

North Warwickshire Draft Local Plan

REF	Type	NAME	Support / Object	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	Site	COMMENTS	Response
DLP218	Individual	Mr & Mrs Crockford	Object				Allocations in Polesworth & Dordon	The proposals are totally disproportionate, severely affect the character of the community. Facilities and services in Polesworth and Dordon are separate and their individual structures do not constitute a town.	Concerns Noted. The Draft New Local plan allocations reflect the historical identification and reality that Polesworth and Dordon, along with Atherstone and Mancetter and Coleshill form the largest major settlements (in scale, population, size, transport links and opportunities and available services and facilities) within North Warwickshire Borough and have been identified as such within Strategic Policy, past and present, dealing with the Settlement Hierarchy for the Borough. Prior to the Structure Plan the close relationship between the two settlements in Planning terms was recognised by the Polesworth and Dordon Local Plan Brief in 1984 and Local Plan in 1989. A Concept Plan/Master Plan for the proposal will look at opportunity to create or improve community/service centre and address relationship of development with existing built area/settlements. It will look at the opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal.
DLP218	Individual	Mr & Mrs Crockford	Object				Allocations in Polesworth & Dordon	Plan for 160ha could deliver 48000 houses at 30dpha. Requirements mainly to satisfy shortfall at Birmingham and Coventry. Should consider development closer to these Boroughs to south.	Noted. Site proposal specifically excludes 34 ha from development to provide for Open Space, retention of Hollies Wood and Local Wildlife sites and other green infrastructure. Hence lower housing figure. Housing need established through Objectively Assessed Housing Needs Assessment (OAHN) and Strategic Housing Market Area study for Coventry and Warwickshire. All areas are affected by housing need and growth. Duty to Co-operate requires the Borough to work positively with adjoining authorities to consider and help address any shortfall they cannot accommodate. Impact reflects Boroughs situation lying within two Housing Market Areas (Coventry's and Birmingham's). The local housing requirement is still a priority to address. A Concept/Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal.
DLP218	Individual	Mr & Mrs Crockford	Object				Allocations in Polesworth & Dordon	Contain no realistic thought to the infrastructure and invite open cast mining to the Dordon and Polesworth communities. As noted in the Plan itself, Consideration of extraction of shallow reserves will be necessary in order not to needlessly sterilise mineral resources. Impact may be significant environmentally and socially. Before supporting a scheme Council should be satisfied the potential impact has been addressed and there are no viable, accessible reserves that may be sterilised or trigger the need to surface mine. Consideration must be given to the extraction of the mineral before development takes place in accordance with national guidance. The local plan must show where the coal deposits lie within the designated housing allocations and clearly state the risk. Is the only reason such a large area has been proposed for Polesworth and Dordon to enable open-casting under the guise of housing development?	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Further work on the IDP is in progress and will be addressed in the Board Report. Minerals Local Plan do not indicate any allocations or demand for open casting in North Warwickshire. The Development Management policies in the Minerals Local Plan and proximity with existing domestic development and ancient woodland/local wildlife sites also deters likely open casting opportunity. Current Information informally provided by Mineral authority, UK Coal and Coal Authority is that the surface coal reserves in this location are currently not required and unlikely to be viable for extraction or have previously been extracted. EIA will only be necessary if extraction is proposed, which it is not currently. A Technical "Prior Extraction feasibility Report" concludes that the prior extraction of coal remaining within five metres of the surface is not feasible due to the depth of the overburden from previous surface mining and extent of old coal workings within this horizon, and extraction of coal to depths of 10m and 30m are not considered appropriate at Dordon due to steeply dipping strata and cost of stabilising the area affected. The value of the coal recovered is unlikely to cover the prior extraction costs.

