	Allocations E1 – 6.8 E2 – 5.1 E3 – 3.45 E4 – 42.0	57.35
D	Total completions, permissions and forecast Supply	293.55

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

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LP40 Employment Allocations		
		<i>Area (ha)</i>
	Category 1 – Market Towns	
	<i>Atherstone</i>	
E1	Land south of Rowlands Way east of Aldi	6.8
	<i>Polesworth / Dordon</i>	
E2	Land to the west of Birch Coppice, Dordon	5.1
E3	Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm	3.45
	Category 2 – Adjacent adjoining settlements	
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone	42
	TOTAL	57.35

Other Allocations

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

Details for Site Allocations

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

Category 1 Market Towns

Atherstone with Mancetter

Atherstone

14.15 Atherstone is one of the three Market Towns within North Warwickshire and is extremely important to the vitality of the Borough as a whole. It has continued to struggle within the overall economic climate. It has a variety of shops, large employment areas, historical areas as well as recreational facilities, providing a wide range of services and facilities. However due to the easy access to surrounding larger towns and cities these services and facilities are constantly under pressure.

14.16 Atherstone grew as a town through its association with agriculture and because of its location in relation to Watling Street, and the canal and railway network. It continues to exhibit a distinctive character, being underpinned by its historic plan form which has medieval origins. The prosperity of the town during the 18th and 19th centuries is evidenced with its two and three storey townhouses, with Georgian facades which line Long Street and surround the Market Place/Church Square. There is a legacy of past industries, most importantly the production of felt hats, with examples of industrial buildings from the 19th century onwards. A Heritage Partnership Scheme with Advantage West Midlands and English Heritage assisted in improving some of the important frontages within the town centre.

⁸ Chesterton Report 2001 and CB Richard Ellis 2007
Mancetter

- 14.17 Atherstone has two main employment sites. The oldest of these, at Carlyon Road, was built during the 1970's and 1980's. It is the quality of many of the units⁸ 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.
- 14.18 Mancetter although sharing a development boundary with Atherstone and is considered as an integral part of the Market Town in planning terms it is clearly seen, locally as a settlement in its own right with its own character. It has its own historic core formed from surviving historic buildings and with important archaeological remains dating back to the Roman period. It also has a conservation area. Mancetter has its own industrial estate offering a range of unit sizes starting from small starter units. Ridge Lane lies within the Mancetter Parish and following the adoption of the Mancetter Neighbourhood Plan has a development boundary.

Housing

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

H1 Land at Holly Lane Atherstone

32.7 hectares of land off Holly Lane, Atherstone is allocated for around 620 dwellings.

- The site should provide for a mix of types and tenures including the opportunity to provide serviced plots for potential self-build dwellings; and
- Open space provision either on-site or part via financial contributions towards improvements at Royal Meadow should be provided, including provision of a landscaped walk/cycle link along the Innage Brook, linking with the route and Sustainable Urban Drainage systems on adjoining sites to the south, off Rowland Way; and
- The site will require significant landscaping along its north and north western boundaries to address the open aspect and landscape sensitivity identified in the Council's Landscape Character Assessment for this area of land at the edge of Atherstone town.

Development of the site should enable and not prevent access opportunities and routes to further potential land to the west, including both vehicular and pedestrian. The site is shown on the Policies Map indicating Areas A and B. Area A is the developable area and area B will be an area for open space/ landscaping. A site specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of Area A and Area B are indicative and based upon the EA Flood Zones until such modelling outputs become available

- 14.20 This site will be considered through a Concept and Master Plan which will be brought together with the local community and ensure the comprehensive development of the area. There are a number of heritage assets within and close to the site. In addition to the evidence prepared in support of the plan including at examination, they will require

detailed assessment in respect of their significance, setting and implications of any effects.

- 14.21 Additional access over the West Coast Mainline will be required to open the area for development. The bridge at Whittington Lane could be utilised. Its strength will need to be investigated and, if required, work carried out to bring it up to a suitable standard or a new bridge be provided.
- 14.22 The site includes 1.1km of the Coventry Canal and is an attractive section for boaters. It has three bridges, one of which is listed as well as two listed locks. The canal is an important asset that can be utilised for encouraging walking and cycling for both commuting and leisure. The future concept and master planning of the site will need to consider how the canal can be improved and incorporated into the development as well as improving linkages and in particular to Atherstone town centre, whilst maintaining its popularity for boaters.
- 14.23 Although Atherstone has a range of service and facilities the growth of the town will place pressure on these. A full study will need to be carried out involving the local community to ascertain the exact requirements. The Borough Council will work with Homes England (Team for dealing with large planning applications in the Homes & Communities Agency), the local community and landowners to agree a Concept Plan and Master Plan for the area.

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

Some 71.2 hectares to the north-west of Atherstone is allocated for development (H2) including at least 1280 dwellings. Development will take place in accordance with a Concept and Master Plan, agreed by the Borough Council, to ensure the comprehensive delivery of the area. These Plans will consider and provide for in particular but not exclusively:

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

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

- Merevale Hall (Grade II* Listed) and its historic Park and Garden (Grade II* registered) and wider setting;
- listed buildings, including the farmstead at Whittington Farmhouse (also known as Whittington Cottage) and attached farm buildings (Grade II Listed) and Whitley Farm (non-designated heritage asset) and the canal locks (Grade II Listed);
- to retain the canal, its historic function and associated built features, both designated and non-designated, and the relationships between these assets, ensuring a clear division between the canal route and the development via means of landscaping and/ or

development siting to help preserve the unity of and legibility of these assets as a historical and functional group;

- the listed buildings and historic farmsteads; and
- appropriate landscape design should be used to help minimise the effects of the change of character of the wider setting of the Merevale Estate

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

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

4 Education facilities in terms of land and financial contribution;

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

6 Access over the West Coast Mainline;

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

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

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

Employment Land

14.25 Land north-west of Atherstone off Holly Lane/Rowland Way (6.8 hectares) will be brought forward as a long-term employment site subject to the single user restrictions. The landowner, Aldi, now wishes to retain this land for their expansion plans. Therefore, although available, it is for a specific end user of Aldi themselves.

14.26 The site lies partially within flood zones 2 and 3 to the eastern end of the site. A Level 2 Strategic Flood Risk assessment will therefore be necessary to assess the implications. However, this area can be targeted for uses that will not affect flood storage capacity, such as parking, landscaping and natural open space to reduce impact on flooding and surface water drainage and maintain the capacity of the site.

E1 Land at Holly Lane, Atherstone

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

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

Coleshill

- 14.27 Coleshill is one of the three Market Towns and lies to the west of the Borough. It has a wide range of services and facilities. It is surrounded by Green Belt. The town's historic core continues to reflect its medieval plan form, whilst architecturally the town displays a considerable variety of buildings varying in size, type and date. The built character of the historic core is dominated by two and three storey Georgian townhouses and its medieval church. There are many listed buildings and two conservation areas within the town. Since 2008 it has had its own railway station, Coleshill Parkway, with a bus interchange, which is proving to be very successful.
- 14.28 Coleshill Industrial Estate / Gorsey Lane lies to the north of the settlement with Hams Hall Business Park and rail freight terminal beyond this. Coleshill lies to the north of the NEC and Birmingham Airport. HS2 Phase 2 will run to the west of the Town with the new Interchange Station just to the south.
- 14.29 Development in the Core Strategy was limited to land inside the development boundary. This was taken forward in the Draft Site Allocations Plan. Although there are a few opportunities it is considered necessary to allocate land outside of its current boundaries and remove land from the Green Belt. This will allow for some development to take place and maintain Coleshill as a Market Town.
- 14.30 There are a number of constraints to development around Coleshill. These are physical barriers such as flood plain to the historic view of the Church setting within the conservation area. Land around Coleshill within the Joint Green Belt Study generally performed well in relation to Green Belt principles.

Housing

- 14.32 Within the 2006 Local Plan and the Core Strategy it was expected that there would be no development outside of the current development boundary other than possibly for locally affordable housing. Due to the Green Belt beyond the development boundary of Coleshill this will continue during this plan period.
- 14.33 A further housing site is being proposed on the site of the allotments adjacent to the Memorial Park, Coleshill. Access would need to be gained through the site of the former police station. Replacement of the allotments will be required.

H6 Allotments adjacent to Memorial Park, Coleshill

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

Community Facilities

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

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

Approximately 2.5 hectares of land north of Maxstoke Lane, south of St Peter and St Paul's Cemetery Coleshill will be allocated for cemetery and allotment use for the Parish and Coleshill Community.