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DLP218	Individual	Mr & Mrs Crockford	Object			Alternatives		There is no vision. Suggest option of a Garden City as promoted by Government. NWBC Plan appears to minimise CIL on developers and will simply create a commuter town. If you do not get funds from CIL there will be no meaningful infrastructure.	Noted. Growth options in June 2016 considered alternative approaches. Reasonable Site Alternatives have also been assessed through the Sustainability Appraisal and published for information in the evidence base. Sustainability Assessment also assessed alternative growth options. No new village sites have been proposed and lead in time for consulting on and establishing a "new settlement" with necessary new road links and infrastructure would be too long to address current Development needs. No CIL currently proposed. Large sites are usually exempted from CIL to enable significant infrastructure required by the site to be addressed and delivered through S106 agreements.
						IDP		Unclear in IDP as to what terms Critical, Necessary or Preferred actually mean. Local Plan, IDP or SA should not be accepted until they are complete and have been published with a sufficient period for objections.	Noted. Text clarification in the IDP may help address this issue/concern. SA and IDP are part of evidence base and supporting technical reports. IDP is work in progress, informs Plan and can change as updated information becomes available. However, a commitment and decision on the need to publish a new Local Plan has to be taken at some point to address ongoing development pressures, requirement to have 5 year housing supplies and need for control over development.
DLP218	Individual	Mr & Mrs Crockford	Object				Allocations in Polesworth & Dordon	No guarantee could be given that mineral extraction will take place means that an "Environmental Impact Assessment" should be undertaken before the plan is adopted. Failure to do so we believe is lack of "Due Diligence" by the Council.	Noted. Council are aware of risk from former mining areas which need to be assessed and addressed by development proposals. Ground conditions assessments are underway or have been undertaken. Much of settlements of Polesworth and Dordon already fall within this area of former mine workings. Current Information informally provided by Mineral authority, UK Coal and Coal Authority is that the surface coal reserves in this location are currently not required and unlikely to be viable for extraction or have previously been extracted. EIA will only be necessary if extraction is proposed, which it is not currently.
DLP218	Individual	Mr & Mrs Crockford	Object					The recent overturning of NMBC objections to the Alvecote Place / Robeys lane development for between 1300 and 1500 homes must reduce the amount of housing required to the Southeast of Polesworth by this amount i.e. 500 to 700 rather than the planned 2000. If this is not the case the council must state why.	Unclear what decision the objector is referring to. Land west of Robey's Lane is allocated for 1191 dwellings. Note, Housing figures are minimum's only, not maximums
DLP218	Individual	Mr & Mrs Crockford	Object					Even at this late date the infrastructure requirements are clearly at a very early stage and show no understanding of what is required to turn two separate communities in to what the council have chosen to call a Market Town. The Planning group must understand what makes a Market Town, i.e. a central core of facilities surrounded by community and business with easily accessible infrastructure.	Concerns Noted. The Draft New Local plan allocations reflect the historical identification and reality that Polesworth and Dordon, along with Atherstone and Mancetter and Coleshill form the largest major settlements (in scale, population, size, transport links and opportunities and available services and facilities) within North Warwickshire Borough and have been identified as such within Strategic Policy, past and present, dealing with the Settlement Hierarchy for the Borough. Prior to the Structure Plan the close relationship between the two settlements in Planning terms was recognised by the Polesworth and Dordon Local Plan Brief in 1984 and Local Plan in 1989. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report addresses some of these issues.
DLP218	Individual	Mr & Mrs Crockford	Object					If we look at the 160Ha site to the Southeast of Polesworth it appear that there is determined effort to allocate this area for development. So who is it for and why ?	Noted. Correct. That is the basis for any site allocation identified in a published Local Plan consultation. Housing need established through Objectively Assessed Housing Needs Assessment (OAHN) and Strategic Housing Market Area study for Coventry and Warwickshire. All areas are affected by housing need and growth. Duty to Co-operate requires the Borough to work positively with adjoining authorities to consider and help address any shortfall they cannot accommodate.

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DLP219	Individual	Simon Smithson	Object				Allocations in Polesworth & Dordon	Little regard to concerns and aspirations of local people or capacity of local infrastructure , roads, schools, medical facilities. Does not provide anything not already available and takes away reason for people living here. Impact on crime rate.	Concerns noted. Housing need established through Objectively Assessed Housing Needs Assessment (OAHN) and Strategic Housing Market Area study for Coventry and Warwickshire, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. All areas are affected by housing need and growth. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.
DLP219	Individual	Simon Smithson	Object					Impact on archaeology, potential loss of hill fort. Impact on wildlife, woodlands and public footpaths. Ability of people to step out their front doors and be in the countryside will be lost forever.	Concerns Noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust .Master Plan for proposal will also look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate. Opportunities to walk, cycle and access countryside will be maintained. No current public right exists to use all this area.
DLP219	Individual	Simon Smithson	Object			IDP		IDP largely uncostered and in current climate unlikely to happen. A5 congested in peak hours. B5000 also congested. Long St impassable. Health impact near roads in built up areas. Health service will be overwhelmed by increased respiratory disorders and other impacts of pollution	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Ongoing discussions with Highways England, County Highway Authority, CCG's and Health Service authorities, DoT, LEP's and Developers to address road infrastructure and health service needs and issues
DLP219	Individual	Simon Smithson	Object			Alternatives.		Consider local ex-industrial sites. New settlement. Refurbish empty houses. Build houses not new Aldi's.	Noted. Growth options considered alternative approaches. No new settlement has been proposed within Borough. National Green Belt constraints limit opportunities to consider this option. Similarly many brownfield sites are in such locations. Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP219	Individual	Simon Smithson	Object					Do not want to live in a town. Tactical not strategic otherwise industrial developments on A5 would have been involved in infrastructure improvement. Don't build industrial sites then dump housing on villages.	Concerns Noted. The Draft New Local plan allocations reflect the historical identification and reality that Polesworth and Dordon, along with Atherstone and Mancetter and Coleshill form the largest major settlements (in scale, population, size, transport links and opportunities and available services and facilities) within North Warwickshire Borough and have been identified as such within Strategic Policy, past and present, dealing with the Settlement Hierarchy for the Borough. Recent industrial development constructed on brownfield former mining works and are result of both local and regional employment needs and regional logistics demands. Housing growth reflects local need and shortfall from adjoining authorities. Duty to Co-operate requires the Borough to work positively with adjoining authorities to consider and help address any shortfall they cannot accommodate. Impact reflects Boroughs situation lying within two Housing Market Areas (Coventry's and Birmingham's). Cannot ignore DTC and if try and refuse to accommodate some shortfall where land is available will result in Local plan process being considered unsound and Planning Appeals difficult to resist.

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DLP220	Individual	Glen Reading	Object				Land at Robey's Lane	1200 dwellings ludicrous amount. Will look unattractive and be end of peaceful village. Reduce amount by half and require attractive houses not breeze block homes. Will affect crops, families and wildlife.	Noted. Density fairly conservative at 30dph at 60% net. No design or materials yet determined. This will be a matter for a planning application and managed by the Plan's Development Management design policies. Proposal may also address design, materials and layout through a Master Plan/Development Brief. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust . Inevitable impact on loss of farmland, families will hopefully gain housing opportunities.
DLP220	Individual	Glen Reading	Object					Inadequate infrastructure. No local schools. Nearest schools will require transport. No local hospitals with Mile Oak closing. Insufficient ambulance staff, emergency waiting times will be increased. Insufficient emergency services. Stations closing not opening. Impact of traffic on through route in village. Congestion delays. Impact on water supply, sewerage, broadband, gas supply.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report addresses some of these issues. Proposal will require a new primary school. Further infrastructure will be delivered through financial contributions and local authority investment to address any issues arising, where necessary and appropriate. No change proposed.
DLP220	Individual	Glen Reading	Object					Impact on Alvecote Wood and Alvecote Priory, ancient monument.	Concerns noted. Natural England are recommending 50m buffer zone around woodlands which is supported. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust .
DLP220	Individual	Glen Reading	Object			Employment		No local employment, only farms and small businesses.	Disagree. Close proximity and presence of businesses at Amington Industrial Estate, Tamworth, Woodhouse Units, Robey's Ln, Birch Coppice (IM & Core 42), Dordon, Centurion Business Park and Relay Park on J10/M42 , Kingsbury Link, Hams Hall further afield, notwithstanding business and employment opportunities in Polesworth, Dordon, Tamworth and other settlements in the area.