Polesworth and Dordon

- 14.35 Polesworth and Dordon make up one of the three Market Towns and lies to the north of the Borough. Polesworth has the historic core centered on Polesworth Abbey and the Conservation Area. Polesworth and Dordon have a close geographical relationship with Tamworth, for a range of services and facilities. However, residents also use the services and facilities in other neighbouring settlements of Atherstone, Nuneaton and Coventry. Hospital referrals are mainly accessed via the George Eliot or University Hospitals. This puts the services and facilities in Polesworth and Dordon under pressure. It still retains some key services but these are generally small in scale.
- 14.36 Polesworth and Dordon are important areas for growth and provide an opportunity to deliver new development of character and distinction. The varied landscape and topography, together with inherent natural features of value, will form the basis for a standard and quality of place making that is unique within North Warwickshire. The characters of Polesworth and Dordon should be used to inform type of place created and integration between old and new communities will be a key aspiration. There are however constraints to their growth: To the north and east is the issue of coal reserves. To the west, the gap between the built-up boundary of Tamworth and the rural areas up to Polesworth and Dordon in North Warwickshire, are extremely important locally and to the Borough as a whole. The industrial area and the housing to the south of the A5 are separate from the main body of the settlement and any development in this area needs to consider how this issue could be addressed.
- 14.37 Access within and around Polesworth and Dordon is an issue. The junction of the A5 and Long Street needs to be improved or changed if development in this area can be taken forward. In addition, Long Street itself may constrain the number of developments that take place to the north of the A5 and needs to be addressed in any development proposals that look towards the A5 for access. The B5000 also needs to be considered and appropriate proposals be implemented including consideration of the stretch within Tamworth as identified in the STA.
- 14.38 The issue of coal reserves, and that development should not needlessly sterilise minerals resources and implications for land stability and viability needs detailed consideration in addition to the evidence supporting the Local Plan as individual proposals come forward.
- 14.39 A major challenge is to ensure that any development growth in Polesworth and Dordon makes a positive contribution to its sustainability by embracing a mix of housing and other uses, especially small-scale employment uses, is supported by all the necessary infrastructure and services while protecting the separate identity of the two distinct communities

Housing

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

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- 14.39a The Borough Council will work with Homes England, the local community and landowners to agree a Concept Plan and Master Plan for the area.
- 14.41 The development will create a high-quality extension of the Polesworth and Dordon communities, maximising the opportunities afforded by the topography of the site and the presence of a number of Local Wildlife sites. There are a number of heritage assets within and close to the site, which will need detailed assessment of their heritage values and significance in order to avoid, and where necessary, minimise the impact of development on these assets. A mix and range of housing types, styles and tenures, will be provided to assist in meeting the housing needs of the Borough and in particular, providing aspirational, quality homes to retain families within North Warwickshire. New retail facilities will meet local needs and be located in an accessible location, with new community provision either within the development or as part of enhanced existing provision nearby. Primary school facilities will be provided within the site and contributions will be made to ensure that secondary school facilities are available locally.
- 14.42 Strong green infrastructure will be a key feature, connecting through the new development into the existing settlements of Polesworth and Dordon and out to the surrounding countryside, to encourage walking, cycling and recreation. The existing local wildlife sites will provide a focus for the green infrastructure network. The use of sustainable urban drainage will be explored as an option to assist with flood alleviation and can combine with the green infrastructure corridors where possible.
- 14.43 A north-south vehicular route will be provided, linking the A5 with the B5000 to facilitate north-south traffic movement. Off-site improvements to the existing, surrounding strategic highway network will be provided, to ensure the satisfactory and safe movement of vehicles.

H7 Land to the east of Polesworth and Dordon

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

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

1. The minimum provision of 2000 homes of mixed styles, types and tenures (market and affordable) with the potential for custom build and provision for the elderly (to include independent living for the over 55's and bungalows).
2. A new two form entry primary school to meet the needs of the development.

3. A financial contribution to existing Secondary School provision, to ensure the satisfactory availability of school places in a locally accessible location.
4. A focal point for retail and health facilities to meet the needs of the new development, in a location that is accessible. Uses that create vibrancy, activity and interest should be considered, including community uses and the provision of a pub and/or restaurant and other small-scale commercial uses within the site should also be explored.
5. A strong and clear network of footpaths and cycle ways that allow for and encourage sustainable movement through the site. This network should connect to the existing settlements of Polesworth and Dordon and to the wider countryside and make use of existing rights of way.
6. A comprehensive transport assessment for the development and setting out the details of:
 - new vehicular access arrangements onto the A5;
 - north/south highway links from the A5 to the B5000, to distributor road standard;
 - a legible road and movement hierarchy for the whole development; and
 - off-site improvements to the local and strategic road network, with particular regard to Long Street/New Street and the canal bridges on the B5000
7. Assessment of the significance of heritage assets both designated and non-designated within the site and the contribution of setting to that significance, with particular reference to;
 - Dordon Hall and the archaeological remains of its gardens,
 - the listed Obelisk, and
 - Hoo Hill and its visibility and legibility within the wider landscape.

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

- 8 Provision of a site wide, multi-functional Green Infrastructure network that is focussed on and has regard to:
 - the existing Local Wildlife Sites of The Hollies (known locally as the Blue Bell Wood), The Orchard, The Former Colliery and The Pond. Opportunities to enhance appropriate public access to these sites should be explored to create a useable asset for local residents. The Hollies in particular, provides a strong natural feature containing Ancient Woodland with local ecological value. A minimum of 15 metre landscaped/open buffer should be retained around the ancient woodland in line with the Forestry Commission/ Natural England's Guidance. That will be subject to an agreed Master Plan, wherein consideration should be given to access, transition, and landscape character in having suitable regard to the Ancient Woodland.
 - retaining and enhancing existing natural features such as hedgerows and field boundaries wherever possible;
 - the proposed footpath/cycleway network as far as is practical. Options should be explored to combine these routes with any sustainable urban drainage facilities and local play areas and play facilities, to create a multifunctional network;
 - a strategy for long term maintenance and management to ensure high standards of provision;
 - retain and enhance Hoo Hill as a public open space; and,
 - subject to uses being compatible, ecological routes and buffers can operate for multi-functional purposes such as recreational routes and open space

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

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

11. Community and key stakeholder consultation, engagement.

12. Providing a clear delivery strategy for the new development, ensuring the timely implementation of site wide infrastructure and overall phasing, to ensure a comprehensive and coherent place is created. Subject to and having regard to viability assessment.

Figure 1 - Polesworth and Dordon Strategic Site Allocation

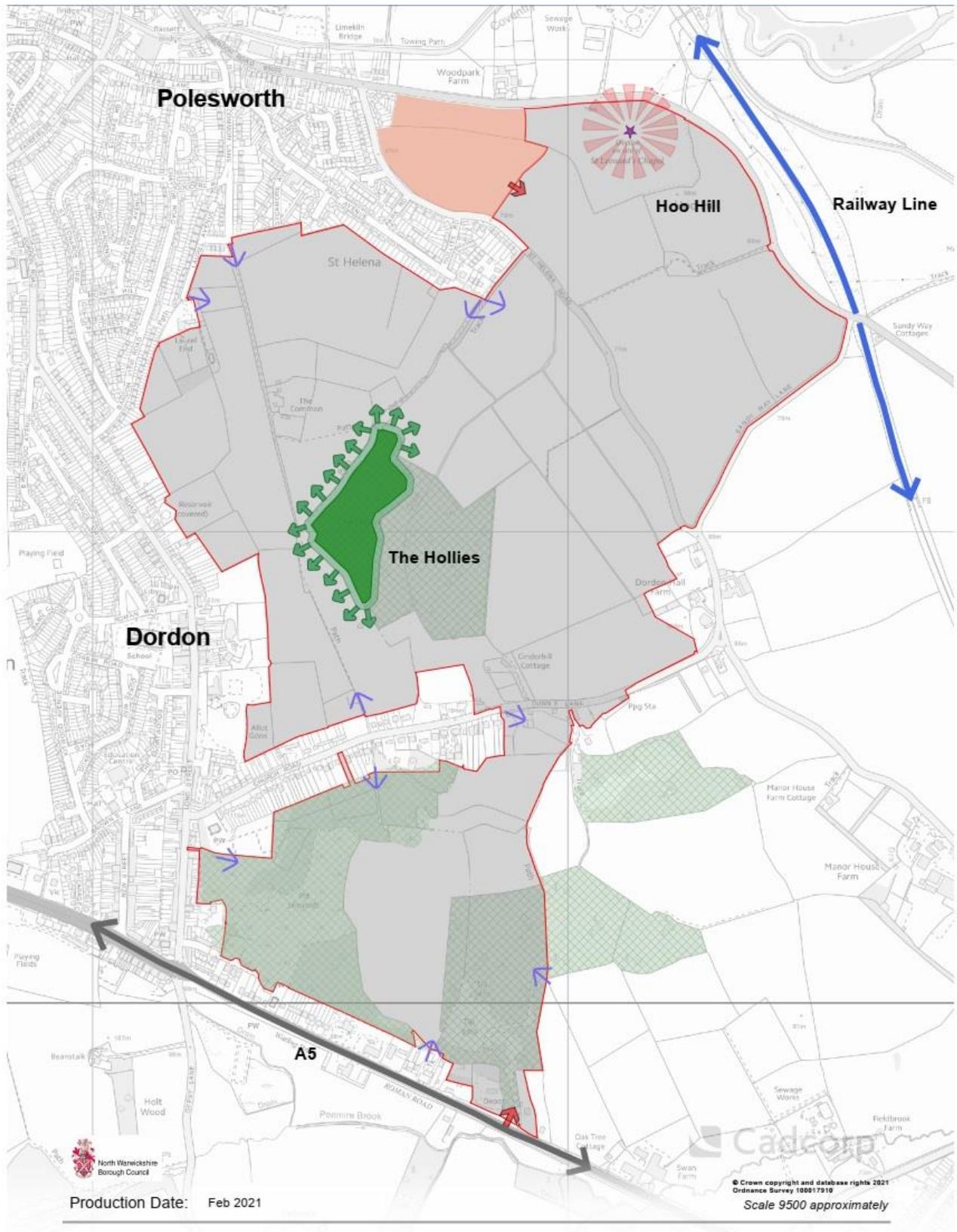
Polesworth and Dordon
Strategic Site Allocation