DLP220	Individual	Glen Reading	Object					Impact on flooding and increased risk. Impact on value of houses, subsidence, meaning whole village will need to be re-housed while rebuilding. Council will be sued as a consequence and many elderly householders will die as a result of upset.	Concern noted. Plan Policy requires development of site to address flooding issues and to ensure surface water run-off and flood storage impact to be no worse than existing to avoid exacerbating flooding risk. Unclear as to how the scale of development will result on wholesale loss of entire village and death of many of current householders. Recent developments over the last 50 years with the construction of houses and associated services at Amington, Mercian Way, Glascoate and Stonydelph appear not to have had so severe an impact. Development will need to address ground conditions and deal with any drainage or subsidence issues, including use of SUDs systems to minimise off-site surface water flows, to address flooding concerns.
DLP220	Individual	Glen Reading	Object					Traffic and Pollution. Affordable housing will only house people on dole who leave rubbish outside houses, with dirty nappies and needles which is a further health risk and danger to traffic, dog walkers and children. Build closer to centre of Borough (e.g. Daw Mill Colliery) which would benefit from extra people in shops, businesses and not have to shut down.	Noted. Affordable housing provides for a wider variety of tenures and types of housing. Providing homes for wide spectrum of needs and social circumstances, young, elderly, employed, unemployed, starter homes and those who are requiring care. Centre of Borough is constrained by Green Belt and lack of any services, infrastructure.
DLP220	Individual	Glen Reading	Object					If houses have to be built use only locally sourced suppliers/firms, not from Devon, Northampton etc. and use renewable products and renewable energy.	Noted. Local Plan unable to require or specify who builds and where they source suppliers/firms. Nevertheless, we encourage local links and supplies and use of renewable designs and systems to minimise energy usage and maximise efficiency.

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DLP221	Individual	Beverley Garratt	Object				Allocations in Polesworth & Dordon	Increased pollution, impact on roads unable to cope. Health services overstretched. Schools already full. Pressure on current schools while new being built. No gain to village. Increase in traffic, noise and air pollution, pressure on health and education services and destroy vast amounts of countryside. No schools, shops or health services will be built until hundreds of houses erected causing chaos and misery to locals.	Concerns noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations or delivery through service providers. Board Report will address some of these issues.
DLP221	Individual	Beverley Garratt	Object			Green Spaces		Impact on green space, hedges, land and woods to east. Will become barren. Loss of historic hedge/field boundaries.	Noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals.
DLP221	Individual	Beverley Garratt	Object					Dordon is not a market town. Unique heritage separate from Polesworth. Population of village will be tripled by proposal.	Noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and address relationship of development with existing built area/settlements. Board Report will address some of these issues.
DLP221	Individual	Beverley Garratt	Object			Alternatives		New settlement at Curdworth would make more sense to accommodate 9000 houses. Also some at Daw Mill.	Noted. Growth options considered alternative approaches. Alternative sites referred to lie within the Green Belt. Current National Green Belt constraints limit options across Borough, hence focus on the area outside Green Belt. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP222	Individual	David Brookes	Object					Why such a large number of properties. Unfair to even consider building in North Warwickshire without a building programme on a similar scale elsewhere (Warwickshire/Worcestershire etc.). Apart from problems of infrastructure (and associated areas), building on such a large scale will have an adverse effect on the community as a whole, changing the complete nature and feel of Polesworth and Dordon. Communities ought to be given the opportunity to grow slowly, so that increases in population can be assimilated and grow into our community in a more natural way rather for the community to be swamped.	Concerns noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. The Draft New Local plan allocations reflect the historical identification and reality that Polesworth and Dordon, along with Atherstone and Mancetter and Coleshill form the largest major settlements (in scale, population, size, transport links and opportunities and available services and facilities) within North Warwickshire Borough and have been identified as such within Strategic Policy, past and present, dealing with the Settlement Hierarchy for the Borough. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and address relationship of development with existing built area/settlements. Board Report will address some of these issues. Development will not be constructed and delivered immediately but over 15 year period or more, which may help address concerns of being suddenly overwhelmed.