Legend

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

Figure 1 - Polesworth and Dordon Strategic Site Allocation

Figure 1 - Polesworth and Dordon Strategic Site Allocation



Employment

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

E2 Land to the west of Birch Coppice, Dordon

Approximately 5.1 hectares are allocated for employment purposes on land to the immediate west of Birch Coppice south of the A5 at Dordon. Landscaping will be required along the A5 and to the residential properties on the A5. The allotments with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the policies map, prior to the start of construction.

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

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

E3 Land including site of playing fields south of A5 Dordon, adjacent to Core 42 and Birch Coppice

Site of playing fields south of the A5 at Dordon (3.45 hectares), adjoining Core 42 and Birch Coppice is allocated as an employment site, for uses, appropriate to the location reflecting the proximity with existing leisure and residential development and accessed off the adjoining employment site. The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the policies map. It will be made available for use prior to the start of construction of the employment site

Category 2: Settlements adjoining the outer boundary of the Borough

Employment

14.50 In the Core Strategy and the Draft Site Allocations the Borough Council was not keen to identify any sites for dealing with a particular need identified by neighbouring local authorities. It is important to the Borough Council that residents and businesses are seen as being part of North Warwickshire. This is the stance that Borough Council would like to continue in the main in this Local Plan. However, it recognises that this cannot always be the case. There are some sites that are clearly, due to their road layouts in particular, seen as being part of the neighbouring local authority. This in some ways makes the distinction clear that a site is serving the needs of the neighbouring local authority. The site south-

west of junction 10 of the M42 is such a site. Its physical location and access through the existing Relay Park means it is read as being part of Tamworth. For this reason the Borough Council will accept that this contributes to the proportion of 14 hectares being sort by Tamworth Borough Council within their adopted Local Plan 2015. Further discussions will take place with Tamworth Borough Council and Lichfield District Council to ascertain the location of the further 6.5 hectares.

Housing

- 14.52 The land to the west of Robey's Lane was not considered to be part of the Strategic Gap due to its relationship to Tamworth and is seen as an opportunity to develop a site directly adjacent to the site of the former Golf course which is currently under construction in Tamworth. The opportunity exists to provide access with this site to ensure that the developments are undertaken comprehensively. It is important that when considering the needs of the site in terms of the required services and facilities that consideration is given to cross-border implications. A number of meetings have already taken place between the Borough Council, Tamworth Borough Council, Staffordshire County Council and Warwickshire County Council.
- 14.53 Robey's Lane itself is a small rural lane and it will be important that this is retained to ensure that the rurality of the gap is maintained. It leads to Alvecote Priory, Alvecote Pools SSSI and Alvecote Wood. All of which are important heritage assets. A landscaped buffer will be provided to the west of the Lane to assist with maintaining and strengthening the gap in this locality and assist with the setting of the ancient woodland and priory.

H13 Land west of Robey's Lane, adjacent Tamworth

An area of approximately 66.1 hectares, east of the former Tamworth Golf Course and west of Robey's Lane is allocated primarily for residential development of approximately 1270 dwellings. Prior to development taking place a Master Plan must be agreed by the Borough Council. Development will then take place in accordance with the agreed Master Plan. The Master Plan will include:

- impacts on the scheduled monument to be considered and taken into account in the design and form of the future development;
- a mixture of house types which will include housing for the elderly and for young people as well as an area for self-build;
- health and education facilities in terms of land and financial contributions;
- the delivery of accessible public open space within the site linking with adjoining developments, including pedestrian and cycle route access to the Coventry Canal and open space proposed to the north of the Golf Course site;
- the provision of a significant landscaped buffer along the site boundary with Robey's Lane with particular attention given to the proximity with, and potential impact on, Alvecote Wood, Alvecote Priory and Alvecote Pools, respectively an ancient woodland, scheduled monument and Site of Special Scientific Interest. Although the allocation will result in some contextual change, development should, as far as practicable, ensure that those assets are preserved or enhanced in line with policy LP15.

Lindridge Road, Wishaw

- 14.54 Within the Birmingham Local Plan there is a Sustainable Urban Extension (SUE) called Langley SUE. This site is expected to deliver in the region of 6,000 dwellings. The site north of Lindridge Road, Wishaw lies directly north of the Langley SUE and would provide for around 140 dwellings. It is a triangular piece of ground and is bounded to the east by the motorway. The site is currently in the Green Belt and it is proposed to exclude the site from the Green Belt and to seek it to be developed with suitable regard to Langley SUE.

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

H14 Site at Lindridge Road, adjacent Langley SUE, Wishaw

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

- Delivery, access and development of the site to be directly linked to the development and delivery of the Langley Sustainable Urban Extension immediately to the south within Birmingham City Council administrative area and allocated in the Birmingham Local Plan.
- The location of residential development and open space to take account of the proximity of the Langley Mill Sewage Treatment Works off Lindridge Road to the north-west of the site and M6 (Toll) to the east and north. The site is shown on the Policies Map A site-specific Flood Risk Assessment must be undertaken to demonstrate the extent of land available for development outside of flood zones 2 and 3 plus climate change freeboard, on the basis of (high resolution) detailed modelling. The extents of the allocation is defined as indicative and based upon the EA Flood Zones until such modelling outputs become available.

Horiba MIRA Technology Park & Enterprise Zone

- 14.55 The MIRA Technology Park & Enterprise Zone was established in 2013. The MIRA estate covers an area of approximately 874 acres (353 hectares) – roughly 1.05 by 1.55 miles (1.7km by 2.5km). The site has over 58 miles (95km) of test track, which along with its other specialist testing equipment make it a unique automotive testing facility within the UK. Although the majority of the site falls within the Borough of Hinckley & Bosworth the Borough Council has been working with HBBC and Nuneaton & Bedworth BC to ensure the benefits of its growth are far reaching.
- 14.56 The Local Plan production has given the opportunity to look at how further growth could be permitted which would exploit the different emphasis of jobs for the benefit of the Borough. This Plan supports the focus on advanced manufacturing and engineering consistent with the sub-regional vision established by the Coventry and Warwickshire Local Enterprise Partnership under the Strategic Economic Plan (SEP). Approximately 42 hectares has become available to the south of the main site. This land will be outside of the current Enterprise Zone. It will become known as the Southern Manufacturing Park (SMP)
- 14.57 Due to the nature of the Technology Park and because of the strong desire of the Borough Council to broaden its employment base the site will focus on E(g)(ii) (research and development) and B2 uses. B8 (warehouse and distribution) will not be permitted unless it is ancillary to the main use. The Borough Council sees this as a unique opportunity to build on the success of Horiba MIRA and does not wish to see this diluted in any way. Development will be carried out in accordance with a master plan.
- 14.58 Nurturing infant companies within the research and development arena is an important element of looking to the future and ensuring that focusing on maximising the benefits both for and from the developments taking place at MIRA (both north and south of the A5). Therefore, a key requirement is to provide a place where individuals / starter businesses with great ideas can come and try them out and take advantage of the location and expertise. Discussions will continue with the owner, CWLEP and WCC to determine the optimum size for an incubator building or buildings.
- 14.59 The site is located off the A5 which is a Roman Road. Therefore, before development takes place any potential archaeology of importance will need to be carried out in

accordance with national policy guidance. The site is also close to the Caldecote estate and St Chads Grade II* listed Church. The wider landscape impact will need to be considered and taken into account in the final form and design of development.