DLP222	Individual	David Brookes	Object			Infrastructure		The Council is not in a position to assess the impact on services not provided by the local council.	Disagree. The Council is consulting widely and working directly with the various infrastructure and service providers in education, health transport, sports and recreation, open space and wildlife and local services such as cemeteries. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.

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REF	Type	NAME	Support / Object	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	Site	COMMENTS	Response
DLP222	Individual	David Brookes	Object			Meaningful Gap		Concerned about building on the area known as 'the meaningful gap'. To build in this area, will over a period of time weaken the gap and no doubt it will eventually disappear. If this does occur, potential for North Warwickshire to become part of Staffordshire/Tamworth. Without the 'meaningful gap' there is little point in Polesworth remaining as part of North Warwickshire, which I suspect is the aim of the Council.	Disagree. Issues noted. Maintenance of a Strategic Gap between Tamworth and Dordon/Polesworth has been a long term Policy aim of Borough, which is maintained. Board report will cover Meaningful Gap and refer to this issue in more detail. Impact of development is noted and reflects difficulty of not having a robust adopted Plan in place to defend against development appeals.
DLP222	Individual	David Brookes	Object		LP1-LP40			Most of these policies seem to discriminate against Polesworth and Dordon. They are also not easy to find on the Council website and many would have difficulty in understanding and wading through over 100 pages of detail.	Disagree. The Plan policies address Development Management requirements for planning applications irrespective of location/settlement. Sets out Broad Strategic approach and need for constraint and protection of services and facilities. Appreciate difficulty of accessing and understanding a complex document. Endeavour to make sure document is as straightforward and understandable as possible given target audience and wide range of issues and development pressures the Plan addresses.
DLP222	Individual	David Brookes	Object		LP39		Land to east of Polesworth & Dordon 2000 houses & Land west of Robey's Lane, adjacent Tamworth	Land to east of Polesworth & Dordon 2000 houses & Land west of Robey's Lane, adjacent Tamworth 1191 houses. See comments above. We should not we building on potential farming land	Concerns and Issues noted.
DLP222	Individual	David Brookes	Object		LP40		Land west of Birch Coppice, Land/Playing fields south of A5, Land to west of Junction 10 M42	Sites Land west of Birch Coppice, 5.1ha, Land/Playing fields south of A5 3.5ha, Land to west of Junction 10 M42, 8.5 ha. Further destruction of the rural nature of our community. I would like to see the land eventually developed for farming purpose. With our increase in population and the imminent removal of Britain from the EU and it's consequences, food production is probably the greatest challenge we are going to meet in the future.	Concerns noted. Site at J10/M42 already has planning consent and is under construction. Land/playing fields south of A5, currently in recreational use, not farmed. Loss of farmland is lower Grade 3 or 4 productivity.
DLP222	Individual	David Brookes	Object			IDP/SA		Infrastructure Delivery Plan, Sustainability Appraisal. Large scale developments need to be culled.	Issue noted.
DLP222	Proforma 22	David Brookes						Proforma 22	Response as Proforma 22
DLP223	Individual	Keith Luckman	Object				Allocations in Polesworth & Dordon	Public transport struggles with current population. Long Street and A5 already heavily congested. Dental & Doctor surgeries struggling to cope. Will additional adequate facilities be provided? Will STP be upgraded? Schooling another issue. Will Dordon and Polesworth stay as separate villages?	Proposals intend to address congestion and capacity issues through provision of Relief Road between A5 and B5000 and A5 improvements. IDP will refer to infrastructure needs and contributions expected to address service/infrastructure needs. Work is currently underway with health and education providers to identify, address and indicate delivery method for infrastructure and services generated by the development. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. The Structure Plan notes that "Warwickshire has no pre-eminent centre and is essentially made up of a small number of main towns - Nuneaton, Rugby, Leamington, Bedworth, Warwick, Kenilworth, Stratford-upon-Avon, Atherstone and the settlements of Polesworth and Dordon - and then a far larger number of relatively small market towns and villages which are predominantly rural in character." this clearly links the two settlements and classifies them as a main town in effect.