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

Approximately 42 hectares will be allocated for E(g)(ii) (research & development) and B2 use classes, with B8 (warehousing & distribution) uses permissible only where ancillary or clearly secondary to the primary use to the south of the A5 at Horiba MIRA Technology Park & Enterprise Zone.

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

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

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

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

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

Category 3 Local Service Centres

Baddesley & Grendon

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

14.62 Church Farm is located to the north of New Street, Baddesley Ensor. Car sales have taken place from the site. The allocated site extends beyond the farm buildings. Due to its setting, in relation to both natural and built resources, it requires careful consideration of the form of the final development.

H15 Land at Church Farm, Baddesley Ensor

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

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

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

1 The approach to development should be to maintain and emphasise the outlook and views through the site between these assets, reflecting the relationship and sensitivity with the historic setting of the wider landscape. Any harm, including taking account of any mitigation, should require clear and convincing justification. Views from the existing settlement through the site to the Church and war memorial shall be retained.

2 Development should enable retention and re-use of the former Church Farm dwelling and related historic farm buildings, which is recognised as a fine historic agricultural complex, as part of any development proposal to reflect the historic character of the site and aid in integrating the site with the existing village. If evidence proves the complex cannot be retained in full or in part, new development should seek to reflect the farm complex. The new developments details, scale and massing should reflect the existing buildings and their rural (partial wooded) setting, retaining the outlook and open nature of views between the site, heritage assets listed above.

3 The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of seminatural buffers. A programme of landscaping, tree planting and sensitive boundary treatment and planting will be required to address the sites sensitive setting in landscape and built heritage terms. Given the sensitive nature of the site, proposals will require an agreed, appropriately staged programme of archaeological investigation, evaluation and recording before the development of the site.

14.62 Land to the north of the Grendon Community Hall which was formerly the Youth centre is owned by Warwickshire County Council. It is relatively small site but can provide for a small development that can be integrated into the village and other properties along Boot Hill.

H16 Land north of Grendon Community Hall (former Youth Centre) Boot Hill, Baddesley Ensor

Land at Boot Hill adjoining the former Youth Centre, currently Grendon Community Centre, comprising 0.3 hectares, is allocated for residential development. Development of the site should ensure retention of the mature trees to the boundaries of the site to reflect the character of the site and aid in integrating the site into the existing village.

Hartshill with Ansley Common

14.65 Hartshill with Ansley Common is one of the five Local Service Centres. It has a wide range of service and facilities. The main facilities include a large secondary school, serving a wide catchment area in parts of North Warwickshire and Nuneaton, one of the largest Junior Schools in Warwickshire and an infant school. The scale of school provision is a particular feature of the village and needs major investment both in terms of the buildings as well as providing better access to the schools.

14.66 There has been considerable housing development in the village in the last 40 years, which has resulted in two large estates either end of the village. There is potential for further housing growth including a number of previously developed sites, as well as substantial Greenfield sites. The key would be to allow development that would reflect the nature of the village, as well as improve the local services and facilities. Although it has a very close proximity to Nuneaton it remains an area which has a more rural character. Any development in this area will affect residents and businesses in both Boroughs’.

14.67 Hartshill has a long history of mineral extraction, with hard rock quarries to the east. To the west there are the remains of the Moorwood mineral railway line and there are sites that have previously been tipped. It will be important for there to be early consideration of beneficial after uses of mineral sites. Any uses would need to protect and enhance the rich natural and geo-diversity in this area.

Housing

14.68 It is proposed to allocate some 30 hectares at land off Church Road, Hartshill. The land extends to Nuneaton Road in the east to Camp Hill Road to the south. There are areas of land to the north west of the site which are still potentially operational for mineral extraction, but these lie outside of the allocated site. The owners, Tarmac and Hanson, are keen to secure the site and quarries long term use as well as give the opportunity, either in its entirety or in parcels, to be released for uses that would assist the continued vitality of the village. The Hartshill Parish Plan and Neighbourhood Plan have highlighted a need for housing for older people. It is expected that due to the size of the site that a range of house types will be provided.

H19 Land between Church Road and Nuneaton Rd, Hartshill

Some 30.4 hectares at land between Church Road and Nuneaton Road, Hartshill is allocated for a minimum of 400 dwellings with associated infrastructure. Any development will need to consider the significance of the heritage assets within and close to the site and be taken into account in the design and form of any future development.

Development will be undertaken in accordance with a Concept and Master Plan agreed with the Borough Council. The document will be prepared to assist with the development of the site.

Development of the site will include:

- a through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;
- access and parking issues addressed; including enabling access to the rear of the secondary school to facilitate parking, access to the school and the future provision of drop off and public transport stopping facilities
- a range of house types to include housing for the elderly and young people; and
- a net improvement in educational, sport and recreation facilities within and adjoining the site to include educational infrastructure to assist the adjoining secondary school and nearby primary schools as well as the protection and long-term favourable management of designated Local Wildlife sites; and,
- the contribution of setting to the significance of the Holy Trinity Church to be assessed and taken into account in the design and form of the future development.

14.69 There are a number of sites that have been put forward for housing development around Ansley Common. Some 17.2 hectares south of the village have been allocated with a further 21.6 hectares north of the village reserved for future development. These large areas give the opportunity for a number of service and facilities to be improved including the allotments and sports ground as well as improve the local roads.

14.70 Access to both southern and northern sites will need to be investigated and solutions be implemented comprehensively. This may also involve sites within the boundary of Nuneaton and Bedworth Borough Council. It is expected that the site allocation H20 will be delivered in advance of the reserve site, RH2, Land north of Ansley Common, identified in New Policy LP39(a), unless circumstances change.

H20 Land south of Ansley Common

Some 17.2 hectares (south) of land at Ansley Common are allocated for housing development. It is expected that at least 450 dwellings will be developed in this Plan period. Development will take place comprehensively including site RH2 and be in accordance with an agreed Concept and Master Plan.

Development of the site will include:

- 1 a through road from Plough Hill Road to Coleshill Road;
- 2 a range of house types to include both affordable and market housing for the elderly and young people;
- 3 the provision of cycle and footpath links through the site;
- 4 the provision of new and / or improvements to existing health and education facilities;
- 5 improvements to the existing sports ground and allotments; will be retained and enhanced
- 6 the setting of Brett's Hall and the estate will be considered and any impacts minimised;
- 7 a drainage strategy be prepared and implemented; and
- 8 the provision of a minimum 15m buffer will be retained and maintained to the ancient woodland of Brett's Wood.

14.71 There are further sites around Ansley Common that have been put forward for development. The site off Oldbury Road cannot be developed as it is a Regionally Important Geological Site (RIG). An additional area to the west of the northern 21.6 hectares site will be reserved for longer term housing needs. It is very important that this site is considered with the other allocations in the area to ensure that the services and facilities, including road access, educational and health facilities, are planned comprehensively. This is referred to in policy LP39(a).

Kingsbury

- 14.72 Kingsbury is located to the western half of the Borough south of Tamworth. It is constrained by a flood plain to the west and the Birmingham to Tamworth railway line to the east. The Kingsbury Oil Terminal lies to the north east. HS2 Phase 2b will run from the south-west to north-east to the north of the village. The village is surrounded by Green Belt. It has a small conservation area with one of English Heritage's Buildings at Risk. Kingsbury is now a large, semi-rural village
- 14.73 Kingsbury Hall is currently on the Building at Risk register prepared by Historic England. The Hall and adjoining land extends to 2.8 ha site. The Hall and its surrounding grounds, walls and structures are Grade 2* listed. They are also part of a Scheduled Monument. The adjoining developable area amounts to approximately 2.3ha.

Water Orton

- 14.75 Water Orton is constrained by the Green Belt and the River Tame. It is under pressure for further development due to its close proximity to Birmingham. Major road and rail transport infrastructure surrounds the village. In addition, the delta junction for the High Speed Railway (HS2) will lie to the south and west of the village. The majority of the route in this area will be either on embankment or viaduct and be four tracks wide.

Education

- 14.76 As a result of the development of Phase 1 of HS2 there is a need identified to move the current Water Orton Primary school to a new location. This has been given as an assurance by the Secretary of State and is an essential part of the mitigation for the proposed railway line. Water Orton is constrained on the lack of opportunities that could fit the criteria of providing a good quality school environment, close to the existing village away from other noise generators such as other railway lines. The only potential site is a site off Plank Lane. For this exceptional reason the site is removed from the Green Belt and allocated as a site for the new school.
- 14.77 The site constitutes approximately 3 hectares on land north of 'The Green' and Plank Lane, Water Orton. Development of the site is subject to the programme and delivery of HS2 and any necessary compensatory agreements, to ensure both that funding resources and a delivery programme is in place to ensure delivery of the community/education facility.

S1 New School

Land off Plank Lane Water Orton will be removed from the Green Belt and is allocated for a new primary school, including playing fields.

Housing

- 14.78 There is one main housing allocation in Water Orton. The site has become available due to the relocation of the school. This enables the release of the old site for residential redevelopment and will help support the provision of the new school at Plank Lane. These are exceptional circumstances. The site comprises 2.8 ha of land, which includes the current Water Orton Primary School, playing fields and associated facilities that lies between Attleboro Lane and the boundary edge of the area safeguarded for HS2 Phase 2 route into Birmingham.

14.79 It is proposed to remove from the Green Belt the area of the site beyond the school buildings. The embankment of the HS2 route will form the new line of the Green Belt in this particular area and form a firm defensive boundary. The proximity of the site to the HS2 route to the south will need to be addressed by any development proposals.

**H21 Former School redevelopment site (excluding original historic school building),
Water Orton**

The site of the former Water Orton Primary School (2.8 hectares) at Attleboro and Vicarage Lane, Water Orton is allocated for housing. The development will include;

- a range of house types to include housing for the elderly and young people;
- the retention of the original 19th Century School Building; and,
- the provision of a landscaped buffer to the southern boundary of the site, alongside the area safeguarded for the HS2 Phase 2 route.

Category 4 Other Settlements

Ansley

14.80 Ansley is a large parish to the west of Nuneaton containing the two main settlements of Ansley Village and Ansley Common. Ansley village lies west of Nuneaton along the B4112 Birmingham Road just under a kilometre from Church End, the old village containing the church, a specialist school, and vicarage. The houses of the present Ansley village extend for nearly a mile along Birmingham Road. The location of the settlement is rural but with a character linked to previous mining activity including housing. The settlement is also characterised by some small-scale farmed landscape with varied topography and landscape. The settlement includes a village store and fish & chip shop, a post office point, 2 public houses and social club, church hall, recreational facilities and bus services into Nuneaton/Hartshill but no primary school (the nearest being at Arley or Ansley Common and Galley Common).

14.81 The levels of facilities and services within the village are considered insufficient to support major development levels. Ansley's role will be primarily to serve its own local needs in terms of development, particularly in terms of affordable housing, and serve a limited rural hinterland around. These development needs are expected to be fairly limited. Development potential is also limited by Green Belt designation along the southern and western boundary of the village. An allocation has been made towards the northern part of the village.

H22 Land at Village Farm, Birmingham Road, Ansley

Land at Village Farm, Birmingham Road comprising a 0.6 ha brownfield redevelopment site opportunity is allocated for residential development. Consideration should be made for retaining the original 19th Century farm dwelling as part of any redevelopment proposal to reflect the character of the site and aid in integrating the site with the existing village.

Austrey

14.82 The village is situated within attractive countryside close to the Leicestershire border. It consists of approximately 400 houses, two churches, a primary school and a pre-school, public house, 2 playing fields and a shop/post office. There are at least 14 Listed Buildings/Structures, some with altered fronts, but at least five of them show old timber-framing. There is some potential for small scale redevelopment or expansion.

14.83 It is normal practice that if a site has planning consent that it is not included in a Local Plan as an allocation as the principle of development has already been accepted and to avoid double counting. The following site is not included in the list of new allocations but is included here due to the important local facilities that the development will deliver. The proposal will deliver community services, parking for the village hall and open space. The development boundary will be drawn around the current consent.

H23 Land off Main Road, Austrey

Land off Main Road, Austrey is allocated for a mixed use proposal for housing, to provide additional Open Space (village green) and an element of parking for the church and village hall.

Newton Regis

14.84 The village of Newton Regis lies grouped along roads from Austrey on the south-east and Seckington on the west, Shuttington to the south and is the northernmost village in the Borough. Many of the houses are modern, but at the west end of the village there is a large conservation area which has retained its character, with black and white cottages, thatched roofs, farm buildings, a picture book duck pond and church, all combining to form the traditional old world village image. More recent housing development has blended in well with the older buildings.

14.85 The village has limited services including one school with a nursery. The Village Hall is a recently constructed building which gives the community access to better facilities and services and currently accommodates Post Office services. There is some potential to accommodate well-designed small-scale development.

H24 Site Manor Farm, Newton Regis

1 hectare of land is allocated for housing development at Manor Farm, Newton Regis. Any development will need to consider the significance of the designated and non-designated heritage assets within and close to the site and be taken into account in the design and form of any future development.

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

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

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

Shuttington

14.86 Shuttington is a small village and parish to the north of Tamworth. The village stands centrally on the highest ground, at about 280 ft. and from here the land falls fairly sharply westwards to the River Anker. Services are limited with a public house, village hall and playing fields.

H25 Land south of Shuttington Village Hall

1.5 hectares of land is allocated to provide for approximately 24 units on land south of Shuttington Village Hall. It will provide for a range of housing needs.

Warton

14.87 Warton is a small village north-west of Atherstone and to the east of Polesworth, which has accommodated additional development since the 1960s. The village has a range of services and facilities with a primary school, two public houses as well as a Working Men's club. There is one remaining shop / post office in the centre of the village and a further facility with ATM. The recreational facilities are identified as needing improvement.

14.88 Land north of Orton Road, Warton lies within walking distance of the Fox and Dogs pub, the approved retail facility and the Warton Nethersole Primary School. The provision of a pedestrian and cycle link from Little Warton Lane and serving the whole site is important to both access the site sustainably and help integrate the site into the village.

H26 Land north of Orton Road, Warton

Land north of Orton Road, east of Warton comprising 4.2 hectares is allocated for residential development. The site will be brought forward in agreed phases. Development will include;

- those allotments currently in use will be re-provided on site;
- off-street parking to serve the existing dwellings fronting Orton Road to the west;
- traffic calming measures along the site frontage onto Orton Road; and
- the provision of a pedestrian/cycle access route to the west from the site onto Little Warton Road.

Wood End

14.90 Wood End is an old mining village which grew around the former Kingsbury Colliery. It has a church, a primary school, a small store, club and a village hall. Much of the village dates from the 1980s, with the old housing being demolished and replaced, with further recent redevelopment at formerly Islington Crescent, now known as Meadow View. The Colliery has been redeveloped into the Kingsbury Link Industrial estate. Green Belt constrains the potential for development to the south and west.

H28 Land south of Islington Farm, r/o 115 Tamworth Rd, Wood End

1.3 hectares of land are allocated for housing development. Access to the site can be from Meadow View. It can provide for a range of housing needs.

Category 5 Outside Settlements

14.91 There are no site allocations beyond the development boundaries as shown on the Policies Map.

Chapter 15 Monitoring

15.1 Monitoring of the Local Plan is a central component of ensuring that the Plan delivers. Equally as important is the monitoring of neighbouring plans to ensure that they are delivering their required developments.

Table 9: Monitoring Information for individual policies

Policy	Title	Indicator/ metrics	Target
LP1	Sustainable Development	Achievement of all indicators in the Local Plan which contribute towards LP1	<ul style="list-style-type: none"> i. All monitoring targets met or exceeded ii. Development supported by required infrastructure with reference to IDP and NWBC26 Appendix A
LP2	Settlement Hierarchy	Achievement of all indicators in the Local Plan which contribute towards LP2	<ul style="list-style-type: none"> i. Development enabled proportionately in line with settlement hierarchy, including associated services, facilities and infrastructure, ii. All development outside of defined settlements justified and appropriate.
LP3	Green Belt	<p>Change to extent/ character of Green Belt</p> <p>Area defined as Green Belt in hectares/ square metres lost to inappropriate development (including via permissions/ community right to build)</p>	<ul style="list-style-type: none"> i. Protection of Green Belt's essential characteristics and purposes, ii. Any inappropriate development justified by very special circumstances.
LP5	Strategic Gap	<p>Change to extent/ character of Strategic Gap</p> <p>Numerical loss of area defined as Strategic Gap (in hectares/ square metres)</p>	<ul style="list-style-type: none"> i. Retaining a meaningful gap within the terms of LP5 ii. Any exceptions to protection accorded via LP5 justified.
LP6	Amount of development	<p>Amount of housing, employment and traveller provision coming forward relative to minimum requirements in line with anticipated delivery rate</p> <p>Employment land delivered by Use Class and by hectare and square metre. Relative to the proportions given in figure 2 of ELR update (CD8/8)</p>	<ul style="list-style-type: none"> iii. Minimum of 9,598 dwellings delivered to 2033 in line with the housing trajectory in Local Plan appendix B, iv. Minimum of 100 hectares of employment land delivered to 2033 in line with the employment land trajectory in Local Plan appendix B, v. 19 permanent residential vi. Needs for travellers and travelling showpeople met with regard to latest evidence/ monitoring for policy LP10 vii. Provision of adequate infrastructure to support development requirements, viii. Maintenance of a five year supply of deliverable housing sites.

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LP6a	Additional employment land	Amount of employment land provision delivered by Use Class and by hectare and square metre relative to evidence of immediate unmet need within Area A as defined in the West Midlands Strategic Employment Sites Study (September 2015) or subsequent iteration or similar strategic study.	i. Report trend
LP7	Housing development	Provision of housing relative to needs and preferences, including tenures, of the population and at an appropriate density (Local Plan appendix C sets out relevant studies)	<p>i. Increased availability of homes to meet the needs of the following groups:</p> <ul style="list-style-type: none"> - older people - younger people/ starter homes - people with disabilities - special needs housing (including sheltered or care accommodation and communal establishments) - custom/ self-build housing <p>ii. Housing density provided at no less than 30 dwellings per hectare relative to the developable area of any site</p>
LP8	Windfall Allowance	Level of development (links with monitoring of LP2 and LP6)	i. 60 dwellings a year from 2020 to 2033 arising via windfall (i.e. unplanned provision)
LP9	Affordable Housing Provision	Amount of affordable housing provision	<p>i. Affordable houses delivered () by type and tenure to meet target provision and mix in policy LP9,</p> <p>ii. Appropriate contributions towards off-site affordable housing provision meeting requirements in LP9.</p>
LP10	Gypsy & Travellers Sites	<p>Amount of provision (links with LP6)</p> <p>Number of applications for traveller sites (as defined in PPTS or successor document), number of unauthorised or illegal sites, caravan count data, evidence in the forthcoming review of traveller needs with Lichfield and Tamworth Councils</p>	<p>i. Pitch provision to meet needs established via policy LP6 in accordance with the locational and other requirements of policy LP10,</p> <p>ii. No net loss of traveller site provision (unless acceptable replacement or no longer required for any identified needs as reflected in the latest GTAA).</p>
LP11	Economic Regeneration	Employment generation and diversification (links with LP12 and LP13)	<p>i. Increased and broadened/ diversified employment provision relative to the objectives in LP11</p> <p>ii. Existing provision safeguarded unless loss is justified.</p>
LP12	Employment	Existing employment base	i. Report trend

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	Areas	maintained (links with LP11 and LP13) Employment land change by Use Class and by hectare and square metre	
LP13	Rural Employment	Farm and rural business growth and diversification, including number of proposals for re-use of existing buildings (links with LP11 and LP12)	i. Report trends
LP14	Landscape	Maintenance or enhancement of landscape character, including in respect of protective designations	i. Report trends
LP15	Historic Environment	Conservation and enhancement of the historic environment and heritage assets Number of applications approved contrary to advice of English Heritage. Number of applications refused owing to impact on historic environment.	i. Reduce number of assets on Heritage at Risk Register
LP16	Natural Environment	Protection and enhancement of the natural environment (links with LP17) Number of applications approved contrary to advice of Natural England. Number of applications refused owing to effects on natural environment.	i. Safeguard and improve/ enhance habitats and biodiversity ii. Any potential adverse effects assessed, avoided, mitigated, enhanced or compensated for in line with LP16
LP17	Green Infrastructure	Extent and quality of Green Infrastructure assets and biodiversity connectivity (links with LP16)	i. No unjustified net loss of green infrastructure provision relative to the approach in the Green Infrastructure Study (Appendix C) ii. Increase in biodiversity enhancements
LP18	Tame Valley Wetlands NIA including Kingsbury Water Park	Maintenance and enhancement of Nature Improvement Area	i. Report trends
LP19	Local Nature Reserves	Protection or enhancement of the natural environment	i. Report trends
LP20	Green Spaces	Protection of locally valued green spaces (links with LP24)	i. No loss of Local Green Space ii. Number of any unjustified losses

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LP22	Services and facilities	<p>Maintained or improved vitality of town and neighbourhood centres</p> <p>Applications for change of premises from retail and main town centre uses to others</p> <p>Mix of Uses in defined town/ neighbourhood centres and vacancy levels</p> <p>Funding received for provision of community/ public services and facilities</p>	<ul style="list-style-type: none"> i. No unjustified loss of retail, town centre uses or other facilities (with reference to the aims of LP21) ii. Report number of any unjustified losses iii. Appropriate contributions for services and facilities secured from development via planning obligations
LP24	Recreation Provision	<p>Improved availability and accessibility of recreation provision</p> <p>Delivery and Compliance with SPD Targets, facilities and/or financial contributions sought</p>	<ul style="list-style-type: none"> i. Report trends on number, area and facilities provided. iv. Monitor compliance with adopted SPD
LP25	Transport Assessments	<p>Development is accommodated within design capacity of road network as improved,</p> <p>Effects on road network are appropriate and linkages made with cycle and footpath networks where possible.</p> <p>Number of applications refused on grounds of highways effects/ against the advice of Warwickshire County Council or Highways England.</p>	<ul style="list-style-type: none"> i. No development approved with unacceptable effects on highway capacity or safety ii. Report trends.
LP26	Stations	<p>Improved accessibility and facilities</p>	<ul style="list-style-type: none"> i. Report trends
LP27	Railway lines	<p>Protection of the strategic route of HS2, safeguarding of potential transport routes and level crossings, and of historic rail lines.</p> <p>Support relocation of existing lawful buildings, structures or uses displaced by HS2.</p>	<ul style="list-style-type: none"> i. Allow for the creation and integration of HS2 into the Borough ii. Safeguard Baddesley Mineral Railway Line, Whitacre Line from development that would prevent their reinstatement or use as a continuous corridor. iii. Successful relocation of lawful buildings, structures or uses displaced by HS2 where sought.
LP28	Strategic Road Improvements (to be finalised pending HIF)	<p>Enabling of improvements necessary to the highway network and cycling routes in line with the STA and IDP</p>	<ul style="list-style-type: none"> i. Implementation of STA and IDP projects at the appropriate junction in support of LP2 and development provision, including completion of

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	outcome)	(see Local Plan Appendix C)	Phase 1 and Phase 2 A5 improvements & submission of bids for future phases of the A5
LP29	Walking and Cycling	Improving provision and accessibility of walking and cycling routes across the Borough	<ul style="list-style-type: none"> i. Development of a walking and cycling strategy by [date]. ii. All development to make appropriate provision for such provision, including connection with existing routes.
LP30	Level crossings	Improvements made where affected by development or alternative arrangements proposed to ease traffic flow	<ul style="list-style-type: none"> i. Report trends.
LP31	Development considerations	<p>Ensuring high quality of development in all respects</p> <p>Number of applications failing to comply with criteria 1 through 17.</p>	<ul style="list-style-type: none"> i. Report trends.
LP32	Built Form	<p>Ensuring high quality of development in all respects</p> <p>Number of applications failing to comply with criteria 1 through 17.</p>	<ul style="list-style-type: none"> i. Report trends.
LP33	Shop Fronts	Ensuring high quality of shop-fronts and advertisement (links with LP22)	<ul style="list-style-type: none"> i. Report trends.
LP34	New Agricultural, Forestry and Equestrian Buildings	All additions/ new rural buildings to be justified and integrate appropriately with character	<ul style="list-style-type: none"> i. Report trends
LP35	Water and Flood Risk Management	<p>Ensure all new development is appropriate in respect of vulnerability to flooding and, where appropriate, improvements to existing vulnerability flooding are made</p> <p>Number of applications approved contrary to Environment Agency advice</p>	<ul style="list-style-type: none"> i. Report trends
LP36	Parking	Adequate vehicle parking provision made relative to accessibility of location, including in respect of lorry parking	<ul style="list-style-type: none"> i. Report trends ii. No net loss of lorry parking provision without justification.
LP37	Renewable energy and energy efficiency	Ensure all new development meets national requirements in respect of efficiency	<ul style="list-style-type: none"> i. Report trends
LP38	Information and	Greater connectivity	<ul style="list-style-type: none"> i. Improvements in extent of coverage

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	Communication Technologies		of mobile phone signal, broadband and superfast broadband services
LP39	Housing allocations	Amount of development and timing of delivery (see entry for LP6)	i. Report trends (see entry for LP6)
LP39a	Reserve Housing Sites	Contingency in the event that delivery falls short of trajectory in Local Plan Appendix C, targets set in respect of LP39 falter, if enabling infrastructure is required or if other specific justification for early release.	N/A
LP40	Employment allocations	Amount of development and timing of delivery (see entry for LP6)	i. Report trends (see entry for LP6)

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Appendix A Glossary - Key Words

This glossary of terms explains what is meant by commonly used or particularly important planning terms. In some cases the meaning of the term is legally defined, and this glossary cannot supersede such definition. It is however intended to help people using the plan to avoid misunderstandings.

Affordable Housing	A term which relates to housing which is either for sale or for rent – or a combination of both – at below current market values. Typically, it takes the form of social rented, shared ownership, key worker, outright below market sale or below market rent in the private sector.
Annual monitoring report (AMR):	part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
AONB	A statutory National Landscape designation to provide special protection to defined areas of natural beauty. These areas are designated by Natural England. There are none in North Warwickshire
Area action plan	used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents
Biodiversity	A whole variety of natural life and habitats, encompassing all genetic species and ecosystems
Biodiversity Action Plan (BAP)	A plan concerned with conserving, enhancing and protecting biological diversity
Community Infrastructure Levy (CIL)	A new provision which empowers, but not requires, Local Authorities to obtain a financial contribution on most types of new development based on the size and type of the development. The proceeds of the levy are to be spent on local and sub-regional infrastructure to support the community
Community Strategy	Local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic wellbeing of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.
Conservation Area	A formal designated area of special architecture or historic interest, the character or appearance of which it is desirable to preserve or enhance
Core strategy:	A set out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document. Development plan: as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework.
Density	Is the intensive use of a site or area. The term usually refers to the number of new dwellings per hectare
Developer Contributions	Works carried out, or payments made, by the developer of land to provide supporting infrastructure, landscape, public transport, education and other community facilities necessary to enable the development to

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	take place. These are normally secured through obligations / agreements under Section 106 of the Town & Country Planning Act 1990.
Development Boundary	A line that defines the area within which a permissive development policy or policies apply. Policies maps development boundaries are defined for the majority of existing built-up areas and are particularly relevant to the application of housing policies. They do not define what is or is not a settlement, and some smaller settlements do not have development boundaries. Nor do they necessarily define the extent of a settlement, as some features such as churches, playing fields, farm buildings and peripheral housing may be outside a development Boundary
Development plan documents (DPD):	Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted policies map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.
Environmental Impact Assessment (EIA)	Procedure to ensure that the likely effects of new development on the environment are adequately appraised and amelioration secured before development is permitted
Evidence Base	The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Plan and supporting documents, including physical, economic, and social characteristics of an area. This includes consultation responses.
Examination In Public(EIP):	The consideration of public views on a development plan document, or proposed changes to it, held before an independent inspector
Flood Plain	Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
Green Belt	National policy that defines large land areas where the open character will be maintained. Its purpose is to prevent the spread of conurbations, prevent the coalescence of towns and villages and preserve the individual characters of settlements.
Green Infrastructure	The physical environment within and between our cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside
Greenfield	Land (or a defined site) which has not been built on before or where the remains of any structure or activity have blended into the landscape over time.
Gypsies and Travellers:	Definition of Gypsies and Travellers For the purposes of planning policy, gypsies and travellers are defined in the Planning Policy Traveller Sites (2015 update) as being: <i>“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependent’s educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of</i>

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	<i>travelling showpeople or circus people travelling together as such.”</i>
Hearing	The examination process started on submission of the Local Plan to the Secretary of State. A Local Plan Inspector is then appointed who calls hearings to discuss matters that he wishes to seek clarification and further information on in order to consider the soundness of the Local Plan.
Historic Landscape Character	The identification of the historic development of today’s landscape, and the resultant pattern of physical features due to geography, history and Tradition
Housing Mix	The provision of a mix of house types, sizes and tenures in an area
Infrastructure	Roads, public utilities (water supply, drainage, electricity, gas, telephones) and services such as transport, community facilities, schools and local shops. The necessary requirements for site development and community well-being.
Issues and Options	Produced during the early production stage of the preparation of Development Plan Documents and may be issued for consultation to meet the requirements of Regulation 19.
Listed Building	A structure included within the statutory List of Buildings of Special Architectural or Historic Interest compiled by The Secretary of State for Culture, Media and Sport with advice from English Heritage.
Local development document (LDD)	The collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
Local Development Order:	Allows local planning authorities to introduce local permitted development rights.
Local Plan (formerly the Local Development Framework (LDF)	The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.
Local development scheme (LDS):	Sets out the programme for preparing Local Development Documents.
Local Service Centre	Is a rural village which, in terms of its size and location, the number and range of services and facilities it contains, and its accessibility by a range of means of transport, enable it to provide for the day-to day needs of its own population and that of the surrounding rural area and other smaller rural settlements. They represent the locations where housing, employment, schooling, health care, and other facilities are to be concentrated in the interests of establishing sustainable patterns of development.
Local strategic partnership (LSP)	Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.
Local transport plan (LTP)	5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.
Market Housing	For those households who can afford to pay the full market price to buy or rent their home, ie. Occupied on the basis of price alone.

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Market Town	A settlement in a predominantly rural area that functions as a service centre for the inhabitants of the town and its hinterland. In North Warwickshire these are Atherstone, Polesworth and Coleshill
Mixed Use Development	New development that includes more than one use, for example residential, retail and business. Developments that have an ancillary use to a main use are not mixed use
National Planning Policy Framework (NPPF)	Document containing all national planning policy. The National Planning Policy Framework replaced all previously issued Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG).
Natural Environment	Natural environment includes biodiversity, geodiversity and landscape.
Neighbourhood Planning	This empowers communities to shape the development growth of a local area through the production of a Neighbourhood Plan, Neighbourhood Development Order or a Community Right to Build Order
Preferred options	Document: produced as part of the preparation of Development Plan Documents, and is issued for formal public participation
Proposals Policies map	The adopted policies map illustrates on a base map (reproduced from or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted policies map accompany submitted development plan documents in the form of a submission policies map.
Regional Spatial Strategy (RSS):	The RSS was a strategy for how a region should look in the future. It identified the scale and distribution of new housing, areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Regional Spatial Strategies were abolished as part of the Decentralisation and Localism Act.
Renewable Energy	Energy produced from a sustainable source that avoids the depletion of the Earth's finite natural resources, such as oil or gas. Sources in use or in development include energy from the sun, wind, hydro power and Biomass
The Regulations	Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.
Saved policies or plans	Existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The Local Development Scheme will explain the authority's approach to saved policies.
Site Allocations Plan	A Development Plan Document outlining the sites to be allocated.
Site of Importance for Nature Conservation (SINC)	Site selected locally by English Nature, Warwickshire Museum and Warwickshire Wildlife Trust for its nature conservation value. The criteria for the selection of SINCs was adopted by the Borough in 1997

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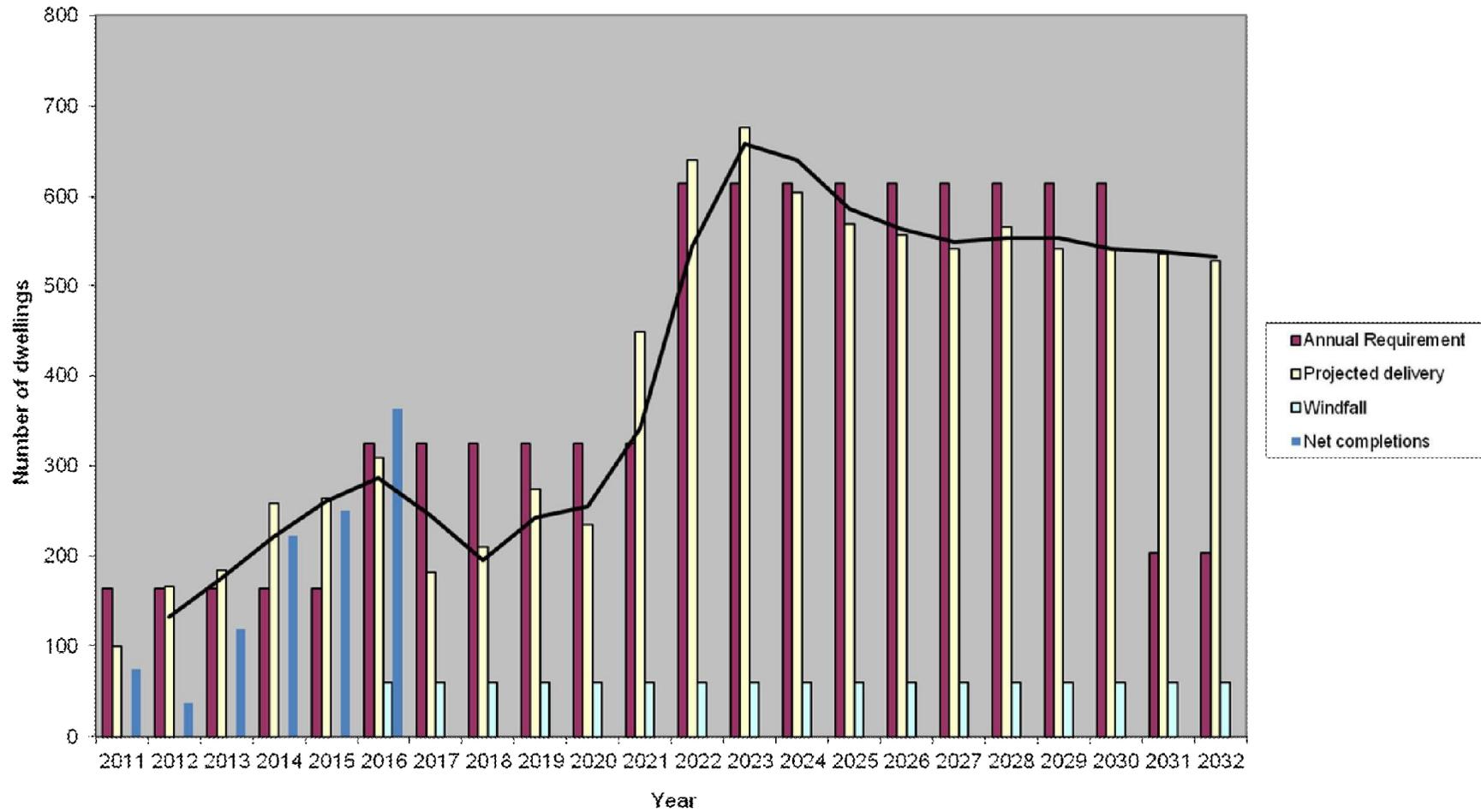
Site of Special Scientific Interest (SSSI)	Site statutorily protected for its nature conservation, geological or scientific value, designated under the Wildlife and Countryside Act 1981 (as amended).
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This includes policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Statement of community involvement (SCI):	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The statement of community Involvement is not a development plan document but is subject to independent examination.
Strategic environmental assessment (SEA)	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
Strategic Flood Risk Assessment (SFRA):	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Strategic Housing Land Availability Assessment (SHLAA)	An assessment of potential housing sites to inform the Core Strategy and subsequent allocations of land. The Strategic Housing Land Availability Assessment (SHLAA) identifies the committed sites, additional urban capacity and a range of other sites that have been submitted for consideration. The SHLAA is not a policy document
Strategic Housing Market Assessment	An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
Supplementary Planning Documents (SPD):	Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.
Sustainability Appraisal (SA):	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development document
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment
Sustainable	A replicate natural system which aims to reduce the potential impact of

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Drainage Systems (SuDS)	new and existing developments on surface water drainage discharges such as permeable paving or on site retention basins
Traffic Impact Assessment (TIA)	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements
Travellers	For the purposes of Planning Policy “travellers” means “gypsies and travellers” and “travelling show people” as defined in the Planning Policy for Traveller Sites.
Travelling Show People	Definition of Travelling Show People. For the purposes of planning policy, gypsies and travellers are defined in the Planning Policy Traveller Sites (2015 update) as being: <i>“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.”</i>
Viability	In terms of retailing, a centre that is capable of success or continuing effectiveness. More generally the economic circumstances which would justify development taking place

Appendix B Housing Trajectory

Housing Trajectory



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Appendix C Evidence Base

	Title	Author	Date
CD8/1	National Planning Policy Framework	Department for Communities & Local Government	March 2012
	Planning Practice Guidance	Department for Communities & Local Government	Updated regularly
CD5/4A	Local Development Scheme for North Warwickshire	NWBC	Oct 2020
CD5/2	Statement of Community Involvement	NWBC	April 2007
CD6/2B	Core Strategy	NWBC	Oct 2014
CD6/6	Growth Options Paper	NWBC	May 2016
CD3/1	Draft Site Allocations Plan	NWBC	June 2014
CD4/1	Draft Development Management Plan	NWBC	Aug 2015
CD6/9A CD6/3 CD3/1 CD4/2 CD6/7 CD1/2 CD1/2A AD45	<i>Sustainability Appraisal:</i> Scoping report SA to accompany Core Strategy and addendum SA to accompany Draft Site Allocations Plan SA to accompany Draft Development Management Plan SA to accompany Growth Options Paper SA to accompany Draft Local Plan Additional SA for NWLP	LUC LUC LUC LUC LUC LUC LUC LUC	Oct 2006 Oct 2014 June 2014 Aug 2015 June 2016 Jan 2017 & Sept 2017 February 2019
CD6/3 CD4/3 CD1/7	<i>Habitat Regulations Assessment</i> HRA for Core Strategy HRA to accompany Draft Development Management Plan HRA to accompany Draft Submission Local Plan	LUC LUC LUC	July 2014 2015 Nov 2017
AD16	Birmingham Local Plan	Birmingham City Council	January 2017
AD10A	Coventry Local Plan	Coventry City Council	2017
AD2	Memorandum of Understanding	NWBC, Tamworth Borough Council, Lichfield District Council	Sept 2018 (Update of June 2013)
CD5/3C	Memorandum of Understanding relating to Housing in Coventry & Warwickshire	Coventry & Warwickshire LPA's –	2018
CD5/3B	Memorandum of Understanding relating to Employment in Coventry & Warwickshire	Coventry & Warwickshire LPA's –	July 2016
CD5/3A	Memorandum of Understanding	NWBC and Birmingham CC	Sept 2016
AD3	Statement of Common Ground in relation to cross border education	NWBC, Warwickshire CC & Staffordshire CC	Sept 2018
AD17	North Warwickshire Sustainable Community Strategy 2009-2026	NWBC	
CD8/9	Strategic Housing Market Assessment (Coventry & Warwickshire)	GL Hearn	Sept 2014
CD8/10	Above document Updated	GL Hearn	Sept 2015

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

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

Appendix D More detailed information on Settlement Hierarchy

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

**Appendix E List of Existing and Sites with Planning Permission
Authorised for Gypsy and Traveller Use**

Current Residential Sites

Alvecote Caravan Park	Socially rented (WCC)		17 pitches with amenity buildings
Kirby Glebe Farm, Atherstone Road, Hartshill	Private	PAP/2011/0273	7 pitches and one amenity building
Fir Tree Paddock, Quarry Lane, Mancetter	Private	PAP/2007/0730	1 pitch

The above sites were approved before the latest GTAA was produced in 2013 and so do not count towards the outstanding need. The GTAA identifies the requirement for North Warwickshire of 9 residential and 5 transit pitches.

Sites with Planning Permission for Residential Use

Land adj. Fir Tree Paddock, Quarry Lane, Mancetter	Private	PAP/2015/0607	2 pitches and one amenity building
Land east of Kirby Glebe Farm, Atherstone Road, Hartshill	Private	PAP/2015/0701	4 pitches and two amenity buildings

Site with Planning Permission for Transit Site

Land at Oldbury Road, Hartshill	WCC		12 temporary stopping places
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This means that the outstanding requirement is 3 residential as at July 2016.

*North Warwickshire Local Plan
September 2021*

**Appendix F SUMMARY of Number of Gross Completions from 1 April 2006 to 31 March 2016
(split between Total & New Build)**

Total by Settlement Category* INSIDE DEVELOPMENT BOUNDARY	Completions	Of which New Build	Total by Settlement Category* OUTSIDE DEVELOPMENT BOUNDARY	Completions	Of which New Build
CATEGORY 1	472 (33.71%)	380	CATEGORY 1	1 (0.07%)	1
CATEGORY 2	290 (20.71%)	254	CATEGORY 2	1 (0.07%)	0
CATEGORY 3A	210(15.00%)	193	CATEGORY 3A	1 (0.07%)	0
CATEGORY 3B	160 (11.43%)	148	CATEGORY 3B	43 (3.07%)	3
CATEGORY 4A	12 (0.86%)	11	CATEGORY 4A	10 (0.71%)	3
CATEGORY 4B	116 (8.29%)	107	CATEGORY 4B	60 (4.30%)	33
CATEGORY 5	0 (0%)	0	CATEGORY 5	24 (1.71%)	6
TOTAL	1260	1093	TOTAL	140	46

Total Completions between April 2006 to March 2016 = 1400 (1260 + 140)

*Settlement Category according to Policy NW2 Core Strategy 2014

Appendix G Transport Assessments

Transport Assessments

Use	Indicative Thresholds
Non-food & Food Shops, Financial & Professional Services, Pub Houses & Licensed Clubs, Restaurants & Takeaways	More than 1,000m ²
Offices	More than 2,500m ²
Industry	More than 5,000m ²
Warehousing	More than 10,000m ²
Schools, Hotels, Motels, Guest Houses & Residential Clubs	All
Residential	Sites for 100 dwellings or more
Medical Practitioners, Clinics, Dentists, Opticians & Chiropodists	More than 500m ²
Places of Assembly	More than 1,000m ²
Stadia	More than 1,500 seats

Appendix L Map showing the area of the Tame Valley Wetlands NIA