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DLP224	Individual	Scott Lamb	Object				Allocations in Polesworth & Dordon	Roads in Polesworth and Dordon too narrow and busy. Highway safety concerns, particularly at schools. Congestion at bottlenecks such as B5000 canal bridges and A5, Long Street. Increased traffic from large housing increase. Schools cannot cope. Dordon GP facilities stretched. Impact on health care available. Impact on B5000 from Robeys Lane site. HS2 impact also.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report addresses some of these issues. No change proposed.
			Object					Impact of thousands of houses on green area, adverse impact on wildlife and superb views. Development far too big for two villages to cope with.	Concerns noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. No automatic right to maintain views but Master Plan required for Proposal will address Landscape impact and visual impact, where appropriate. No change proposed.
DLP225	Individual	Barbara Lamb	Object				Allocations in Polesworth & Dordon	Traffic levels on A5/B5000. Road network inadequate. Congestion at Long St/A5 and narrow canal bridges on B5000. Increase in traffic will have adverse impact on road infrastructure. Photos of congestion submitted in support. Issue of highway safety particularly around schools.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report addresses some of these issues. No change proposed.
DLP225	Individual	Barbara Lamb	Object					Nothing in plan addresses problems of traffic and schooling. Lack of guarantees for delivery of infrastructure if sites parcelled off piecemeal to developers. Minister has indicated way forward is Garden Villages and infrastructure is crucial before adding houses. Existing surgery cannot accommodate additional patients. Access and parking an issue. Infrastructure needs to be in place before housing.	See note above. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, determined by legal S106 agreements between developers and service providers where necessary and appropriate. Will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations or delivery through service providers. Board Report will address some of these issues. Ongoing discussions with Highways England, County Highway Authority, CCG's and Health Service authorities, DoT, LEP's and Developers to address road infrastructure and health service needs and issues
DLP225	Individual	Barbara Lamb	Object					Impacts on wildlife and loss of access to walks and countryside. Loss of ancient and mature trees. No woods survive when surrounded by houses. Wildlife will disappear.	Concerns noted. Natural England are recommending 50m buffer zone around woodlands which is supported. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. No change proposed.
DLP225	Individual	Barbara Lamb	Object					Additional impacts from HS2 when combined with development will bring years of disruption, pollution and noise. Impact from current developments at Birch Coppice also.	Borough aware of HS2 issue but is a national infrastructure project is outside control of Local Authority. Borough working with County to try and mitigate and manage impact.
DLP225	Individual	Barbara Lamb	Object					Potential impact from former mining, flooding and subsidence dangers.	Concerns noted. Plan Policy requires development of site to address flooding issues and to ensure surface water run-off and flood storage impact to be no worse than existing to avoid exacerbating flooding risk. Council are aware of ground condition risk from former mining which need to be assessed and addressed by development proposals. Developers will need to produce Ground condition assessments. Measures can be put in place to address any issues arising.

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DLP225	Individual	Barbara Lamb	Object			Alternatives		Look towards Kingsbury, Hams Hall and Coleshill to build thousands of houses. Why choose small villages where there is no room apart from green land we have. Small sustainable numbers should be proposed	Noted. Growth options considered alternative approaches. Alternative settlements referred to lie within the Green Belt. Current National Green Belt constraints limit options across Borough, hence focus on the area outside Green Belt. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. No change proposed.
DLP225	Individual	Barbara Lamb	Object					Inclusion of overspill from Birmingham and Coventry will upset many people. People from outside area will get priority over locals for housing association or local government housing, which is disgusting. If Brexit goes ahead is numbers of houses required correct? Impact on history of Dordon and Polesworth, the site itself, historic fields and area. No one moving into this development will appreciate the history or even care. More importance should be given to history of community.	Issue noted. Incorrect assumptions. No proposal to prioritise people from outside Borough area over locals. Disagree regarding history. Have those who have moved to the area over last 50 years disregarded areas history? Many will appreciate and get involved with local history, as happens elsewhere. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan.