

To: The Deputy Leader and Members of the Planning and Development Board

Councillors Simpson, Bates, Bell, Chapman, Dirveiks, Fowler, Gosling, Hayfield, Hobley, Humphreys, Jarvis, Parsons, H Phillips, Reilly, Ridley and Ririe.

For the information of other Members of the Council

For general enquiries please contact the Democratic Services Team on 01827 719237 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.

PLANNING AND DEVELOPMENT BOARD AGENDA

7 August 2023

The Planning and Development Board will meet on Monday, 7 August 2023 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

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**

REGISTERING TO SPEAK AT THE MEETING

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to democraticservices@northwarks.gov.uk or by telephoning 01827 719237 / 719221 / 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; or
- (b) attend remotely via Teams.

The Council Chamber has level access via a lift to assist those with limited mobility who attend in person however, 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 join the meeting via Teams or dial the telephone number (provided on their invitation) when joining the meeting and 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 may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

- 4 **Minutes of the meeting of the Board held on 10 July 2023** – copy herewith, to be approved and signed by the Chairman.

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 5 **Budgetary Control Report 2023/24 Period Ended 30 June 2023** - Report of the Corporate Director – Resources

Summary

The report covers revenue expenditure and income for the period from 1 April 2023 to 30 June 2023. The 2023/2024 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the outturn position for services reporting to this Board.

6 **Submission of Dordon Neighbourhood Plan for Referendum - Report of the Chief Executive**

Summary

This report informs Members of the progress of the Dordon Neighbourhood Plan and seeks approval for a formal referendum, in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012, to be carried out.

The Contact Officer for this report is Sue Wilson (719499).

7 **Planning Applications - Report of the Head of Development Control**

Summary

Town and Country Planning Act 1990 – applications presented for determination.

7a Application No: PAP/2023/0135 - 14, Newborough Close, Austrey, Atherstone, CV9 3EX

Replacement of overgrown leylandii hedge and existing gate with 2m high fencing and replacement gate around garden of the property

7b Application No: PAP/2023/0259 - Church Farm, New Street, Baddesley Ensor, Atherstone, CV9 2DY

Outline application for the proposed development is for the demolition of six farm buildings, the retention and conversion of the Threshing Barn to two residential units and development of 44 further dwellings (Use Class C3) with associated infrastructure, access and open space. Access being considered, with all other matters being reserved

7c Application No: CON/2023/0017 - Land off Woodlands Lane, Bedworth

Hybrid application for the demolition of the farmhouse and associated farm buildings and the development of 14 hectares for up to 109 market and affordable dwellings with access off Woodland Lane and a local centre including community facilities

7d Application No's: PAP/2022/0259 and PAP/2022/0267 - Caravan Site, Croxall Farm, Hoggrills End Lane, Nether Whitacre, B46 2DA

a) PAP/2022/0259 - Creation of Twelve Additional Motorhome/Caravan Pitches in Former Rally Field (Pitches 15-26) with Eastern and Northern Extensions to Existing Access

Track, Additional Hedge Planting and Creation of Woodland Picnic Area

- b) PAP/2022/0267 - Variation of condition no: 4 of planning permission PAP/2018/0496 dated 21/01/2019 relating to amendments to use of pitches 1 to 4 inclusive for longer term use of up to 60 days, with no return for 30 days

7e Application No: CON/2023/0015 - Crown Aggregates Ltd, Mancetter Road, Hartshill

Construction of a building to house the installation and operation of a small-scale biomass fuelled boiler and generator

7f Application No: PAP/2022/0371 - Land North East Of Brockhurst Farm, Lindridge Road, Sutton New Hall, Birmingham

Proposed development of 178 dwellings, including access, drainage and associated infrastructure

7g Application No: Owen Square, Owen Street, Atherstone, CV9 1RR

Works to a tree within a Conservation Area – Pyrus salicifolia (T1, Pear Tree) - crown lift to 2.5m all round, prune/tip back from property by 2m

The Contact Officer for this report is Jeff Brown (719310).

8 Permitted Development Changes - Report of the Head of Development Control

Summary

This report notifies the Board of changes to Permitted Development Rights following a recent Government consultation.

The Contact Officer for this report is Jeff Brown (719310).

9 Tree Preservation Order Springfield, Wall Hill Road, Corley Moor - Report of the Head of Development Control

Summary

A Tree Preservation Order has been placed on an English Oak, located at Wall Hill Road, Corley. It came into force on 6 April 2023 and lasts six months (6 October 2023). This report seeks to make the Order permanent.

The Contact Officer for this report is Ian Griffin (719446).

10 **Appeal Update** - Report of the Head of Development Control

Summary

The report brings Members up to date on recent appeal decisions.

The Contact Officer for this report is Jeff Brown (719310).

11 **Exclusion of the Public and Press**

To consider, in accordance with Section 100A(4) of the Local Government Act 1972, whether it is in the public interest that 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.

12 **Exempt Extract of the Minutes of the meeting of the Planning and Development Board held on 10 July 2023 – copy herewith to be approved as a correct record and signed by the Chairman.**

STEVE MAXEY
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

10 July 2023

Present: Councillor Simpson in the Chair

Councillors Bates, Bell, Fowler, Gosling, Hayfield, Hobley, Humphreys, Jarvis, Parsons, H Phillips, O Phillips, Ridley, Reilly and Ririe

An apology for absence was received from Councillor Dirveiks (Substitute O Phillips)

15 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Parsons declared a non - pecuniary interest in Minute No 17g (Application No: PAP/2018/0755 - Land to east of Former Tamworth Golf Course, North of Tamworth Road - B5000 and west of M42, Alvecote) by reason of being a member of Polesworth Parish Council.

Councillor Ririe declared a pecuniary interest in Minute No 17h (Application No: PAP/2023/0135 – 14 Newborough Close, Austrey, Atherstone, CV9 3EX)

16 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 12 June 2023, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

17 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

Resolved:

- a **That Application No PAP/2023/0188 (Land at, Tamworth Road, Dosthill) be noted and a visit to the site be arranged;**
- b **That Application No PAP/2023/0191 (The Willows, Tamworth Road, Cliff, Kingsbury, B78 2DS) be noted and a site visit be arranged prior to the determination of the application;**
- c **That in respect of Application No CON/2023/0011 (Land at the former Newdigate Colliery, Astley Lane, Bedworth) the Council has no objection in principle, but that the Nuneaton and Bedworth Borough Council be advised that it should take**

account of the cumulative impact of other permissions in the locality;

- d That Application No PAP/2022/0606 (22, Church Lane, Middleton, B78 2AW) be deferred to enable legal advice to be sought on the wording of an appropriate condition to reflect the circumstances of the case.

Speaker – Gill Keegan

- e That Application No PAP/2022/0298 (South View, Weddington Lane, Caldecote, Nuneaton, CV10 0TS) be deferred for a site visit and that officers address the information raised by the objectors in subsequent reports;

Speaker – Christopher Welford

- f That in respect of Application No PAP/2023/0248 (14/15 Tannery Close, Atherstone, Warwickshire, CV9 1JS) the works proceed, and that the Council considers replacement trees as appropriate;

- g That in respect of Application No PAP/2018/0755 (Land to east of Former Tamworth Golf Course, North of Tamworth Road - B5000 and west of M42, Alvecote):

- i Further meetings be arranged as appropriate with the applicant and Representatives of the Board; and
- ii At an appropriate time, a meeting be arranged with officers and members of Tamworth Borough Council; and
- iii A site visit be arranged for the Board Members;

- h That Application No PAP/2023/0135 (14 Newborough Close, Austrey, Atherstone, CV9 3EX) be deferred for a site visit;

- i That in respect of Application No PAP/2022/0371 (Land North East of Brockhurst Farm, Lindridge Road, Sutton New Hall, Birmingham);

- i The Council is minded to grant consent, subject to the conditions as set out in the report together with those received from the Lead Local Flood Authority and the completion of the 106 Agreement, the details of which should be reported back to the Board; and
- ii That representatives of Warwickshire Police and Warwickshire Fire and Rescue Authority be invited

to attend a future meeting of the Board to discuss their procedures in respect of considering 106 Agreement.

Speakers – Cllr Richard Parkin and Joe Bennett

18 Tree Preservation Order – 81 Austrey Road, Warton

The Head of Development Control informed the Board that a Tree Preservation Order had been placed on a large London Plane Tree located on Warton Lane, Austrey, which came into force on 11 April 2023 and lasts six months (11 October 2023).

Resolved:

That the making of a Tree Preservation Order for the protection of a London Plane located at 81 Austrey Road, Warton be confirmed.

19 Tree Preservation Order - Land East of Chase Cottage, Purley Chase

The Head of Development Control notified the Board of action taken by the Head of Legal Services in respect of the making of a Group Tree Preservation Order for trees at this address.

Resolved:

That the making of an Emergency Tree Preservation Order in respect of a group of trees on land east of Purley Chase Cottage, Purely Chase, as identified in the report of the Head of Development Control, be noted.

20 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.

21 In accordance with the Council's Standing Orders and section 100B(4) of the Local Government Act 1972, the Chair confirmed that he was satisfied that the following item should be dealt with as a matter of urgency due to special circumstances, namely due to the ongoing unauthorised development at the site and the urgent need for the Council to take any necessary action to prevent it, having regard to similar breaches on a neighbouring piece of land.

22 **Authorisation to begin Injunctive proceedings to prevent unauthorised development**

The Head of Legal Services sought authorisation to apply for an Injunction as detailed in his report.

Resolved:

That authorisation be granted to the Head of Legal Services to commence injunctive proceedings to prevent further unauthorised development of land for the reasons outlined in his report.

M Simpson
Chairman

Agenda Item No 5

Planning and Development Board

7 August 2023

Report of the Corporate Director - Resources

Budgetary Control Report 2023/24 Period Ended 30 June 2023

1 Summary

- 1.1 The report covers revenue expenditure and income for the period from 1 April 2023 to 30 June 2023. The 2023/2024 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the outturn position for services reporting to this Board.

Recommendation to the Board

That the report be noted and that the Board requests any further information it feels would assist it in monitoring the budgets under the Board's control.

2 Introduction

- 2.1 Under the Service Reporting Code of Practice (SeRCOP), services should be charged with the total cost of providing the service, which not only includes costs and income directly incurred, but also support costs relating to such areas as finance, office accommodation, telephone costs and IT services. The figures contained within this report are calculated on this basis.

3 Overall Position

- 3.1 The actual expenditure for those services reporting to this Board as of 30 June 2023 is £100,909 compared with the profiled position of £96,213; an overspend of £4,696 for the period. Appendix A to this report provides details of the profiled and actual position for each service reporting to this Board, together with the variance for the period.

- 3.1.2 Where possible, the year-to-date budget figures have been calculated with some allowance for seasonal variations to give a better comparison with actual figures. Reasons for the variations are given, where appropriate, in more detail below.

3.2 Local Land Charges

- 3.2.1 The overspend of £5,831 is due to a lower number and mix of local land charge searches.

4 Performance Indicators

4.1 In addition to the financial information provided to this Board, when the budgets were set in February performance indicators were included as a means of putting the financial position into context. These are shown at Appendix B.

...

4.2 The gross cost of planning applications is above the budgeted position due to the lower number of applications received. The net cost of planning applications is in line with the budgeted position, also due to lower numbers of applications offset by savings to date in the use of the professional fees budget.

4.3 The gross and net cost per Land Charge search is higher than expected due to the lower number and mix of searches between full searches and Official Register searches undertaken.

5 Risks to the Budget

5.1 The key risks to the budgetary position of the Council from services under the control of this Board are:-

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the Council around £50,000 each.
- A change in the level of planning applications received. A fall in applications is likely to lead to a reduction in planning income, whilst an increase in applications will increase the pressure on staff to deal with applications in the required timescales.
- The Government requires all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning Team deals with almost 100% of current applications within this time, there is always the potential for this to slip, leading to a decline in the planning income level.
- There are potential additional costs for the Council in carrying out its planning function. If the Council loses a planning appeal, an award of costs can be made against the Council (the appellant's costs for the appeal). If the Council consistently loses appeals it will become a designated authority, which means that prospective applicants can submit their applications directly to the planning directorate. This would mean the Council would lose the accompanying planning fee.

5.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix B.

6 Estimated Outturn

6.1 Members have requested that Budgetary Control reports provide details on the likely out-turn position for each of the services reporting to this Board. The anticipated out-turn for this Board for 2023/24 is £320,280 the same as the approved budget.

6.2 The figures provided above are based on information available at this time of the year. Whilst planning income is currently in line with budget, it can vary significantly during the year. No change to the out-turn has been assumed at this time but this may change as the financial year progresses. Members will be updated in future reports of any changes to the forecast out turn.

7 Report Implications

7.1 Finance and Value for Money Implications

7.1.1 Income and Expenditure will continue to be closely managed and any issues that arise will be reported to this Board at future meetings.

7.2 Environment and Sustainability Implications

7.2.1 The Council must ensure that it adopts and implements robust and comprehensive budgetary monitoring and control, to ensure not only the availability of services within the current financial year, but in future years.

The Contact Officer for this report is Nigel Lane (719371).

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 and Setting the Council 2023-24	13 th Feb 2023

Planning and Development Board

Budgetary Control Report 2023/2024 as at 30 June 2023

Cost Centre	Description	Approved Budget 2023/2024	Profiled Budget to 30 June 2023	Actual to 30 June 2023	Variance	Comments
4009	Planning Control	207,530	82,212	82,147	(65)	
4010	Building Control Non Fee-earning	46,910	2,663	2,663	(0)	
4012	Conservation and Built Heritage	58,200	14,550	14,537	(13)	
4014	Local Land Charges	1,080	(4,852)	980	5,831	Paragraph 3.2
4018	Street Naming & Numbering	6,560	1,640	582	(1,058)	
	Total Net Expenditure	320,280	96,213	100,909	4,696	

Performance Indicators for Budgets Reporting to the Planning and Development Board

	Budgeted Performance	Profiled Budgeted Performance	Actual Performance to Date
Planning Control			
Number of Planning Applications	900	225	199
Gross cost per Application	£981.93	£1,054.40	£1,180.41
Net cost per Application	£230.59	£91.35	£91.27
Caseload per Planning Officer			
All applications	167	41.7	36.9
Local Land Charges			
Number of searches	300	75	65
Gross cost per search	£209.27	£151.98	£175.36
Net cost/(surplus) per search	£3.60	(£64.69)	£15.07

Risk Analysis

	Likelihood	Potential impact on Budget
Need for public enquiries into planning developments	Medium	Medium
Decline in planning applications leading to a reduction in Planning Income.	Medium	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium
Implications of losing planning appeals, resulting in appellant costs awarded against the Council or loss of Planning Income	Medium	Medium

Agenda Item No 6

Planning and Development Board

7 August 2023

Report of the Chief Executive

Submission of Dordon Neighbourhood Plan for Referendum

1 Summary

- 1.1 This report informs Members of the progress of the Dordon Neighbourhood Plan and seeks approval for a formal referendum to take place, in accordance with regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

Recommendation to the Board:

That the Dordon Neighbourhood Plan (as amended) be taken forward to referendum.

2 Consultation

- 2.1 Councillors Simpson and H Phillips have been sent a copy of this report for comments. Any comments received will be reported verbally at the meeting.

3 Background

- 3.1 The Localism Act 2011 introduced a mechanism for local communities to produce neighbourhood plans. In North Warwickshire it is the Parish Councils who can seek designation and create a group to lead on the production of the neighbourhood plans. Once a neighbourhood plan is 'made' (adopted) it becomes part of the statutory development plan for that area and will be used, alongside local and national planning policy and guidance, to determine planning applications.

- 3.2 There are now 12 designated Neighbourhood Plan areas within the Borough of which 7 have an Adopted Neighbourhood Plan. These are Austrey, Arley, Coleshill, Fillongley, Hartshill, Mancetter and Water Orton.

4 Dordon

- 4.1 Dordon is the eighth Neighbourhood Plan that has been formally examined by an Independent Examiner, Andrew Freeman, who was appointed by North Warwickshire Borough Council (NWBC) in March 2023, with the approval of Dordon Parish Council. The examiner produced a report with recommendations for changes to be made to the submitted Dordon

Neighbourhood Plan and its associated documents and, if these changes were made, then the Dordon Neighbourhood Plan could go forward to referendum. The Examiners Report is available at Appendix A. Within the report the Examiner recommends that the minor changes suggested by this Council should also be made to the Plan. These additional minor changes to the Plan are attached as Appendix B.

- 4.2 Dordon Parish Council had their request for designation of a neighbourhood plan area approved on 20 September 2017. Following a range of public consultations, the Parish Council undertook two Regulation 14 Consultations for the statutory minimum consultation period of 6 weeks. The consultations took place between 1 December 2021 to 28 January 2022 and 19 August to 30 September 2022. The Neighbourhood Plan was then submitted to NWBC who undertook a formal consultation under Regulation 16 for 6 weeks from 18 January until 2 March 2023. All comments from the NWBC consultation (12 in total) were then passed directly to the Independent Examiner.
- 4.3 The Independent Examiner considered the representations and the Plan as a whole and produced a report with a number of recommended changes to make the Plan conform with local and national planning policy. The Parish Council has made all of the changes to the Draft Dordon Neighbourhood Plan as recommended by the Examiner and shown in Appendices A and B.
- 4.4 The Neighbourhood Plan can only go to referendum if the Council is satisfied that it meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 and convention rights in the Human Rights Act 1988. The Basic Conditions as far as material to this application are:
- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations, including in relation to strategic environmental assessment; and,
 - Article 8 (right to private and family life) of the European Convention on Human Rights.
- 4.5 The Plan must also comply with the definition of a neighbourhood plan and the provisions that can be made by a neighbourhood plan or can do so as modified. If the neighbourhood plan meets these criteria, a referendum must be held.
- 4.6 It is considered that the Dordon Neighbourhood Plan meets the basic conditions and complies with the definition of a neighbourhood plan. The Council is therefore satisfied that the Neighbourhood Plan as revised (with

... recommendations from the Examiner's Report dated 4 May 2023 and minor changes recommended by NWBC) complies with the legal requirements and basic conditions set out in the Localism Act 2011 and can therefore proceed to referendum. The Dordon Neighbourhood Plan showing the amendments can be seen at Appendix C.

- 4.7 It is important to note that the Examiner recommended that the referendum area should not extend beyond the designated area to which the Plan relates, i.e., beyond the Dordon Parish boundary. The Council agrees with this recommendation.

5 Next Steps

- 5.1 If agreed by Board the next step is for a Referendum to be organised. This must be held within 56 days of publication of the decision to hold a referendum, excluding Saturdays, Sundays, and Bank Holidays. This is organised by the Democratic Services Team. Early indications are that a referendum could be held on or around 19 October 2023. Confirmation of this date will be provided in due course once arrangements have been made.

6 Report Implications

6.1 Finance and Value for Money Implications

- 6.1.1 The Borough Council can claim £20,000 for each Neighbourhood Plan. The money can be applied for when a decision statement is issued detailing their intention to send the plan to referendum.

6.2 Legal and Human Rights Implications

- 6.2.1 The process referred to above conforms with the legal requirements for Neighbourhood Plans and referendums.

6.3 Human Resources Implications

- 6.3.1 Staff time is expected to be provided by the Borough Council to support and advise Parish Councils and communities in taking forward a Neighbourhood Development Plan. However, staff time is limited due to other work priorities of the Forward Planning Team and making sure this role can be provided to other Parishes who are also considering undertaking Neighbourhood Plans. Staff time is also required from the Democratic Services Team, who will organise the Referendum.

6.4 Environment, Climate Change and Health Implications

- 6.4.1 Each Neighbourhood Plan needs to consider the effects of the Neighbourhood Plans' contents in terms of environmental, climate change and sustainability issues in accordance with the relevant regulations. To ensure these were met Dordon Neighbourhood Plan Team produced a Screening Report as part of the Regulation 14 consultation. The statutory

consultees of the Environment Agency, Historic England and Natural England, were consulted and raised no issues.

6.5 Links to Council's Priorities

6.5.1 The adoption of the Neighbourhood Plan has links to the following priorities:

- 1 Enhancing community involvement and access to services;
- 2 Protecting and improving our environment; and
- 3 Defending and improving our countryside and rural heritage.

The Contact Officer for this report is Sue Wilson (719499).

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	Intelligent Plans	Inspectors Report on Dordon Neighbourhood Plan (Appendix A)	4/5/2023
2	NWBC	Minor Changes (Appendix B)	June 2023
3	NWBC	Dordon Neighbourhood Plan (showing changes)	August 2023



Report on Dordon Neighbourhood Plan 2022 – 2033

**An Examination undertaken for North Warwickshire Borough Council
with the support of Dordon Parish Council on the 14 November 2022
submission version of the Plan.**

Independent Examiner: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

Date of Report: 4 May 2023

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Main Findings - Executive Summary

From my examination of the Dordon Neighbourhood Plan (the Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Dordon Parish Council;
- the Plan has been prepared for an area properly designated – the Dordon Neighbourhood Area (Map 1 on Page 7 of the Plan);
- the Plan specifies the period to which it is to take effect – 2022 to 2033; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Dordon Neighbourhood Plan 2022 - 2033

- 1.1 Dordon is a civil parish in the northwestern corner of Warwickshire, on the border with Staffordshire, that falls within the administrative area of North Warwickshire Borough Council. The M42 motorway runs near the western boundary of the parish whilst the A5 dissects the parish in a west-northwesterly to east-southeasterly direction. Tamworth lies west of the M42. The main line railway between Tamworth and London via Rugby cuts through the eastern part of the parish.
- 1.2 The parish has a mixed character. The area south of the A5 has prominent industrial buildings in the southwestern quadrant of the M42-A5 interchange separated from the Birch Coppice Industrial Estate further along the A5 by a rural gap that opens out and includes much of the remainder of the southwestern part of the parish, including the historic hamlet of Freasley.
- 1.3 North of the A5, the land between the motorway and the settlement of Dordon is presently agricultural. Dordon itself is essentially orientated in a north-south direction with Polesworth to the north, dissected by the River Anker. From Dordon, a ribbon of development extends to the east

and runs through part of the largely rural area that extends to the eastern boundary of the parish.

- 1.4 Dordon was designated as a neighbourhood area by North Warwickshire Borough Council (NWBC) in September 2017. Subsequent to that, preparation of the Plan was driven forward by a sub-group of the Parish Council. There followed a variety of participation events and on-going publicity. Two rounds of Regulation 14 consultation and one pre-regulation round were undertaken. The resultant Plan includes a community vision, 11 objectives, 14 policies and (outside the scope of the Development Plan) a set of community aspirations.

The Independent Examiner

- 1.5 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Dordon Neighbourhood Plan by North Warwickshire Borough Council with the agreement of Dordon Parish Council.
- 1.6 I am a chartered town planner and former government Planning Inspector with over forty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.7 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.8 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- Whether the Plan meets the Basic Conditions.
 - Whether the Plan complies with provisions under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;

- it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
- Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.9 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.10 The "Basic Conditions" are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with and not breach European Union (EU) obligations (under retained EU law);¹ and
- meet prescribed conditions and comply with prescribed matters.

1.11 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.²

¹ The existing body of environmental regulation is retained in UK law.

² This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of North Warwickshire, not including documents relating to excluded minerals and waste development, is the North Warwickshire Local Plan 2021.
- 2.2 Planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Dordon Neighbourhood Plan 2022 - 2033, November 2022;
 - a map which identifies the area to which the proposed neighbourhood development plan relates (Map 1 on Page 7 of the Plan);
 - the Consultation Statement, November 2022;
 - the Basic Conditions Statement, November 2022;
 - the Strategic Environmental Assessment/Habitats Regulations Screening Assessment, July 2022, prepared on behalf of Dordon Parish Council;
 - all the representations that have been made in accordance with the Regulation 16 consultation; and
 - the request for additional clarification sought in my letters dated 16 March and 11 April 2023, and the responses dated 3 April and 17 April 2023 from Dordon Parish Council.³

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 11 April 2023 to familiarise myself with it and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. Although two parties requested a hearing session, I considered this to be unnecessary as the consultation responses clearly articulated in some

³ View the documents at:

https://www.northwarks.gov.uk/downloads/download/1814/neighbourhood_planning_downloads and

https://www.northwarks.gov.uk/info/20002/planning/1359/neighbourhood_planning

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detail the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Dordon Neighbourhood Plan has been prepared and submitted for examination by Dordon Parish Council, which is a qualifying body for an area that was designated by North Warwickshire Borough Council on 20 September 2017.
- 3.2 It is the only Neighbourhood Plan for the Dordon Neighbourhood Area and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2022 to 2033.

Neighbourhood Plan Preparation and Consultation

- 3.4 Details of plan preparation and consultation are set out in the Parish Council's Consultation Statement, November 2022. Designation of the neighbourhood area was made by North Warwickshire Borough Council on 20 September 2017. Plan preparation then progressed under the auspices of a sub-group of the Parish Council which was set up in the summer of 2019.
- 3.5 Engagement with the public included a public meeting, workshops, on-line survey, drop-in event and questionnaire with publicity including a dedicated website, Facebook page and newsletter. Two rounds of Regulation 14 consultation were undertaken (in the light of significant modifications to the first consultation draft Plan) together with a "pre-Regulation 14" consultation.
- 3.6 Formal consultation under Regulation 14 (second round) was undertaken between 19 August 2022 and 30 September 2022. Details of the representations made, and actions taken, are set out in the Consultation Statement (Pages 11-41, Appendix C and the Addendum). Six discrete

responses and feedback from the on-line survey by 77 parties are recorded.

- 3.7 The Consultation Statement is supposed to summarise the main issues and issues raised by the persons consulted and describe how these issues and concerns have been considered and, where relevant, addressed.⁴ In respect of residents' responses, this information is missing from the Statement. Be that as it may, the Statement contains, at Appendix C, comprehensive details of the responses made. In addition, I have been told that nothing specifically was added based on the residents' comments.⁵ I have been able to glean the information that I require and I am satisfied that the omission is not so significant in this case that any substantive prejudice has arisen.
- 3.8 On another matter, there have been complaints from representors, for example, in regard to the availability and paucity of evidence in support of the draft Plan. The absence of appropriate evidence would indicate a failure to meet the Basic Conditions (regard to national advice⁶). However, I have found information sufficient for me to make my recommendations. In addition, I note that in lodging comprehensive representations, the representors have been able to draw on their own professional advice. The advancement of their case has not, in my view, been prejudiced.
- 3.9 At the Regulation 16 stage (27 January 2023 to 2 March 2023), responses were received from some eleven parties including the Borough Council, statutory consultees and agents acting for various landowners.
- 3.10 I am satisfied that, at both the Regulation 14 and the Regulation 16 stages, the consultation process met the legal requirements and there has been procedural compliance. Regard has been paid to the advice on plan preparation and engagement in the PPG.

Development and Use of Land

- 3.11 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act.

Excluded Development

- 3.12 The Plan does not include provisions and policies for "excluded development".⁷

⁴ The Neighbourhood Planning (General) Regulations 2012 (as amended), Regulation 15(2).

⁵ Clarification from the Parish Council dated 17 April 2023.

⁶ PPG Reference ID: 41-041-20140306.

⁷ See section 61K of the 1990 Act.

Human Rights

3.13 Dordon Parish Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) on behalf of Dordon Parish Council, which found that it was unnecessary to undertake SEA. The statutory bodies consulted did not dissent from that view. Having read the Screening Assessment, I support this conclusion.
- 4.2 The Dordon Neighbourhood Plan was further screened for Habitats Regulations Assessment, which also was not triggered. The site is not in close proximity to a European designated nature site. Natural England agreed with this conclusion.⁸ From my independent assessment of this matter, I have no reason to disagree.

Main Issues

- 4.3 Having regard for the Dordon Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are seven main issues relating to the Basic Conditions for this examination. These concern:
- Sustainable Development;
 - Natural Environment and Landscape;
 - Built Heritage;
 - Flood Risk;
 - Design;
 - Employment; and
 - Traffic.
- 4.4 Before I deal with the main issues, I have a few observations to make with regard to the representations. First, the Dordon Neighbourhood Plan should be seen in the context of the wider planning system. This includes the North Warwickshire Local Plan 2021 as well as the NPPF and PPG. It is not necessary to repeat in the Neighbourhood Plan matters that are quite adequately dealt with elsewhere.⁹ Having said that, there may be scope to give emphasis to matters that are of importance locally.

⁸ Email dated 15 December 2021.

⁹ See NPPF, Paragraph 16 f).

- 4.5 Secondly, the Neighbourhood Plan does not have to deal with each and every topic raised through the consultation. In this regard, the content of the Neighbourhood Plan and the scope of the policies is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions.
- 4.6 Thirdly, my central task is to judge whether the Neighbourhood Plan satisfies the Basic Conditions. Many of the representations do not demonstrate or indicate a failure to meet those conditions or other legal requirements. Similarly, many of the suggested additions and improvements are not necessary when judged against the Basic Conditions.
- 4.7 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed modifications are factual corrections.¹⁰ Others are necessary in order to have closer regard to national policies and advice. In particular, plans should be succinct and contain policies that are clearly written and unambiguous.¹¹ In addition, the policies should be supported by appropriate evidence.¹²
- 4.8 In considering whether it would be “appropriate to make the plan”, a distinction is to be drawn between the examination of a neighbourhood plan and the more investigative scrutiny required to determine whether a local plan meets the statutory test of soundness.¹³ In neighbourhood plans, the aspirations of the community often form the basis of policies. This is a legitimate approach provided that, as indicated above, appropriate evidence is available.

[Issue 1 – Sustainable Development](#)

- 4.9 Policy 1 of the Plan is concerned with sustainable development. Development proposals will be supported where, amongst other things, they “are of a density, layout and design that integrates and is compatible with the character, appearance and amenity of that part of the Parish in which it is located (where it adjoins the existing built up area) as identified in Policy 4”. It is unclear whether or not this provision applies only to areas adjoining the existing built-up area; also, what is the connection with Policy 4?
- 4.10 Information supplied by the Parish Council¹⁴ indicates that the provision, although applying across the parish, is intended to apply especially to the area adjoining the built-up area. In addition, the reference to Policy 4

¹⁰ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

¹¹ NPPF, Paragraphs 15 and 16 d).

¹² PPG Reference ID: 41-041-20140306.

¹³ See Paragraph 29, *R(Crownhall Estates Ltd) v Chichester District Council [2016] EWHC 73*.

¹⁴ Response dated 3 April 2023 to my questions.

aims to pull together the need to integrate with the built form and respond to the undulating landscape surrounding Dordon.

- 4.11 Neither reference to the built-up area nor to Policy 4 are strictly necessary. Certainly, Policy 4 would apply in its own right. However, to give emphasis to the treatment needed adjacent to the built-up area, I am recommending a form of wording (proposed modification **PM1**) to this effect.

Issue 2 – Natural Environment and Landscape

- 4.12 Policy 2 is, in part, concerned with conserving and enhancing biodiversity value in accordance with national legislation. Enhancement measures “may” include habitat features and planting programmes that would benefit bird species of conservation concern (Appendix D), and bats.
- 4.13 It is helpful to have the resident’s survey of birds of local interest (Appendix D) and hence the habitat features that might be of particular benefit. However, there is no evidence to suggest that a particular habitat feature is needed to serve a particular bird species or bat as could be implied from the text. In addition, to open up the area to “later study undertaken by an ornithologist” would be too ambiguous. Related revisions to the policy are necessary for clarity purposes.
- 4.14 The following part of Policy 2 states that “Mitigation or compensatory measures should be targeted to benefit local conservation priorities identified in an up-to-date assessment and be in accordance with Local Nature Recovery Strategies (or equivalent)”. As subsequently clarified,¹⁵ it is to be expected that the up-to-date assessment will be provided by any Local Nature Recovery Strategies. Where there is none, the applicant would need to provide information and mitigation in accordance with Local Plan Policy LP16 (Natural Environment).
- 4.15 The provisions of the Local Plan do not need to be repeated. However, the text of the Neighbourhood Plan policy should be amended in line with the clarification.
- 4.16 The next provision in the policy aims to safeguard significant mature hedgerows. Specific examples are identified in the policy but the Parish Council would wish other surviving hedgerows to be taken into consideration.¹⁶ To my mind, the supporting evidence (such as the maps) has not been drawn together, published and tested in a way that would provide a prospective applicant or decision-taker with the information necessary to apply the policy provision, with confidence, to non-specified examples. As such, the policy should only cover the identified examples.

¹⁵ Parish Council’s response dated 3 April 2023 to my questions.

¹⁶ Response dated 3 April 2023 to my questions.

- 4.17 On a final point with regard to this policy, there is reference to national policy in connection with trees. The relevant policy is to be found at Paragraph 131 of the NPPF. This should be stated in Neighbourhood Plan Policy 2.
- 4.18 For clarity, and to accord with the evidence, amendment of Policy 2 will be necessary. Revised wording is set out in proposed modification **PM2**.
- 4.19 Under Policy 3, two sites are to be designated as Local Green Space. These are Long Street Recreation Ground and Freasley Common. I am satisfied that the criteria for designation set out in Paragraph 101 and 102 of the NPPF have been met. In addition, the wording of the policy would reflect the terms of Paragraph 103. Designation would have regard to national policy and the Basic Conditions would be met.
- 4.20 Turning next to Policy 4, Protecting the Landscape Character, this amongst other things addresses key views.
- 4.21 In my experience, it is common for qualifying bodies to identify and seek to safeguard views that are valued by the local community. I do not consider that any particular methodology needs to be followed in their identification. They gain acceptance through local nomination and acclamation and are subject to the judgement of the examiner as well as the comments of representors.
- 4.22 In the context of Dordon, there are two matters that need to be resolved. Related policy provision can only apply to land within the designated area. However, there is one instance (V11) where the viewpoint is actually outside Dordon; and others (V6 and V10) where at least part of the field of vision covers land beyond the designated area. Amendment is needed so as to ensure that the policy provision only relates to land covered by the Neighbourhood Plan.¹⁷
- 4.23 A second matter concerns potential conflict with strategic policy. Although the land between Dordon and the M42 is protected as a Strategic Gap (Local Plan Policy LP4), there may be an overriding case for employment development (Policy LP6 (Additional Employment Land)).
- 4.24 I appreciate that the terms of the Neighbourhood Plan policy are not onerous. Paragraph 2 of the policy states that, "Where possible, development proposals should take into account the key views on Map 5 in their location and layout". By way of amplification, the supporting text states that "they [local people] would like the layout of development to provide glimpses between buildings to countryside views beyond". This will remain as a laudable objective. However, I am recommending reference to strategic policy.

¹⁷ Section 38A(2) of the 2004 Act.

- 4.25 The policy continues by stating, “The undulating landscape, mature woodland, clumps and individual mature trees and hedgerows lining the ancient tracks and routes strongly inform the character of the land to the east and should be protected”. By “land to the east”, the Parish Council means east of the built form of Dordon.¹⁸
- 4.26 The landscape character can be taken into account in drawing up any future development proposals. However, to seek “protection” would bring the Neighbourhood Plan into potential conflict with strategic policies. Amended wording is needed.
- 4.27 Paragraph 5 of Policy 4 is intended to refer to the landscape management strategies recommended for the Landscape Character Area.¹⁹ However, there is an error in the wording of the text that needs to be corrected.
- 4.28 Finally in relation to Policy 4, there is a requirement to demonstrate sympathy to the landscape setting as defined in the Dordon Design Guidance and Code. However, the related information is limited. Bearing in mind also the status of the document,²⁰ a better reference source would be the NWBC Landscape Character Assessment.
- 4.29 In concluding on Policy 4, I would expect all development proposals to show how they have taken into account, or demonstrated sympathy with, the matters identified in the policy. However, there should be no suggestion that strategic policy is being undermined. Priority is to be given to strategic Local Plan Policies LP4 (Strategic Gap), LP6 (Additional Employment Land) and H4 (Land to the east of Polesworth and Dordon). In proposed modification **PM3**, I am recommending wording to address the various matters identified.
- 4.30 Turning to Policy 5, this has the title “Creating a Local Green Network”. Amongst other things, the policy is supportive of enhanced pedestrian safety along New Street and Long Street “in accordance with national guidance”. Specifically, the Parish Council has in mind Paragraphs 112 a) and c) of the NPPF.²¹ For clarity, this reference should be added as in proposed modification **PM4**.

[Issue 3 – Built Heritage](#)

- 4.31 In relation to Policy 6 (Protecting and Enhancing Heritage Assets), I note that Paragraph 2 on substantial harm and loss of significance is based on Paragraph 201 of the NPPF. There are, however, some differences in the wording and content. To ensure that national policy is reflected accurately, and to avoid repetition, it would be sufficient to cross-refer to the NPPF.

¹⁸ See Parish Council’s response dated 3 April 2023 to my questions.

¹⁹ Parish Council’s response dated 3 April 2023 to my questions.

²⁰ See paragraphs 4.37 - 4.38 below.

²¹ See Parish Council’s response dated 3 April 2023 to my questions.

- 4.32 The policy also includes reference to nominated non-designated heritage assets. The assets would be assessed by the Borough Council as candidates for potential inclusion on the Local List.
- 4.33 Decisions to identify Non-Designated Heritage Assets have to be based on sound evidence.²² In this case, I have the evidence of what I saw on site and the information on the various nomination forms. I am satisfied that, in relation to all the suggestions, there is a prima facie case for further investigation. However, the wording of the policy should be changed to make clear that the buildings are suggestions for inclusion on the Local List of NWBC. Further consideration will be needed.
- 4.34 Concerning the narrow drovers' lanes (Paragraph 6), I have had the benefit of seeing the information supplied by the Parish Council in answer to my various questions.²³ Be that as it may, the historic nature of the lanes and their potential role in future development were clear from my site visit. The policy provisions are not onerous. It is reasonable to expect developers to assess whether the lanes could have a role in future movement through the area.
- 4.35 As to other necessary amendments, these are set out in proposed modification **PM5**.

Issue 4 – Flood Risk

- 4.36 In Policy 7 (Reducing the Risk of Flooding), a number of clarifications or corrections are needed (as in proposed modification **PM6**):²⁴
- In Paragraph 1, there is no need to refer to limitations of development in Flood Zones 2 and 3;
 - a link should be provided to the Strategic Flood Risk Assessment (Paragraph 3); and
 - the correct reference in Paragraph 7 is to Maps 9a and 9b where Flood Zones 2 and 3 and areas that have been subject to flooding from surface water should be identified.

Issue 5 – Design

- 4.37 Policy 8 of the Neighbourhood Plan addresses the achievement of high quality design including compliance with the Dordon Design Guidance and Code. In this regard, PPG notes that local design codes are an important way of communicating local design expectations and requirements. However, to be given as much weight as possible in the decision-making

²² PPG Reference ID: 18a-040-20190723.

²³ See Parish Council's response dated 3 April 2023 to my questions.

²⁴ See Parish Council's response dated 3 April 2023 to my questions.

process, local design guides need to be adopted as supplementary planning documents or appended to a neighbourhood plan.²⁵

- 4.38 In the present case, the Dordon Design Guidance and Code is not appended to the Plan. Although identified as a supporting document, it is not likely to have received the same scrutiny as the Plan. To my mind, development proposals should have regard to rather than demonstrate compliance with the document (proposed modification **PM7**).

Issue 6 – Employment

- 4.39 Two clarifications are needed in respect of Policy 12 (Supporting the Local Economy). First, the locations listed in Paragraph 2 should be separated by “or”; with “located in accordance with LP6” being itemised in the list. Secondly, LP6 and LP21 should be identified respectively as Local Plan Policy LP6 (Additional Employment Land) and Local Plan Policy LP21 (Services and Facilities). Proposed modification **PM8** refers.

Issue 7 – Traffic

- 4.40 I saw on my site visit that those parts of Long Street and New Street that are identified on Map 11 suffer from traffic congestion as a result of on-street parking. For future development, it makes sense to ensure that parking is integrated into the layout of the scheme as required under Policy 13 (Car Parking along Long Street and New Street). However, parking off-site as opposed to on-site would also be an option²⁶ and should be added to the policy (proposed modification **PM9**).

Other Policies

- 4.41 There remain a number of policies that have not been the subject of scrutiny in the above report. These are Policy 9 (A Mix of Housing Types and Tenures), Policy 10 (Renewable Energy, Energy Efficiency and Low Carbon Technologies), Policy 11 (Protecting and Enhancing Community Facilities) and Policy 14 (Development Contributions).
- 4.42 To a greater or lesser extent, these topics are covered in NPPF Sections 4 (Decision-making), 5 (Delivering a sufficient supply of homes), 8 (Promoting healthy and safe communities) and 14 (Meeting the challenge of climate change, flooding and coastal change). I find that there has been regard to national policy and that the Basic Conditions have been met.

²⁵ PPG Reference ID: 26-005-20191001.

²⁶ See Parish Council’s response dated 3 April 2023 to my questions.

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Other Matters

- 4.43 All policy areas have been considered in the foregoing discussion. With the modifications that I have recommended, the Plan would meet the Basic Conditions. Other *minor* changes (including those suggested by North Warwickshire Borough Council) as well as consequential amendments, corrections and up-dates, could be made prior to the referendum at the Councils' discretion provided that they do not contravene the Basic Conditions.

5. Conclusions

Summary

- 5.1 The Dordon Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Dordon Neighbourhood Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate those who have been involved. The Plan should prove to be a useful tool for future planning and change in the parish of Dordon over the coming years.

Andrew S Freeman

Examiner

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Appendix: Modifications

Proposed modification number (PM)	Page no/ other reference	Modification
PM1	Page 15	In Policy 1 a), delete "as identified in Policy 4". Insert "especially" before "where it adjoins the built up area".
PM2	Page 21	<p>In place of Policy 2 1.e) substitute the following:</p> <p>"the installation of habitat features (including nest boxes) and/or the carrying out of planting programmes suited to bird species of conservation concern (particularly those identified in Appendix D), and bats".</p> <p>Replace the second sentence of Paragraph 2 with the following:</p> <p>"Mitigation or compensatory measures should be targeted to benefit local conservation priorities as identified in any Local Nature Recovery Strategy covering the area and implemented in partnership with an appropriate nature conservation body."</p> <p>In the third paragraph of Policy 2, replace "These include, but are not limited to," with "These are".</p> <p>In Policy 2, Paragraph 4, replace "national policy" with "Paragraph 131 of the National Planning Policy Framework".</p>
PM3	Page 28	<p>At the end of the third paragraph of Policy 4, replace "and should be protected" with "of the built-up form of Dordon and should be taken into account".</p> <p>In Paragraph 5, replace "of the landscape and built features" with "identified in the landscape management strategies".</p>

		<p>In Paragraph 6, replace “Dordon Design Guidance and Code” with “NWBC Landscape Character Assessment”.</p> <p>As a final (unnumbered) paragraph, add the following:</p> <p>“All applicants shall show that they have taken into account the matters identified above. However, the provisions of strategic Local Plan Policies LP4 (Strategic Gap), LP6 (Additional Employment Land) and H4 (Land to the east of Polesworth and Dordon) shall have priority.”</p> <p>On Map 5, delete V11. Amend the arc of vision for V6 and V10 such that it does not extend beyond the designated area.</p>
PM4	Page 31	In Paragraph 6 of Policy 5, after “national guidance, insert “(NPPF Paragraphs 112 a) and c))”.
PM5	Page 35	<p>Replace Paragraph 2 of Policy 6 with the following:</p> <p>“Proposals that will lead to substantial harm or total loss of significance to a designated heritage asset will be dealt with in accordance with Paragraph 201 of the NPPF.”</p> <p>In Paragraph 4, replace “as non-designated heritage assets” with “for inclusion on the Local List of Heritage Assets”.</p>
PM6	Page 40	<p>In Policy 7, delete the first sentence in Paragraph 1.</p> <p>Provide a link to the Strategic Flood Risk Assessment (Paragraph 3).</p> <p>In Paragraph 6, replace the words “on Map 10a and Map 10b” with “as Flood Zone 2, Flood Zone 3 or as an area affected by surface flooding on Map 9a and Map 9b”.</p>
PM7	Page 41	In Policy 8, Paragraph 1, replace “how they will comply with” with “regard for”.

PM8	Page 50	<p>In Policy 12, replace "LP6" with "Local Plan Policy LP6 (Additional Employment Land)" and "LP21" with Local Plan Policy LP21 (Services and Facilities)".</p> <p>In Paragraph 2, add "located in accordance with LP6" to the list of locations and renumber accordingly. Add "or" at the end of each listed location (other than the final listing).</p>
PM9	Page 54	<p>For the final sentence of Policy 13, substitute the following: "Proposals should ensure that off-street parking is integrated into the layout of the scheme or provided off-site."</p>

Comments on Dordon Neighbourhood Plan by North Warwickshire Borough Council

COMMENTS BY NWBC TO BE INCLUDED IN REFERENDUM VERSION

Reason	PAGE	Paragraph	NWBC RESPONSE
EASE		General	Would be useful if the Policies were numbered (eg. DNP1, DNP2 etc), as they were in a previous version, as this would aid anyone referencing the Dordon NP
FACT	12	Dordon in Context (Para 24)	Paragraph 24 refers to Map 4 but there is not a Map 4 in the plan
FACT	14	Community Objective 7	Suggest the additional text be added “Any development to the west will ensure there is a sense of space, place and separation between the western edge of the built-up area of Dordon and mainly the M42, in accordance with Local Plan policy LP4”
EASE	25	Map 5 Key Views	The map numbers need to be made bigger as you cannot read them if reading a hard copy of the plan.
FACT	27	67	Reword first sentence to “The open land between Dordon village and the M42 is the main area of Strategic Gap within the Dordon Neighbourhood Plan Area (see LP4 of the Adopted Local Plan)”.
CLARIFY		89	This paragraph should also refer to “non-designated assets” as this can be separate from locally listed buildings.
FACT	38	104	Text refers to St Helena Lane – this should be St Helena Road?
FACT	39	106	Amend text as reference to survey cannot be referenced
FACT	47	150	Spelling mistake – should say “ Dordon ” not Doron
EASE	60	Community Aspiration 11	Needs to have text on showing which part is Dordon and which is Polesworth

Referendum Version

Dordon Parish Neighbourhood Plan

2022-2033



*Produced by Dordon Neighbourhood Plan Working Group on behalf of Dordon Parish Council
businesses and residents
August 2023*

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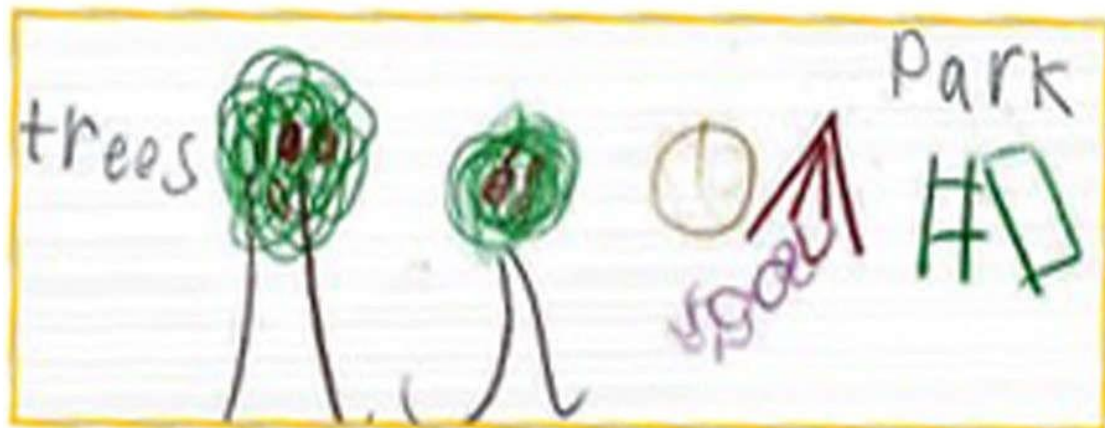
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Common Abbreviations

- AOS – Area of Separation
- BHL – Building for a Healthy Life
- DDGC - Dordon Design Guidance and Code 2021
- DNP – Dordon Parish Neighbourhood Plan
- HEDNA – Housing and Economic Development Needs Assessment
- NPPF – National Planning Policy Framework
- NPWG – Neighbourhood Plan Working Group
- NWBC – North Warwickshire Borough Council
- PRoW – Public Right of Way
- SHLAA – Strategic Housing Market Assessment
- SPD – Supplementary Planning Document
- WCC – Warwickshire County Council



1 Foreword

The Neighbourhood Plan Team have now completed Dordon's Neighbourhood Plan, using comments from our various consultations to create a document that will hopefully benefit the whole community over the next decade.

Dordon is a unique village; it has a unique name and heritage of which we are immensely proud. The Parish of Dordon also contains the historic hamlet of Freasley, so our plan includes this lovely area of our parish. With NWBC adopting of the Local Plan, we are determined that the things that make Dordon a great place to live won't be lost, in fact we have made many suggestions on how to improve what already exists.

We are mindful that traffic concerns, maintaining and improving greenspaces, protecting wildlife, caring for the environment and protecting our heritage are all important to the people of Dordon.

We feel this comprehensive plan covers all these issues and more. We have looked at potential new infrastructure, new cycle routes and footpaths to connect our large diverse parish, and protection for the Strategic Gap - we have even explored issues concerning drainage and design codes for any new housing.

This is the community's plan; we have written what we feel is the best possible fit considering the issues facing our village.

The team would like to thank Helen Metcalfe, our consultant, whose advice and expertise has been invaluable. We would also like to thank the late Bob Kind for his input in the early days and hope he would approve of our report.

Dordon is an amazing place worth protecting and enhancing. We feel strongly that the many changes we will be facing must have a positive outcome for the people who actually live here. We look forward to meeting and hearing from you over the following months.

The Neighbourhood Plan Team

Dr Mark Doggett, Beverley Garratt, Byron Melia, Steve Ridley, Davina Ridley, Donna Watts, John Winter



2 The Dordon Parish Neighbourhood Plan

1. The Dordon Neighbourhood Plan (DNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by North Warwickshire Borough Council (NWBC) it will form part of the Development Plan for Dordon which also includes the adopted Local Plan¹ and the Minerals and Waste Local Plan produced by Warwickshire County Council (WCC).
2. The time frame for the Dordon Neighbourhood Plan is aligned to run alongside the Plan period of the Adopted Local Plan (which is up to 2033).
3. The Dordon Neighbourhood Plan will be used by
 - a) Planners at North Warwickshire Borough Council (the planning authority) in assessing future planning applications,
 - b) Developers, as they prepare planning applications for submission to North Warwickshire Borough Council,
 - c) The Parish Council in responding to consultations on applications
 - d) Inspectors will use it at Appeal.
4. Neighbourhood Plans are required to '*have regard to national policies and advice contained in guidance issued by the Secretary of State*'²; national policies are primarily set down within the National Planning Policy Framework (NPPF) and guidance is set down in the Planning Practice Guidance (PPG) - both of these are updated from time to time.
5. The NPPF is clear that '*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*'³ The DNP has to be in general conformity with the growth requirements set at Borough level.
6. All neighbourhood plan policies should be read in conjunction with the adopted policies in North Warwickshire Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
7. At the Borough level, planning policy is formulated and delivered by North Warwickshire Borough Council and this body will continue to have the legal duty to provide this.
8. The Plan area includes the whole of Dordon Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by North Warwickshire Borough Council on 7th November 2017.⁴

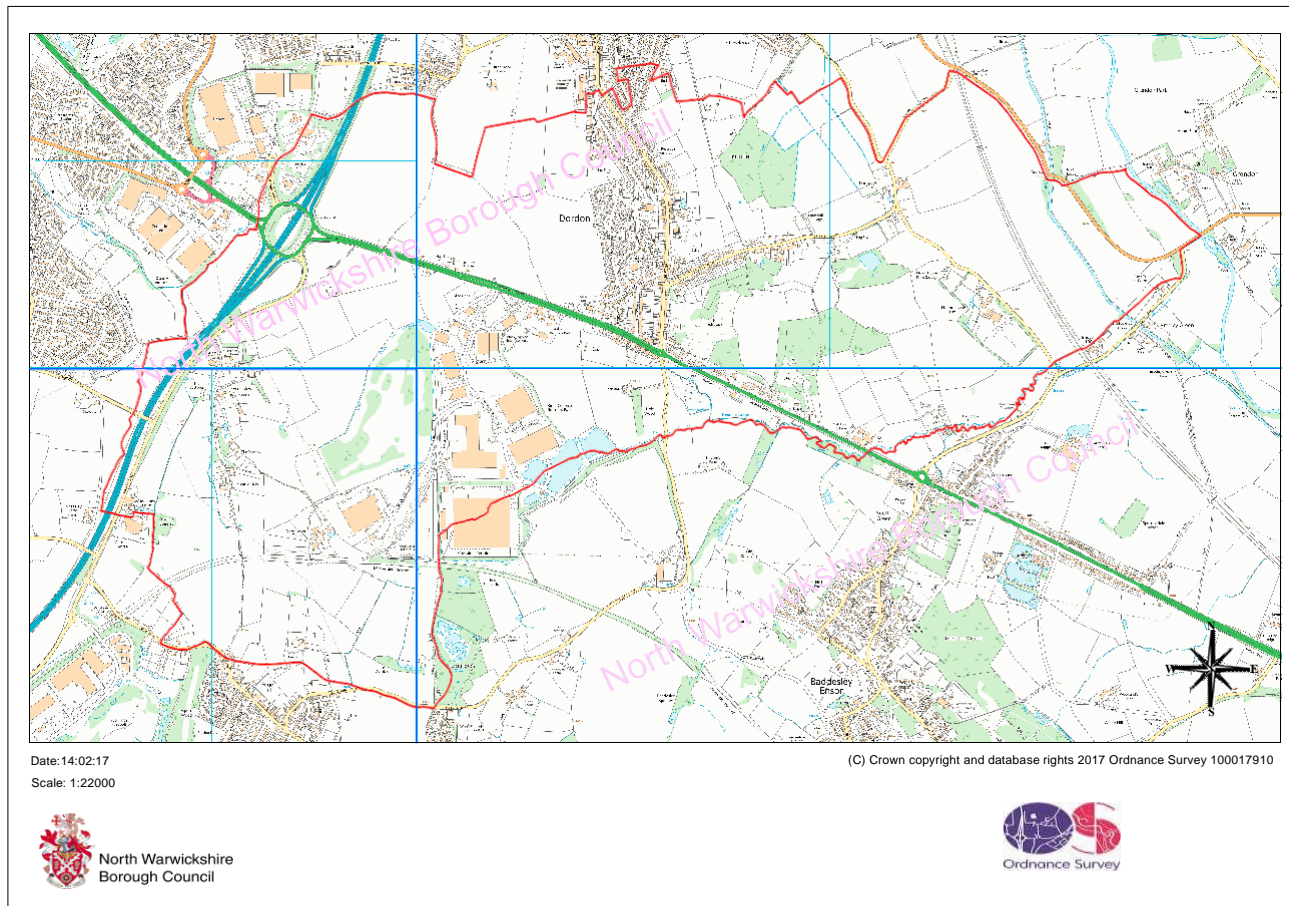
¹ The Local Plan was adopted in September 2021

² [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004

³ NPPF para 29

⁴ See https://www.northwarks.gov.uk/downloads/file/8256/dordon_parish_council_designation_decision

Map 1 Dordon Parish Neighbourhood Plan Area



OS 100060095

9. A number of Borough wide studies that support the Adopted Local Plan have been used to support the preparation of the DNP⁵. These are:
- a) Draft Residential Guidance 2020 and Draft Distinctiveness Guidance⁶
 - b) Historic Environment Assessment of Potential Development Areas within North Warwickshire
 - c) North Warwickshire Green Space Strategy 2019 – 2033
 - d) LUC Historic Environment Assessment 2019
 - e) West Midland Strategic Site Employment Sites Study 2021
10. There are also some local studies which have been commissioned for the Neighbourhood Plan, and local analysis undertaken by the Neighbourhood Plan Steering Group, which also form part of the evidence base these are:
- a) Housing Needs Assessment 2021 done by AECOM
 - b) Dordon Masterplan Framework done by AECOM 2021
 - c) Dordon Design Guidance and Code done by AECOM2022
 - d) Analysis of Buildings for Local Listing done by NPWG2020
 - e) Key Views Assessment done by NPWG2020⁷
 - f) Footpaths Assessment done by NPWG2020⁸

3 The need for a Neighbourhood Plan

Planned Growth and the role of the DNP

11. The Adopted Local Plan allocates sites for over 6183 homes and an additional 57.35 hectares of employment land. There are strategic site allocations along the A5 corridor with other growth at Ansley Common and Hartshill.
12. Included in NWBCs Local Plan is Policy H4 a strategic site allocation which extends beyond Dordon Parish.⁹ Para 2.15 of the Adopted Local Plan states 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.*’
13. There remains significant community concern about the scale and location of growth planned for the Parish. The DNP contains local policies that will bring forward sustainable development by;

⁵ Documents are on NWBC’s web site

⁶ As these are both at draft stage they have been used as background information

⁷ Assessment involved walkabout by NPWG members, discussion and review by wider group (there is no written report)

⁸ Assessment involved walkabout by NPWG members, discussion and review by wider group (there is no written report)

⁹ See NWBC policies map at <https://www.northwarks.gov.uk/downloads/file/8841/adopted-local-plan-maps-site-allocations-and-development-boundaries> see page 3

- a) promoting a constructive dialogue with developers before a planning application is submitted,
- b) providing design policies that ensure new development reflects the distinctive historic and rural character of the Parish and reinforces its special character¹⁰,
- c) protecting and enhancing the landscape character of the area,
- d) ensuring new development meets the housing and employment needs of the area,¹¹
- e) ensuring new development minimises its carbon foot print,
- f) mitigating the risk of flooding,
- g) seeking a net biodiversity gain,
- h) enhancing opportunities for cycling across the whole Parish,
- i) seeking opportunities to maximise the community benefit of development (including through the use of S106 where appropriate¹²).

Other planning issues

14. Dordon is a community of nearly 3500 people and there are many land use issues that concern local residents. These include;

- The protection and enhancement of existing parks and open spaces e.g., Long Street Recreation Ground and Freasley Common
- Ensuring the satisfactory relocation of the allotments and playing fields to land off Browns Lane
- The protection of heritage assets and the recognition of the heritage value of Freasley and the identification of buildings and structures of local historic value
- The continued protection of the Strategic Gap
- The protection and enhancement of existing walking routes and making new routes for walking and cycling
- Improving traffic movements (and reducing traffic where possible) especially along Long Street and New Street where access out of and into Dordon is difficult
- Working with landowners to create Dordon Dell on disused and undevelopable land east of Long Street Recreation Area.¹³

¹⁰ supported by NWBCs Draft Distinctiveness Guide for Dordon and South-east Polesworth Planning and Development Board April 2021 from the LDF Sub Committee February 2021 and Dordon Design and Guidance Code 2022

¹¹ In accordance with national policy (para 29 and footnote 18) a neighbourhood plan must be in general conformity with the strategic policies in NWBC's Local Plan

¹² S106 requirements need to meet the tests set out in the NPPF para 57.

¹³ This is a community aspiration and is described in Appendix A

Climate Change

15. In October 2019 NWBC formally declared a climate emergency. NWBC committed to ‘proactively using local planning powers to accelerate the delivery of net zero carbon new developments and communities’ and noted that ‘North Warwickshire Borough Council is ranked as the joint lowest performing Council in the West Midlands for the measures it has taken to tackle climate change.’¹⁴

16. National policy expects the planning system to support the transition to a low carbon future in the changing climate and that plans should to take a proactive approach to climate change¹⁵. Dordon Parish Council recognize the importance of minimizing the impact of climate change and within the scope of land use planning, policies in the Dordon Parish Neighbourhood Plan seek to assist NWBC to achieve this objective.

Sustainable Development

17. The NPPF¹⁶ states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’. There are 3 elements of sustainability; social, economic and environmental. The Dordon Neighbourhood Plan seeks to create a balance between these three elements whilst working with the scale of growth for Dordon set out in NWBC’s Local Plan.

18. Table 1 shows how the Neighbourhood Plan policies will ensure the right balance is achieved.

Table 1

Sustainable Development Dimensions	Neighbourhood Plan Focus	Neighbourhood Plan Objectives and Policy
Environmental	<ul style="list-style-type: none"> new developments should be well designed¹⁷ and reflect the distinctive local character creating and enhancing walking and cycling routes for local residents and to visitor destinations highlighting the green spaces that are sensitive to development designating Local Green Spaces encouraging the use of small-scale renewable energy initiatives and construction materials encouraging biodiversity 	<p>Community Objectives 1,2,7, 10</p> <p>Neighbourhood Plan Policies 1,2,3,6,7,8,10,13,</p>

¹⁴ See https://www.northwarks.gov.uk/site/scripts/google_results.php?q=climate+emergency

¹⁵ NPPF Para 152/153

¹⁶ NPPF para 7

¹⁷ NPPF para 126

Sustainable Development Dimensions	Neighbourhood Plan Focus	Neighbourhood Plan Objectives and Policy
	<ul style="list-style-type: none"> • reducing the risk of flooding • seeking opportunities to reduce the effects of climate change • promote tree planting 	
Social	<ul style="list-style-type: none"> • protecting and improving community facilities • ensuring that the provision of housing meets local as well as wider needs • encouraging the provision of affordable housing • ensuring the design and layout of major development integrates with Dordon • enabling greater participation and influence over the growth and character of the Parish 	Community Objectives 3,4,9 Neighbourhood Plan policies 1,9,11, 12, 13,14
Economic	<ul style="list-style-type: none"> • ensuring that the form and function of new development integrates with the existing community so that existing businesses benefit from the growth in population and local spending • supporting the allocation of E2 and E3 	Community Objectives 3 Neighbourhood Plan Policies 12, 14

19. There is evidently an overlap between policies that support the improvement of green infrastructure, those that address flooding, promote biodiversity and seek to reduce the impact of climate change. Their division across a number of policies is based on the focus of the evidence. The Neighbourhood Plan Policy will not apply in isolation.

4 Community Aspirations

20. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified community aspirations that are directly related to the Plan policies. These Aspirations are important to the community and will play a key part in the implementation of this Plan. Whilst they are not part of the Neighbourhood Plan, they will contribute to the delivery of the vision and objectives of the Neighbourhood Plan. They are listed at Appendix A along with the policy and community objective to which they relate.

5 Dordon in Context

21. Dordon Parish is located in the northern part of NWBC. Dordon village is broadly a linear settlement and is separated from the M42 by open fields that are designated as ‘the Strategic gap’ in NWBC policy¹⁸. South of the A5 are logistic warehouses, Birch Coppice Business Park, the former spoil heap from Birch Coppice Colliery which is now landscaped, some open fields and the rural hamlet of Freasley.
22. The M42 runs through the western edge of the Parish; Junction 10 is in Dordon Parish and connects the A5 with the motorway. Watling Street (the A5) is an ancient route paved by the Romans in the 1st century AD and runs west to east through the Parish.
23. Archaeological remnants of bronze age settlements and tools and a hoard of Roman coins have been found on the land between the M42 and Birch Coppice Business Park.¹⁹
24. Coal has been mined from the Orchard since Roman times. The Orchard Site was later used for open cast mining and debris from coal extraction is still visible. The Orchard Site is now a designated Local Wildlife Site and will be part of H4 ~~(see Map 4)~~.
25. Deep coal mining at Birch Coppice Colliery began in 1878 when the main shafts and winding towers were constructed. The mine employed up to 1500 miners and closed in 1987. The expansion of Dordon in the 20th century was due in part to the need to provide accommodation for the mine workers.
26. UK Coal sold the site in 1997 and it is now the location of Birch Coppice Business Park which accommodates over 21 businesses including Ocado, UPS and Euro Car Parts. The Business Park employs 6500 people and 38% of the employees live within 5 miles of the Business Park.²⁰

People

27. Data extrapolated by Warwickshire County Council provides a range of useful information.²¹ In 2019 there were 3416 people living in Dordon Parish (2019 estimate) compared to 3215 in 2011.²² (6% increase). In 2011 there were 1286 households with an average household size of 2.5.²³
28. 96% of residents are white British. Dordon’s profile of younger people, working age people and older people, is in line with the national average and younger than the County. Fuel poverty is higher in Dordon at 13% than the County or national average at 10 and 11%.²⁴
29. Figures from Public Health England show that 35% of children in Dordon in Year 6 (age 10/11) are overweight and 16% of children live in low-income families in Dordon, this is more than the County average but less than the Country average.²⁵

¹⁸ See NWBC policy LP4

¹⁹ See history at <https://www.dordonparishcouncil.gov.uk>

²⁰ See <https://www.birchcoppice.co.uk/about/>

²¹ See <https://data.warwickshire.gov.uk/search/?q=>

²² See https://www.nomisweb.co.uk/reports/localarea?compare=E04009639#section_6

²³ At time of writing (October 2022) the census 2021 data for local (ie parished) areas was not publicly available

²⁴ From

<https://data.warwickshire.gov.uk/population/report/view/669a979ad329454ca41a5ba9af04e331/E05007465/>

²⁵ See [https://fingertips.phe.org.uk/profile/national-child-measurement-](https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/0/gid/1938133288/pat/101/par/E07000218/ati/8/are/E05007465/cid/4/tbm/1)

[programme/data#page/0/gid/1938133288/pat/101/par/E07000218/ati/8/are/E05007465/cid/4/tbm/1](https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/0/gid/1938133288/pat/101/par/E07000218/ati/8/are/E05007465/cid/4/tbm/1)

6 Community Vision and Objectives

30. Based on consultation events and questionnaire feedback, members of the NPWG have prepared this community vision.

In 20 years' time Dordon will have retained its village identity and its heritage will have been preserved. Expansion to the west will have been limited and new development to the east of Dordon village will be integrated with the existing built-up area.

Dordon will be enhanced due to the provision of a range of community facilities and near major employment areas. It will have a network of walking and cycling routes that connect to high quality parks, open spaces and woodland and easy access to the surrounding countryside. Dordon will be an attractive, friendly, healthy, green place to live.

31. A range of issues were confirmed through the early consultation processes. The objectives below have been informed by the residents preferred criteria and reflect the greatest concerns of local people and the primary area of focus for this Neighbourhood Plan.

Community Objective 1: Environmental Protection

Development should minimise the impact on the natural environment ensuring that the design and layout of development protects the water courses and considers flood risk and sustainable drainage systems, protects ancient woodland, Local Wildlife Sites, trees and hedgerows.

Community Objective 2: Access to the Countryside

Development will ensure easy, direct access to the countryside by protecting existing local green spaces, wooded areas, and public rights of way where possible. Opportunities to extend the walking/cycling network across the whole Parish is supported.

Community Objective 3: Community Facilities and Local Services

Development will protect and where possible enhance the existing provision of community facilities (especially the village hall) and local services. As the population of the Parish grows, community facilities should be provided to meet the growing need. To improve the Neighbourhood Centre making it more attractive for businesses and shoppers.

Community Objective 4: Integration

New development will integrate easily with the existing settlement pattern so that it sustains and enhances existing local facilities as well as providing additional amenities for a growing population.

Community Objective 5: Getting Around

Development proposals will find engineered solutions to the existing problems of road safety within Dordon for pedestrians, and address the issue of vehicle capacity on Long Street, to reflect the increased traffic volume that will result from the expansion of the village. Making it easier and safer to access work, leisure and local facilities on foot and bike.

Community Objective 6: Protecting the Historic Environment

Development will protect and where possible enhance heritage assets of local or national

significance.
<p>Community Objective 7: Village Identity</p> <p>Any development to the west will ensure there is a sense of space, place and separation between the western edge of the built-up area of Dordon and mainly the M42, in accordance with Local Plan policy LP4.</p>
<p>Community Objective 8: Design Principles</p> <p>All new development will be designed to be in accordance with the standards set out in the National Design Guide, in particular relating to housing design, landscaping and use of Sustainable Drainage Systems to maximise the existing landscape features.</p>
<p>Community Objective 9: Housing Type</p> <p>Future housing types and tenures will provide a mix to support a balanced community of all ages, based on an up-to-date assessment of local housing need.</p>
<p>Community Objective 10: Local Businesses</p> <p>Maximising local employment opportunities by supporting the establishment and/or expansion of businesses in the Parish where this does not encroach on the open countryside and is in accordance with Local Plan policy LP6.</p>
<p>Community Objective 11: Climate Change</p> <p>The use of renewable energy is vital to reduce carbon emissions, improve air quality and to enable the transition to a low carbon future. New development should be designed and constructed to minimise carbon emissions²⁶.</p>

7 Engaging with the Community: A Key Principle

32. This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2022 and 2033. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
33. The NPPF recognises the importance of early discussion between applicants and the local community. *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*²⁷
34. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to applicants as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for major development to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by North Warwickshire Borough Council.

²⁶ In accordance with Building Regulations

²⁷ NPPF para 39

35. The key principle only applies to major development.²⁸

Key Principle: Pre-Application Community Engagement

1. Applicants submitting proposals for major development, are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the community; and
 - b) how issues of concern raised by local people and the Parish Council have been taken into account; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (useful information to assist this assessment is in NWBCs Draft Distinctiveness Guide for Dordon and South-east Polesworth)²⁹ and the Dordon Design Guidance and Code 2022 or equivalent); and
 - d) (where the proposals are for housing development), how this meets local as well as wider housing need.

8 Sustainable Development

36. The Neighbourhood Plan policies will ensure that, whilst development is required to meet wider housing needs (including those of adjoining local authorities) this development will minimise harm to the landscape character and that opportunities are taken to improve biodiversity, address issues of flooding, enhance green infrastructure, ensure spatial (and social) integration, and encourage sustainable construction methods and high-quality design. All of which will ensure development is sustainable.

37. Given the scale of development proposed up to 2033 in Dordon, Neighbourhood Plan Policy **DNP1** sets out a policy framework to define sustainable development in the context of the Parish.

*Policy **DNP1** Sustainable Development*

1. Development should be located so that it can make a positive contribution towards the achievement of sustainable development. Development proposals will be supported which address the following matters;
 - a) are of a density, layout and design that integrates and is compatible with the character, appearance and amenity of that part of the Parish in which it is located (**especially** where it is adjoining the existing built up area) ~~as identified in Policy 4,~~
 - b) maintains the sense of space, place and separation on land to the West of the Parish taking into account the amenity of Dordon Residents,
 - c) respects the identified Local Wildlife Sites and areas designated for their nature conservation or priority habitat (as identified on Map 2 and Map 3),
 - d) enhances the biodiversity of the site in accordance with biodiversity net gain requirements as set out in national legislation,

²⁸ Defined as *For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more.*

²⁹ From Planning and Development Board April 2021 from the LDF Sub Committee February 2021

- e) incorporates into the scheme any natural or built features on the site that have heritage or nature conservation value where practicable,**
- f) is well located in relation to public transport and local services,**
- g) promotes active travel (cycling and walking),**
- h) ensures the risk of flooding is not increased elsewhere and, where applicable, includes sustainable drainage systems,**
- i) maximises water efficiency,**
- j) uses sustainable construction methods and materials,**
- k) locates development close to bus routes, local services and facilities where possible.**

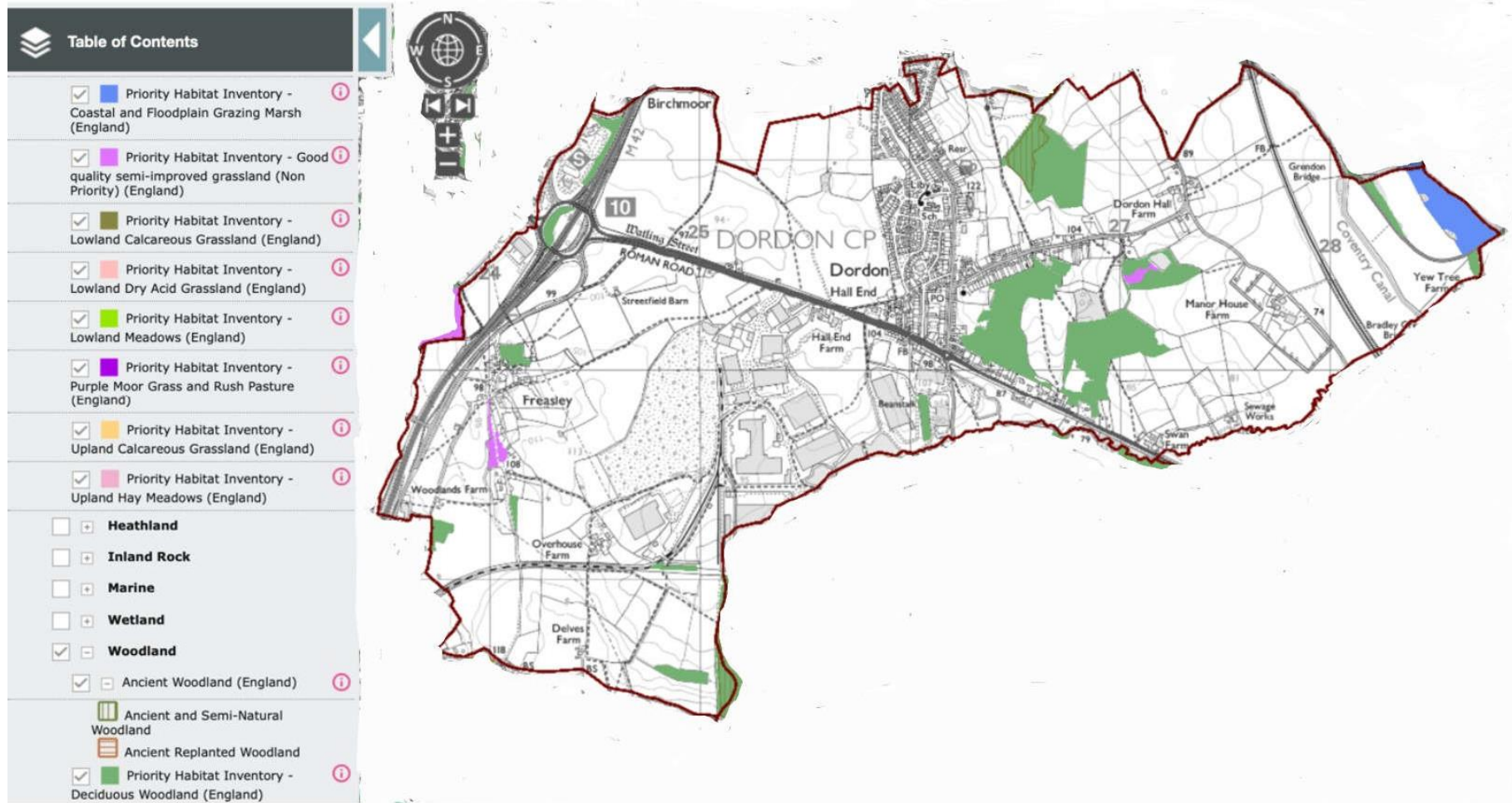
9 Protecting the Natural Environment and Enhancing Biodiversity

38. Map 2 is the magic map from Defra showing areas of priority habitat.³⁰ The areas on the priority habitat inventory are also Local Wildlife Sites. Although there are more areas identified as Local Wildlife Sites to the south of the A5 (see Map 3 below).

39. The map also shows the extent of the ancient woodland at the Hollies, the deciduous woodland, areas of good quality semi-improved grassland and beyond the railway line the area of flood plain.

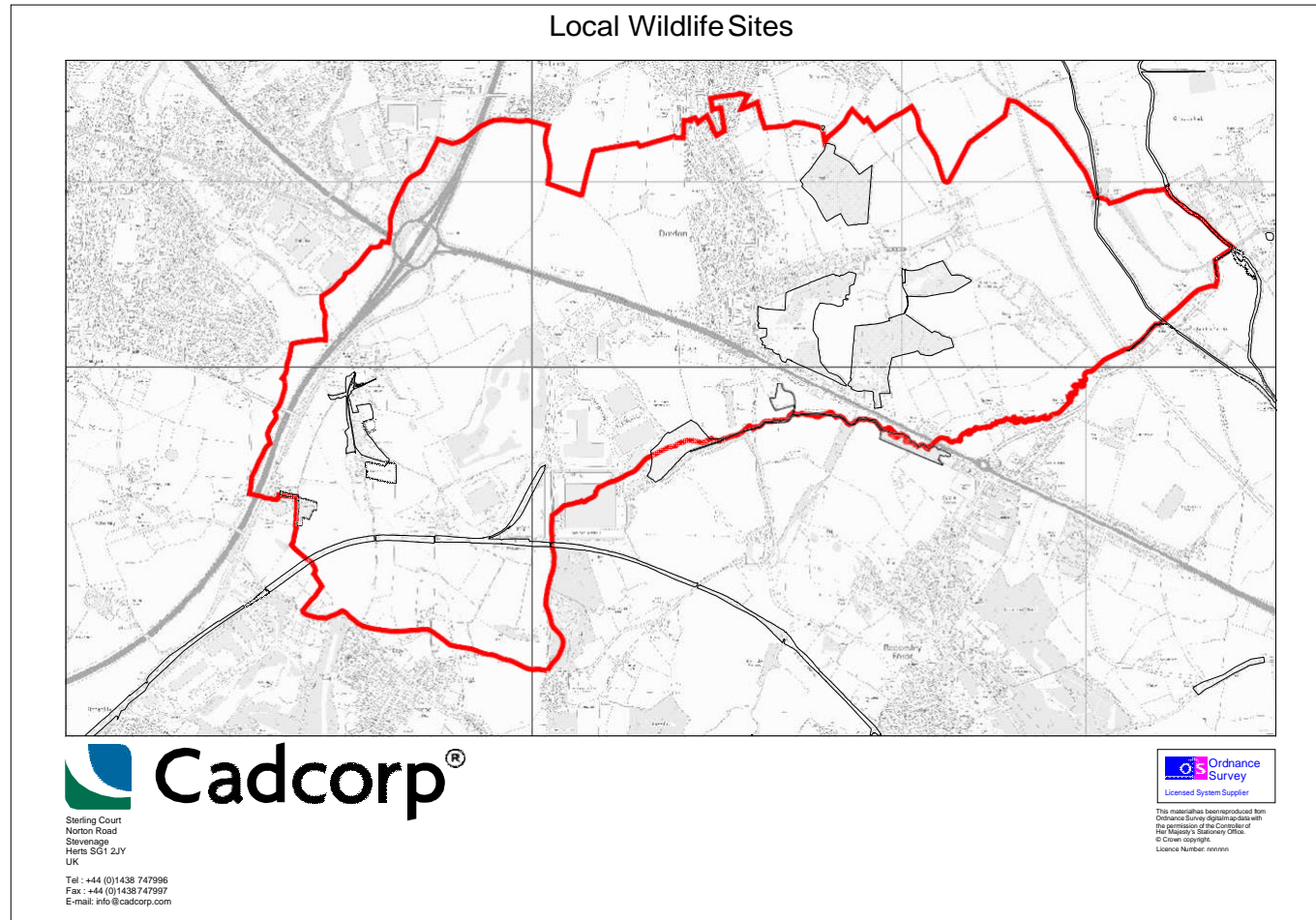
³⁰ See <https://magic.defra.gov.uk/magicmap.aspx>

Map 2 Priority Habitats in Dordon Parish



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Map 3 NWBC Designated Local Wildlife Sites



OS100060095

40. The land to the west of Dordon village is in the Tamworth Fringe Uplands Landscape Character Area (LCA), the village itself and all the land to the east is part of the Anker Valley LCA. The parish character is mostly rural to the east of Dordon village. To the west the industrial buildings at Birch Coppice Business Park are visible across the landscape and influence its character. Appendix C provides a summary of the key points based on the descriptions in the North Warwickshire Landscape Character Assessment Study 2010 that informs the Adopted Local Plan and DNP policies 2 and 3.³¹

Trees and hedgerows

41. Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more. The Royal Horticultural Society has produced guidance on the best hedges to provide environmental benefits.³²
42. Trees will also help the Parish adapt to the effects of climate change. Planting more trees in strategic spaces is a key priority for the community. The location for the new trees will be agreed between partners including the community, the landowner and NWBC where necessary.
43. The extent of development allocated in the Parish over the Neighbourhood Plan period means that it is likely that existing mature trees may also be lost. It is a fact that compensatory planting of new trees does not offset the loss of mature trees³³. A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. Where trees are removed as part of a development scheme they should be replaced. There should be no net loss of tree canopy and where possible a net gain. This may mean planting more than one tree to replace a mature tree (where it had a large tree canopy). This is considered a reasonable policy response recognising the environmental loss of mature trees.
44. Also, in an urban environment many newly planted trees may not survive, so multiple planting helps to ensure that the tree population (and hence tree canopy cover) is at least maintained and possibly enhanced.³⁴
45. The inclusion of street trees is supported in the NPPF³⁵ unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate. There would need to be consultation with WCC on the provision of street trees.

Water Courses

46. The River Anker and Coventry Canal run discretely through the eastern edge of the Parish. Penmire Brook forms the southern and eastern boundary to the Parish. Unnamed water courses intersect the land east of Dordon and the lagoons next to Birch Coppice Business Park are a Local Wildlife Site. Water corridors can be rich in biodiversity.
47. Drainage and managing water in relation to flood risk is addressed in the section on flooding. But well-designed Sustainable Drainage Systems (SuDS) are not centrally about flood defence but incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces that have a high biodiversity value. SuDS have wider environmental and community gains should be designed to best practice contained in the CIRIA industry best practice guidance document, The SuDS Manual.
48. Any sites over 1 hectare are classed as major development therefore in line with the National Planning Policy Framework, a site-specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.
49. WCC LLFA are aware of channel capacity issues on the Penmire Brook in the adjacent Parish. Opportunities should be sought to reduce and manage runoff into the brook for the benefit of the downstream flood risk.
50. There are many dry ditches located adjacent to roads and site boundaries. Dry ditches require wider grassed verges which provide a significant contribution to the local setting, character and biodiversity of the local area. These features are effective for the sustainable management of surface water and where possible they should be retained as part of a SuDs scheme.

Birds

51. Appendix D provides a detailed analysis of the birds on the Birds of Conservation Concern 4 Red List (May 2021) provided by a resident and amateur ornithologist. The list shows the wide range of birds and is evidence that the Parish provides a rich habitat for these birds. Development sites can still provide habitat for these birds, where the landscape management plan includes landscape buffers around sensitive sites (for example the Hollies and the Local Wildlife Sites). The planting of trees, shrubs, and herbaceous plants and sowing of wildflower mixes must comprise native species typical of the region and locally distinctive to the environs of Dordon. Residential planting should use species of high value to pollinators and not be invasive.

Biodiversity Net Gain

52. The Environment Act 2021 requires Local Authorities to produce Local Nature Recovery Strategies and for development to achieve a 10% net biodiversity gain. This requirement will amend the Town and Country Planning Act and is expected to become law in winter 2023. Development should provide a net biodiversity gain either on or off site in accordance with the most up to date legislation.
53. Within a development, there are many opportunities to design in features that will deliver net positive biodiversity. Sites can include planned areas of habitat retention, buffering and creation. In addition, formal areas of green spaces, engineered structures and buildings can all be enhanced for wildlife and people, even where biodiversity is not the primary objective.

54 Best practice advice is available on how sites can be developed to enhance biodiversity. Dordon Parish Council will use the guidance on its website to understand the extent to which planning applications have considered best practice in major development³⁶.

Policy DNP2 Protecting the Natural Environment and Enhancing Biodiversity

1. As appropriate to their scale, nature and location, development proposals should conserve or enhance biodiversity value in accordance with national legislation³⁷. Enhancement measures may include;
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wild flower meadows and strips,
 - c) encouraging native trees and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) encouraging the creation of sustainable drainage schemes (SuDS), (e.g., rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,
 - e) the installation of habitat features (including nest boxes) and/or the carrying out of a planting programme) ~~to benefit bats and suited to bird species of conservation concern, (as particularly those identified in Appendix D or a later study undertaken by an ornithologist), and bats~~
 - f) improvements to the water courses that increase biodiversity,
 - g) minimising the impact of light pollution.

2. Compensatory measures, involving the creation of off-site habitat and/or relocation of species, should only be used as a last resort and agreed by North Warwickshire Borough Council. ~~Mitigation or compensatory measures should be targeted to benefit local conservation priorities identified in an up-to-date assessment and be in accordance with Local Nature Recovery Strategies (or equivalent), and implemented in partnership with an appropriate nature conservation body.~~ Mitigation or compensatory measures should be targeted to benefit local conservation priorities as identified in any Local Nature Recovery Strategy covering the area and implemented in partnership with an appropriate nature conservation body.

3. Mature hedgerows identified as significant to the character of the Parish should be retained where possible. (These ~~are include, but are not limited to,~~ the hedgerow along the Coffin Trail, hedgerows lining Dordon Hall Lane leading to St Helena and Dunn's Lane).

4. As appropriate to their scale, nature and location and in accordance with national policy, a tree-planting programme should be incorporated into development proposals so that there is no net loss of tree canopy and where possible a net gain. Where on site provision is not feasible off-site provision within the Parish may be acceptable. Planning conditions or legal agreements should be used to secure this outcome. New streets should be tree lined where possible in accordance with Paragraph 131 of the National Planning Policy Framework³⁸.

Dordon Neighbourhood Plan
development at <https://dordon.neighbourhoodplan.uk/evidence-base>

2022-2033

³⁷ NPPF para 174d

³⁸ In accordance with footnote 50 of the NPPF, unless there are clear, justifiable and compelling reasons why this would be inappropriate.

10 Local Green Spaces

55. The National Planning Policy Framework³⁹ affords Local Plans and Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

56. The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services'*.

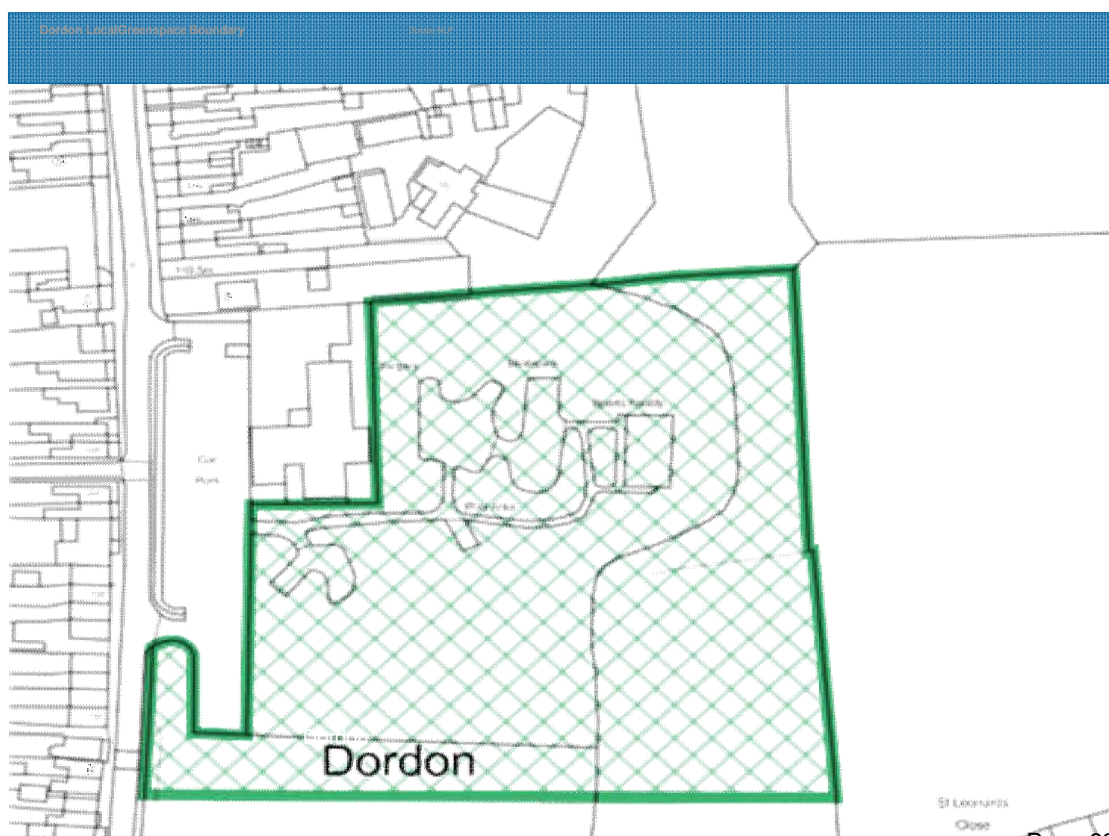
57. The NPWG consider that Long Street and Freasley Common meet the criteria.

58. Long Street Recreation Ground is well-managed and includes a play area for children and green space and seating for older people. The 2021 Household Survey demonstrated the significant local value of Long Street Recreation Ground and that it is very well used by local people.

59. It meets the NPPF para 102 tests because it is demonstrably special to local people, has a significant recreational value and is located at the centre of the Dordon community. This policy demonstrates the community value of this space. (Its designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

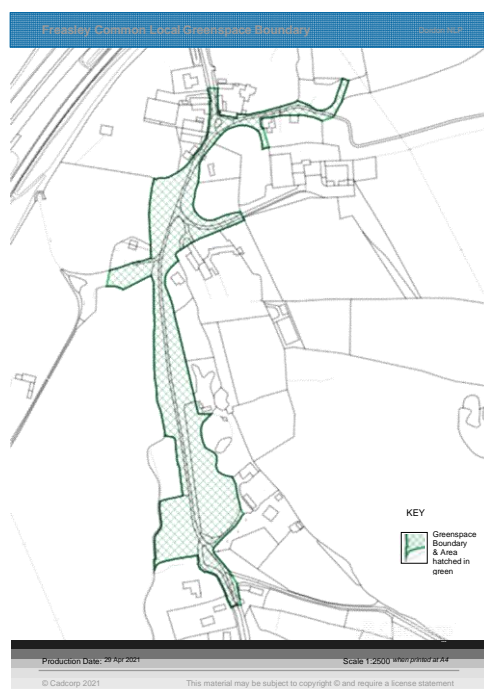
60. A Community Aspiration (see Appendix A) is to secure an access route for pedestrians to connect from Long Street Recreation Ground to the east. On this basis the LGS boundary excludes an area to the south of the Long Street Recreation Ground to allow the access route through.

Map 4a Local Green Space Long Street Recreation Ground



61. Freasley Common is land owned by the Parish Council. The Common forms an open green space that become wide open spaces in places along the main street in Freasley called The Green. The Common contributes to the sense of calm, rurality and tranquility in Freasley despite its location near the M42. It is a treasured space being enclosed by mature trees and hedges and contrasts with so much of the wider Parish.
62. It meets the NPPF para 102 tests because it is demonstrably special to local people, has a significant value for its tranquility and is located at the centre of the small Freasley community

Map 4b Local Green Space Freasley Common



OS Licence 0100060095

Policy DNP3 Designation of Local Green Spaces

- 1. Long Street Recreation Ground and Freasley Common as identified on Map 4a and 4b are designated Local Green Spaces.**
- 2. Policies for managing development within a Local Green Space should be consistent with national policy on Green Belts.**

11 Protecting Landscape Character

Key Views

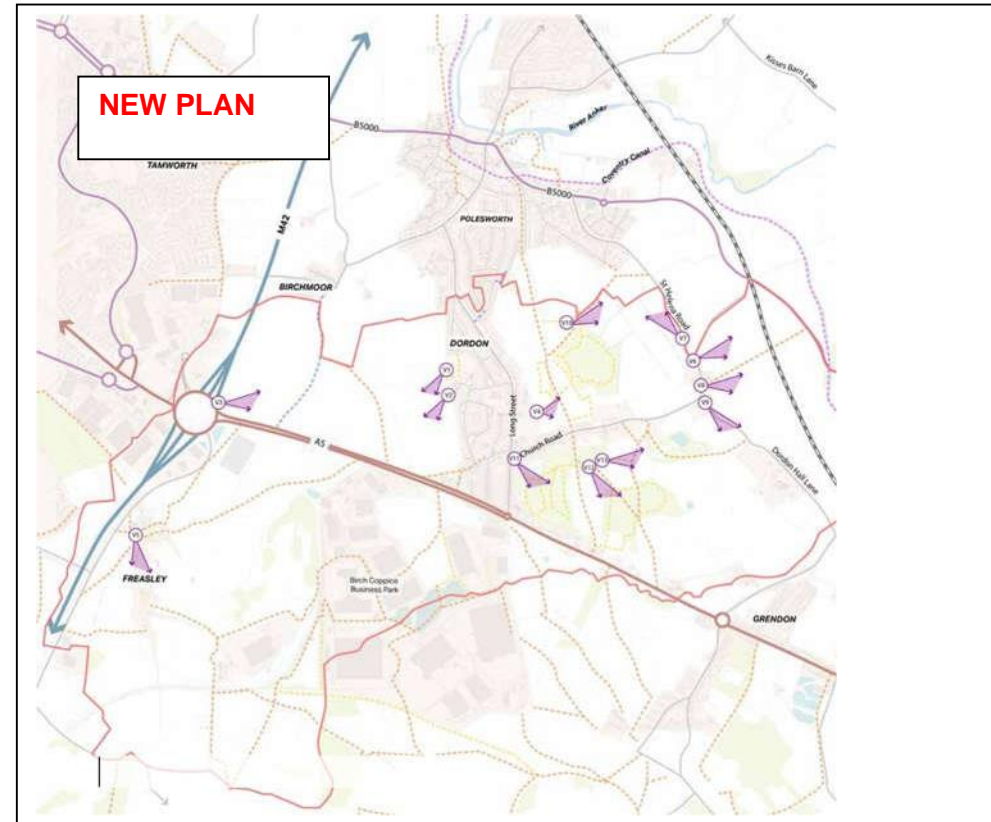
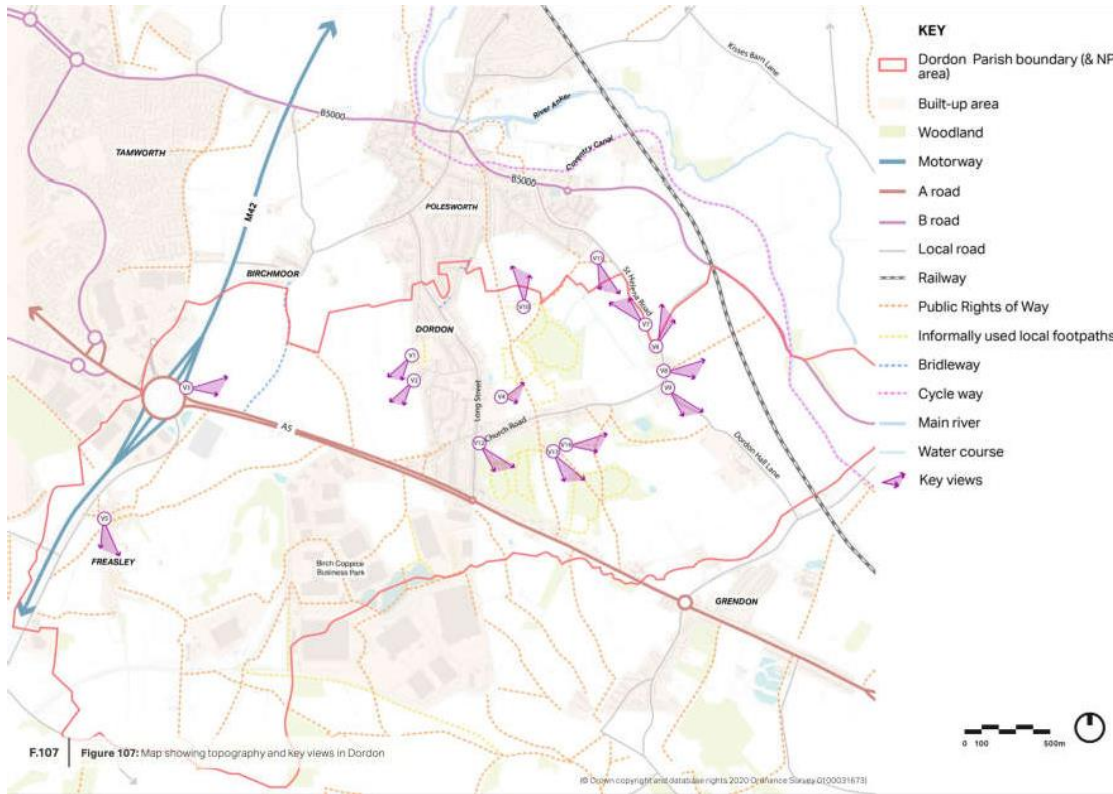
63. The NWBC LCA shows how the land in Dordon Parish is undulating and intersected with hedgerows, footpaths and clusters of trees. Dordon village is on a ridge and the land to the west of the built-up edge (north of the A5) drops down and is open in character up to the boundary of the M42.
64. The topography of the Parish affords medium and long views into and out of Dordon village. The Map below shows the key views across the Parish. These were identified by the NPWG and is based on both local research and work with AECOM. They are views from publicly accessible locations across the Parish that the local community consider are key in defining the character of the Parish. These are considered the Key Views. It is important that future development takes into account these views. For example, one of the reasons Long Street Recreation Area is highly valued are the views to the east to what is presently the open countryside.
65. Appendix B provides a list of photos of each viewpoint. The key views are not intended to be a bar to development but to provide more information about the variety of the landscape and to

identify the viewpoints that are valued by the community. Local people acknowledge that development may take place within these key views, but where possible they would like the layout of development to provide glimpses between buildings to countryside views beyond.

66. Map 5 below is also available on the DNP web site under supporting documents.

Map 5 Key Views TO BE UPDATED

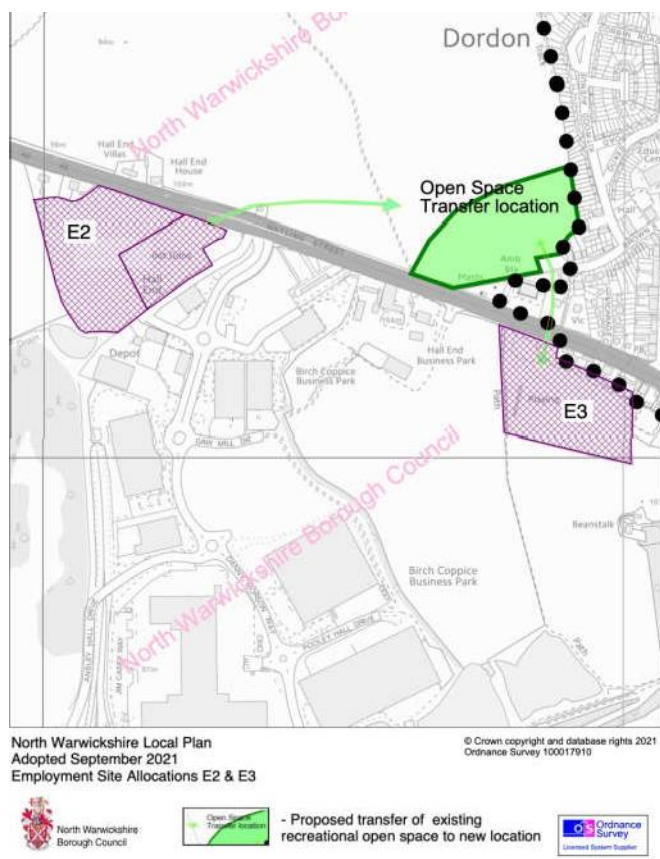
OS 100060095 (note that informal routes shown indicate informal places where people walk)



The relocation of Community Facilities in the Strategic Gap.

- 67. The open land between Dordon village and the M42 is the **main area of the Strategic Gap within the Dordon Neighbourhood Plan Area** (see LP4 of the Adopted Local Plan). One of the Local Plan’s strategic aims through Policy LP4 (Strategic Gap) is to protect the Strategic Gap between Tamworth and Polesworth with Dordon, with development coming forward only if certain criteria are met relating to the need to find land for land for employment use.
- 68. As part of a proposal to provide more suitably located employment land, Adopted Local Plan policies E2 and E3 relocate the Birch Coppice Club House, playing fields and allotments that are south of the A5 to an area shown on the proposals map in the Strategic Gap (see Map 6 below). Comments from NWBC note that this area is expected to accommodate the equivalent of the two sites south of the A5 but E2 and E3 are not in the same ownership.
- 69. The new location for the community facilities and allotments is shown in the corner of the Strategic Gap and is intended to be accessed from Browns Lane.
- 70. NWBC also note that as the Borough Council own/control the allotments they would not be released unless a replacement in the area to the north of the A5 was provided of the same size/area with expected improvements to the existing allotment facilities and services standard (not simply an ‘equivalent’) as noted in Policy E2.⁴⁰

Map 6 showing relocation of Birch Coppice Sports Club and Allotments in the Strategic gap



⁴⁰ Adopted Local Plan E2 page 98

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71. To be in accordance with LP4, the relocated Birch Coppice Club House will need to demonstrate it has been designed sympathetically, given its visually prominent location on the edge of the Strategic Gap. The opportunity for improving community facilities is addressed in the section on community facilities below.

Policy DNP4 Protecting the Landscape Character

1. Development proposals, as appropriate to their scale, nature and location, should be designed to take account of the landscape, the landscape character and topographical setting of the neighbourhood area and its urban environment which contribute to the distinctive character of the Parish.
2. Where possible, development proposals should take into account the key views on Map 5 in their location and layout.
3. The undulating landscape, mature woodland, clumps and individual mature trees and hedgerows lining the ancient tracks and routes strongly inform the character of the land to the east ~~and should be protected of the built-up form of Dordon and should be taken into account.~~
4. Development should take account of the way in which it contributes to the wider character of the neighbourhood area. The layout, scale and boundary treatment of any applicable development should seek to retain a sense of space, place and (where relevant) separation⁴¹.
5. Where appropriate, development proposals should demonstrate the way in which they have taken account of the actions **identified in the landscape management strategies of the landscape and built features** recommended for the Landscape Character Area in the NWBC landscape Character Assessment (Area 3 the Anker Valley – Land east of Dordon village and Area 5 Tamworth Fringe Uplands - Land west of Dordon village).
6. As appropriate to its scale, nature and location, development proposals across the Neighbourhood Area should demonstrate they are sympathetic to the landscape setting as defined in the **NWBC Landscape Character Assessment Dordon Design Guidance and Code**.

All applicants shall show that they have taken into account the matters identified above. However, the provisions of strategic Local Plan Policies LP4 (Strategic Gap), LP6 (Additional Employment Land) and H4 (Land to the east of Polesworth and Dordon) shall have priority

12 Creating a Green Network Around Dordon Parish

72. On average Dordon's residents are less healthy than the County or national average. 35% of Year 6s carry excess weight, and 10.5% reported to have day to day activities limited a lot compared to 7.7% for Warwickshire and 8.3% for England.

73. WCCs Public Health team advise that

- the prevalence of diabetes and Coronary Heart Disease (CHD) in 2016/17 at the Dordon and Polesworth Group Practice was significantly higher than the England rate.

- the prevalence of hypertension was significantly higher than the England rate in 2016/17,

⁴¹ On the west side of Dordon Parish this is subject to LP4 Strategic Gap and LP6 Additional Employment Land.

- the estimated prevalence of undiagnosed hypertension was also significantly higher than the England rate
 - the recorded prevalence of depression at both Dordon and Polesworth Group Practice (12.5%) was significantly higher than both the England rate (9.1%) and the Warwickshire North CCG (Clinical Commissioning Group) rate (7.7%).⁴²
74. It is vital that children grow up being active – safe routes to school that are fun encourage a concept of play on the way and can make car free trips more fun for children making them want to walk or cycle to school.
75. This Neighbourhood Plan seeks opportunities to protect existing walking/cycling routes and to create new routes where possible to encourage active travel.
76. Air quality is also poor along the A5 in Dordon. The 2021 Air Quality Status Report identified that on Watling Street nitrate levels were very near the existing legal limits in 2020.⁴³ The planning system seeks to reduce car usage and to promote development patterns that enable people to access work, school, the shops and leisure activities on foot, bike or public transport.
77. The scale of growth in the Parish will increase traffic volume. The NPPF⁴⁴ requires large scale development to include a '*genuine choice of transport modes.*' This includes cycling and walking with the multi benefits of promoting a healthy lifestyle, reducing car usage and improving air quality.
78. There is strong and growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. A recent study based in the UK with over 20,000 participants estimated that people may only need to spend two hours each week outdoors in green spaces to derive significant wellbeing benefits.⁴⁵
79. The DNP proposes the creation of a Dordon Green Network. This is a concept for the long-term linking of publicly accessible green spaces and routes around the Parish to create an attractive network of open spaces and connecting routes which are rich in biodiversity, heritage and landscape value. The outer route could be served by a network of smaller local routes leading from the community to the outer edge; and where appropriate to the wider countryside beyond.
80. The existing footpaths and narrow country lanes (particularly Dordon Hall Lane from Manor House Farm Cottage to Saint Helena Road and Dunn's Lane)⁴⁶ provide a network of routes that have been used by local people.
81. The 2021 Household Survey revealed the value and significance of this network of walking routes, and the desire to extend these as well as to make cycling safer, especially to get to Tamworth in the west and the Anker Valley in the east.

⁴² Regulation 14 consultation response

⁴³ See https://www.northwarks.gov.uk/downloads/file/8932/air_quality_progress_report_2021 . See table B.1 for tubes diffusion results for 426025, 426026 and 425943 NO2 were between 35.0 and 35.4 where the legal limit is 40.

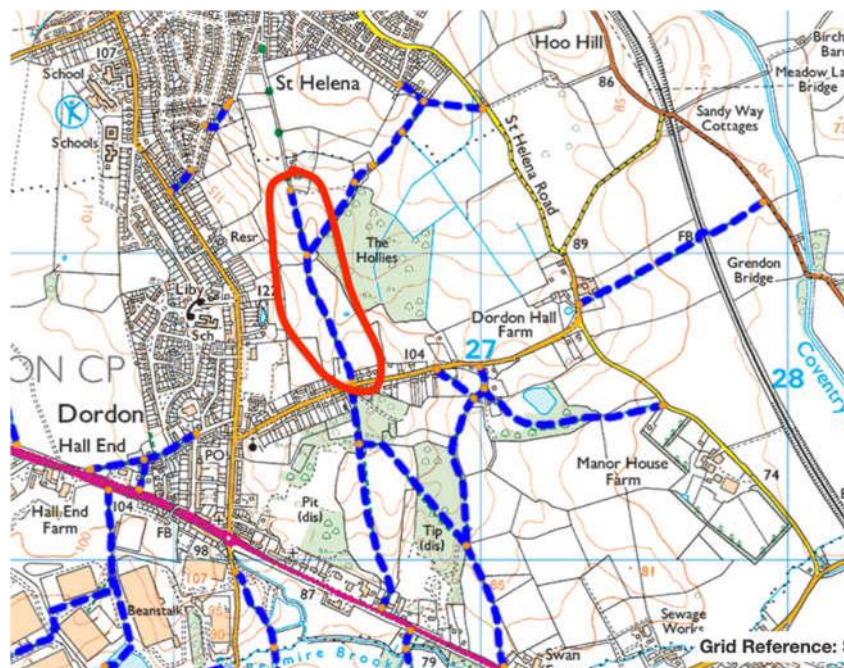
⁴⁴ NPPF para 105

⁴⁵ See <https://www.newscientist.com/article/2206249-two-hours-a-week-spent-outdoors-in-nature-linked-with-better-health/> and WCC Public Health Reg 14 consultation response

⁴⁶ These are unclassified D roads unsuitable for large traffic volumes

82. Where new development affects a Public Rights of Way (ProW) it is a legal requirement for that route to be diverted. Where this has not occurred the Parish Council will liaise with Warwickshire County Council to ensure that the ProW is not lost. There are various routes south of the A5 that run around Birch Coppice Business Park.
83. Map 7 below shows the extensive network of ProW⁴⁷. Some ProW have been blocked off by development and it is important that, wherever possible, suitable diversions are in place, which are accessible and remain functional, both now and in the future. Where practicable and with permission of the landowner, the community support protecting and extending the network of footpaths across the Parish.
84. The open countryside will be developed as part of major development on land to the east of Dordon. There are Y shaped ProW that run north south across the land east of Dordon and various other informal routes that combine to provide a network of highly valued walking routes. The north – south route is an historic route known locally as the Coffin Trail and it provides a direct walking route between the parish churches of Dordon and Polesworth. The route is lined with an ancient hedgerow and passes to the west of the Hollies ancient woodland.

Map 7 Coffin Trail Public Right of Way (circled in red) running north from Church Road/Dunns Lane to Common Lane extracted from the Warwickshire County Council map at <https://rowreporting.warwickshire.gov.uk/CAMSWeb/standardmap.aspx>



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85. There will be new opportunities to create cycle routes as part of major development on the land east of Dordon. Encouraging cycle routes that connect with a wider network is useful to commuters and would provide alternative travel options.
86. The creation of a Local Green Network should be designed to create Suitable Alternative Natural Green Spaces (SANGS) that would focus footfall and mitigate disturbance around protected areas (for example ancient woodland). Question 24 of the 2021 Household Survey asked respondents

⁴⁷ See <https://rowreporting.warwickshire.gov.uk/CAMSWeb/standardmap.aspx>

to rank what type of community facility was most needed. Significantly 'more open spaces' scored the highest.

87. The provision of this Local Green Network will require the Parish Council to work with developers and landowners as part of a long-term aspiration to connect existing routes and to create a wider green network.⁴⁸ This is a community aspiration (see Appendix A). Opportunities will be taken to work with developers to ensure that existing public rights of way are protected.
88. Accessibility for all to existing and new green infrastructure is important to the community and the use of S106 contributions to improve access for all is supported.

Policy DNP5 Creating a Local Green Network

1. **Otherwise acceptable proposals which will contribute to protecting and improving Public Rights of Way where practicable (or which diverts them where necessary⁴⁹) will be supported.**
2. **Proposals should, as appropriate to their scale, nature and location, demonstrate the way in which they would;**
 - a) **protect and where possible extend footpaths and cycle routes,**
 - b) **enhance the attractiveness of walking and non-motorised transport in and around the Parish,**
 - c) **add to the connectivity between existing footpaths, roadways and cycle ways in and around the Parish,**
 - d) **accommodate the requirements of people with limited mobility to access existing and any new Green Infrastructure provision.**
3. **Development proposals should take into account the historic Coffin Trail (ProW) and its ancient hedgerow, proposals should ensure its north south route is protected.⁵⁰**
4. **A layout which promotes new connections to existing walking and cycling routes will ensure new development is integrated with the existing settlements and will be supported.**
5. **Opportunities to improve non-vehicular linkages between existing routes from the edge of Dordon into its centre and to the open spaces within Dordon are supported.**
6. **Proposals which enhance pedestrian safety along New Street and Long Street in accordance with national guidance (NPPF Paragraph 112 a) and c)) will be supported.**

⁴⁸ All contributions must relate directly to the development in order to be compliant with paragraph 57 of the NPPF

⁴⁹ In accordance with TCPA 1990 section 257

⁵⁰ It is accepted that the Coffin Trail may need to be intersected by roads and footpaths/cycleways

13 Protecting and Enhancing Heritage Assets

89. The term ‘heritage assets’ includes listed buildings and structures, locally listed buildings, **non-designated assets**, conservation areas and items on the Historic Environment Record.

90. There are 8 listed buildings or structures in the Parish⁵¹. These are shown on Map 8a:

Dordon Hall	Freasely Hall
Grendon Bridge ⁵²	Sycamore Cottage Freasely
Coventry Canal Milestone Bridge	Yew House Freasely
Garden walls and Gate Piers Freasley Hall	Hall End Hall Watling Street, Dordon

91. There are 39 entries on the Warwickshire Historic Environment Record relating to Dordon which demonstrates the long and varied history of the Parish. Entries include remains of an Iron Age settlement and industrial heritage from the mining industry. From recent archaeological surveys there is evidence of Neolithic and Bronze Age occupation within the Parish.

92. From the junction of St Helena and Dordon Hall Lane going north, the lanes drop down to Polesworth (see photo for Key View 7 at Appendix B). Travelling south along Dordon Hall Lane the route drops toward Grendon. Dordon Hall and the historic lanes combine to give this part of the Parish a historic rural character.

93. Dordon Parish Council remain in discussion with NWBC to identify an appropriate mechanism for recognising and protecting this historic part of the Parish.

94. NWBC are in the process of preparing a Local List. The NPWG have identified the following buildings and structures which they have nominated for Local Listing as part of the Neighbourhood Plan process. All the information to justify the local listing status is at <https://www.dordonparishcouncil.gov.uk/heritage-assets.html> and has been previously provided in accordance with advice from NWBCs Conservation Officer. This information is being reviewed by NWBC. The list is not exhaustive and work with the Conservation Officer is on-going.

95. The layout and design of development must demonstrate an understanding of the contribution of the heritage assets in the landscape. Development in the vicinity of the narrow country lanes (which were drovers’ lanes), particularly the stretch of Dordon Hall Lane running from Manor House Farm Cottage to St Helena, and Dunn’s Lane (see Map 8b), should make a similar assessment reflecting the relative significance of the historic lanes.⁵³

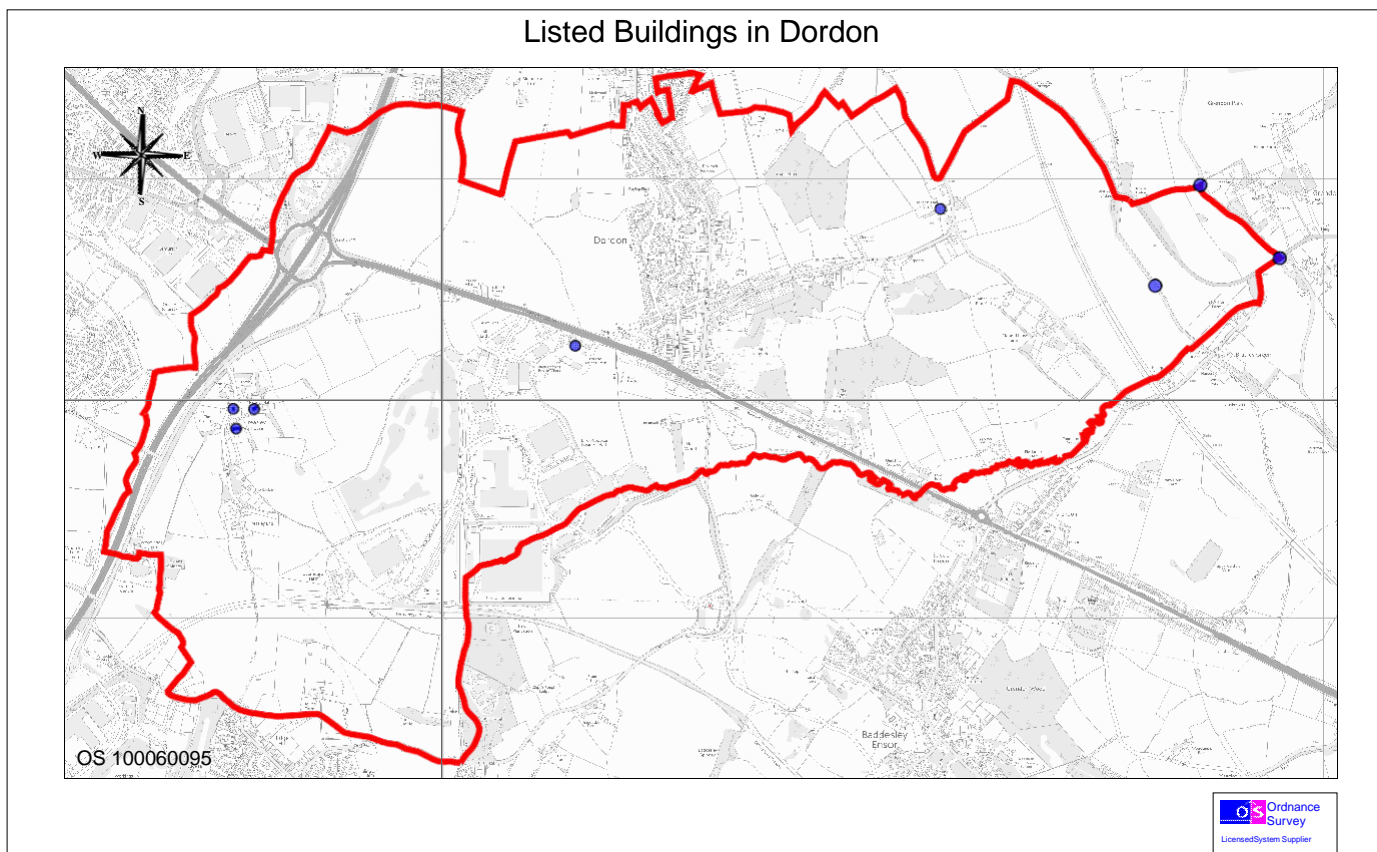
96. The Hollow Way is a medieval route recorded on the Historic Environment Record; development should take into account the impact on it commensurate with its historic significance.

⁵¹ The up-to-date list can be found at www.historicengland.org.uk/list

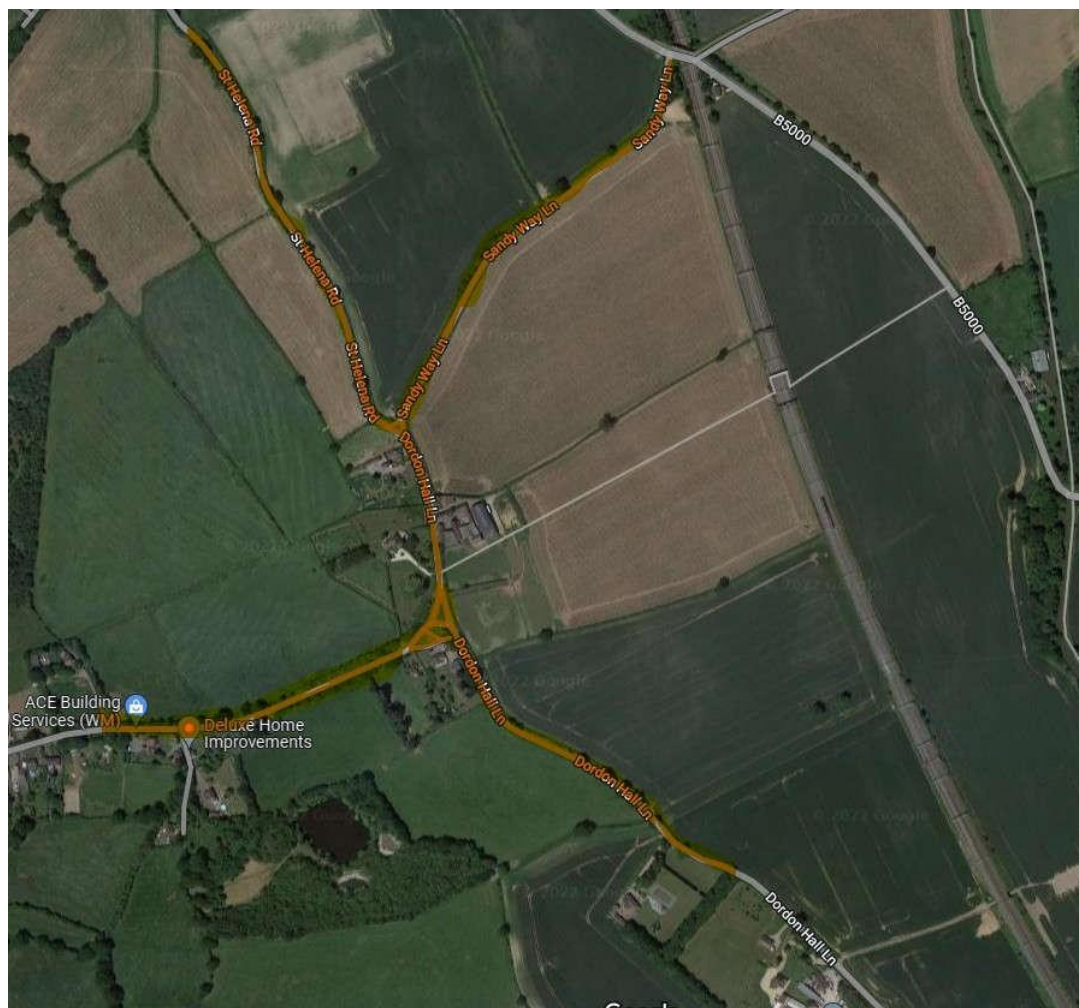
⁵² Grendon Bridge in Dordon Parish is Grade 11* and is on the 2020 Heritage at Risk Register see <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=grendon+bridge>

⁵³ See NPPF para 193

Map 8a Listed Buildings and Structures



Map 8b The Stretch of Drivers' Lanes that have historic and landscape significance within Dordon Parish (highlighted in orange)



97. Where development affecting heritage assets is proposed, the Parish Council will seek to work with the owners to protect the asset where that may be necessary. Sensitive work to ensure there is no erosion of these heritage assets is also encouraged.

98. Dordon Parish Council have also been working with NWBC to seek the designation of a part of the Freasley village as a Conservation Area. This is a community aspiration and is included at Appendix A.

Policy *DNP6* Protecting and Enhancing Heritage Assets

- 1. Development should demonstrate an understanding of the history of the area. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:**
 - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;**
 - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;**
 - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design**

and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;

- d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;

~~2. Proposals that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, where it can be demonstrated that:~~

- ~~a) the nature of the heritage asset prevents a reasonable use of the site;~~
~~b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;~~
~~c) the harm or loss is outweighed by the benefit of bringing the site back into use.~~
 Proposals that will lead to substantial harm or total loss of significance to a designated heritage asset will be dealt with in accordance with Paragraph 201 of the NPPF.

~~3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset (including their setting) will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.~~

4. The following are nominated ~~as non-designated heritage assets~~ for inclusion on the Local List of Heritage Assets for further consideration by NWBC:

Dordon Village Hall
 Dordon Men's Institute
 Dordon Congregational Church
~~Dordon Church Hall~~
 Dordon War Memorial
 Dordon Working Men's Club
 Hall End Hall Farm Barn
 St Leonards Church
~~St Leonards Church Hall~~
 Dordon Hall Farm Buildings
 Lee's Cottage

~~5. The restoration of listed buildings on Historic England's Heritage at Risk register, will be supported where the proposal is compatible with the designation provided that the proposal;~~

- a) recognises the significance of the heritage asset as an integral part of the proposal and its design and layout,
 b) recognises the significance of the heritage asset as a central part of the design and layout,
 c) has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest, and
 d) removes or seeks to remove the risk to the heritage asset.

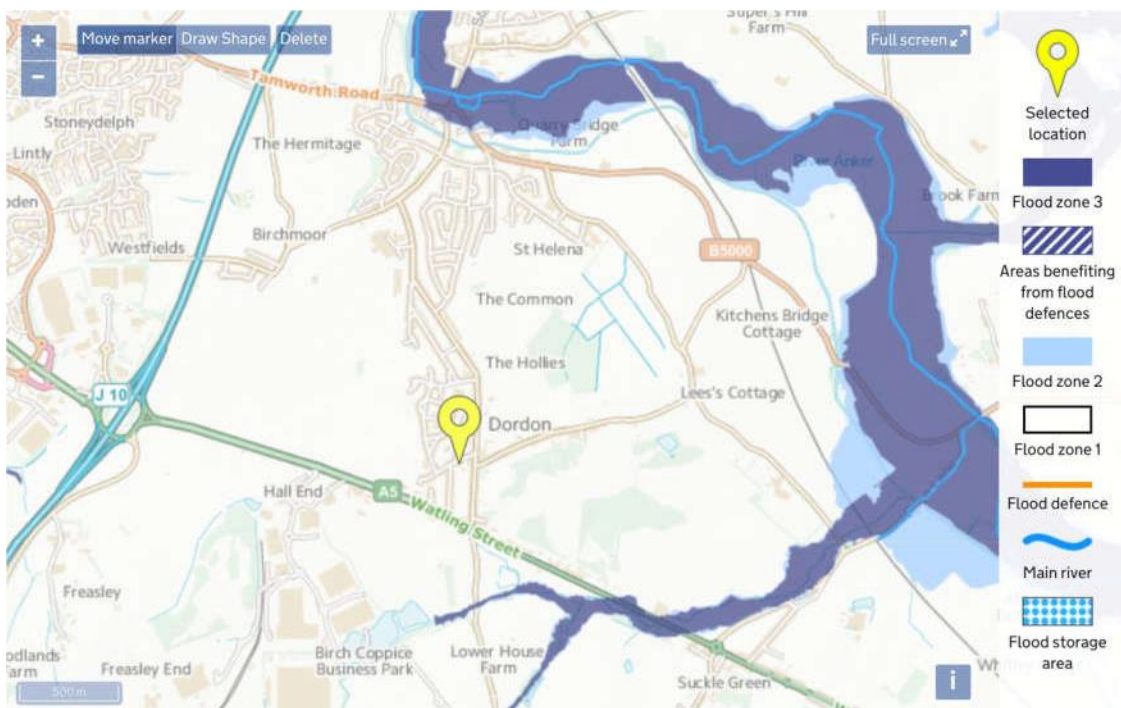
6 The former drovers’ lanes are narrow country lanes, the stretch of Dordon Hall Lane running from Manor House Farm Cottage to St Helena, and Dunn’s Lane (see Map 8b) have a historic and rural landscape character being mainly single width carriageways which are sunken and with mature, high hedges in places. Where possible, proposals should demonstrate they have regard to this historic rural landscape character in the proposals for the movement of vehicles, pedestrians and cyclists along them.

14 Flood Risk

99. Understanding how water flows across and pools on development sites is vital to creating a well-designed place. *‘Water can be used to enhance biodiversity, create character and improve people’s sense of wellbeing’.*⁵⁴

100. Map 9a shows the extent of flood risk from rivers and streams in the Plan area. Note the linear open irrigation ditches to the west of St Helena Road on the land allocated for housing. These ditches are a legacy of the drainage system created to keep water out of theminetworks.

Map 9a⁵⁵



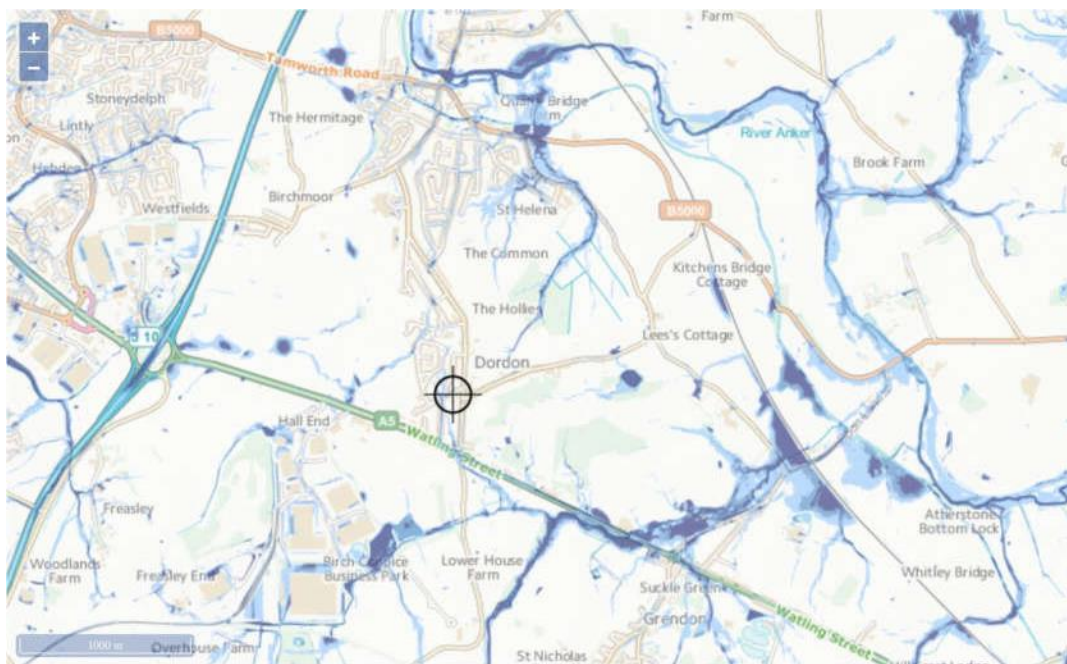
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101. Map 9b shows the extent of surface water flooding

⁵⁴ Building for a Healthy Life page 38 see <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

⁵⁵ From <https://flood-map-for-planning.service.gov.uk> accessed March 2021

Map 9b⁵⁶



Extent of flooding from surface water

● High ● Medium ● Low ○ Very Low ⊕ Location you selected

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102. Map 9b shows the extent of surface water flood risk. However, it does not show all the ponds that are in evidence. For example, there is one approx. 70 metres north of Long Street Recreation Ground – which is 42 metres long and 18 metres wide (see Figure 2 below). This pond is not fed by a water course suggesting the present of underwater springs. The pond overflows into the adjoining field to the east on occasions. There is also a pond just up from the TPO Oak tree and two further ponds in Hollies Wood which have been cleaned and reinstated. The overflow water then runs onto the fields which lead through to St Helena Road.

103. The land to the east of Long Street Recreation Ground is known locally as The Tip. This was where water used to be pumped from the Birch Coppice workings. There was also a brick works near the site. The area is still very boggy and the water is fairly acidic due to contaminants in the soil.

⁵⁶ From <https://flood-warning-information.service.gov.uk/long-term-flood-risk/> accessed March 2021

Figure 2 Pond not shown on Environment Agency maps and location of old Dordon Tip



104. The soil around Dordon is very heavy clay; good for brick making and synonymous with covering good quality coal seams. It does not drain well. Dordon Hall Lane by the farm has a spring and in the winter the water runs down St Helena Lane Road and tends to pool in ditches and across the road at the junction with Hollies Road. Water runs from Long street, the Park and The Tip, over the fields and into the area of Dordon Common and the Coffin trail (water pools in huge puddles).

105. Along Dunn's Lane (opposite the water pumping station) the water pools and makes a pond which is mainly in the field but does encroach onto the road in very heavy rain. if you look at old maps you can see that there was always a pond there. Spon Lane on the Dordon/Grendon border suffers from very severe flooding when flood water from the River Anker breaches the flood plain and cuts Spon Lane off for traffic. This happens several times each winter.

106. On the Orchard Site (where the designated green space is and all along the edges of the fields around it) the water lays in deep puddles. ~~Initial ground survey results have shown that the Orchard site is full of water. The same survey revealed that the land behind Dordon Hall is full of methane, It has been suggested that due to the past mining activities there could be methane and water,~~ this is typical of land that has been mined over many centuries.
107. A new development known locally as the Taylor Wimpey estate located to the north of St Helena Road, just outside the Parish, had issues with flooding in the corner of St Helena and the B5000. The council houses in St Helena Road started getting flooded cellars and the new bungalows on the corner of the estate had permanently soaking gardens.
108. This is contrary to the Flood Risk Assessment that accompanied the planning application that said *'It is considered the proposed surface water strategy will not increase flood risk at the site or elsewhere, and the effect of the new development will provide betterment to existing run-off rates.'*⁵⁷
109. This demonstrates the complexities of drainage in this area and shows the harm to new and existing properties if the drainage issues are not fully understood and addressed. The community are concerned that a failure to properly understand the drainage issues could lead to significant problems for the existing Dordon community.
110. Climate change means that excessive rainfall will make flooding more likely. New development must manage surface water run off on site and not exacerbate existing surface water flooding. In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80) surface water should be managed sustainability and be directed to
- a) the ground,
 - b) to watercourse/ditch -course
 - c) to a surface water sewer, highway drain or another designated asset
 - d) to the combined sewerage system
111. Culverts are increasingly inadequate to cope with the fluctuations in water flow due to climate change. They are also hard to maintain and can get blocked up. WCC Flood risk team note that new development should be encouraged to open up any existing culverts and the creation of new culverts should be kept to a minimum.
112. Developers should be guided by WCC's Flood Risk Management Local Guidance for Developers⁵⁸.
113. Building for a Healthy Life scores as red schemes that funnel rainwater away in underground pipes as the default water management strategy. A red means stop and rethink.⁵⁹
114. Sustainable Drainage Systems (SuDS) incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces. SuDs have wider environmental and community gains. Major development is required to submit a site specific Flood Risk Assessment to the Local Lead Flood Authority for review and to incorporate SuDs.

⁵⁷ See MEC Flood Risk Assessment Revised May 2014 for PAP/2014/0072 at <http://planning.northwarks.gov.uk/portal/servlets/ApplicationSearchServlet>

⁵⁸ See <https://api.warwickshire.gov.uk/documents/WCCC-1039-95>

⁵⁹ Building for a Healthy Life page 43 see <https://www.udg.org.uk/publications/othermanuals/building-healthy->

[life](#)

115. There are many examples of best practice where water has been integrated as part of a blue and green network to create wildlife rich spaces public spaces.⁶⁰

Policy DNP7 Reducing the Risk of Flooding

1. ~~Development in Flood Zones 2 and 3 (as shown on Map 9a) will only be considered where it is essential for regeneration.~~ All applications in these locations must be accompanied by a flood risk assessment which is informed by the most up-to-date Strategic Flood Risk Assessment for North Warwickshire Borough Council and by any other available relevant and up to date information covering all sources of flood risk.
2. Development within Flood Zones 2 and 3 will be required to show no increase in flood risk to the site and to others in line with the requirements of the NPPF, and where possible a reduction in flood risk to the site and others should also be encouraged.
3. Surface water management strategies should demonstrate how site-specific guidance in the Strategic Flood Risk Assessment ([Strategic Flood Risk Assessment downloads | North Warwickshire \(northwarcks.gov.uk\)](https://www.northwarwickshire.gov.uk/strategic-flood-risk-assessment-downloads)) has been implemented and should be in accordance with Drainage Hierarchy (Planning Practice Guidance 80).
4. Drainage systems should maintain or, where applicable, enhance the aesthetic, recreational and ecological quality of the area and be available, where appropriate, as recreational space.
5. Major development should incorporate Sustainable Drainage Systems (SuDS). SuDS proposals should be managed in line with the Government's Water Strategy⁶¹. In particular SuDS proposals should;
 - a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure (for example ponds and wetlands, woodland and swales); and
 - b) take account of advice from the Warwickshire County Council as the Lead Local Flood Authority, the Environment Agency and Severn Trent Water (as the sewage management company).
6. Proposals will be supported that include the replacement of tarmac or an equivalent non-porous surface with a SuDS scheme in the areas identified ~~on~~ as Flood Zone 2, Flood Zone 3 or as an area affected by surface flooding on Map 9a and Map 9b ~~Map 10a and Map 10b.~~
7. Where appropriate to the scale, nature and location, development proposals should restore watercourses to a more natural state through the removal of hard engineering, such as culverts and bank reinforcement, in order to reduce flood risk and provide local amenity and biodiversity benefits.

⁶⁰ See https://www.susdrain.org/case-studies/pdfs/004_31_05_20_bertha_park_perth_2020_awards.pdf

⁶¹ <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

14 Achieving Well Designed Buildings

116. *Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design’.*⁶²
117. The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *‘specific, detailed and measurable criteria for good design are most appropriately set at the local level.’*
118. The Dordon Design Guidance and Code 2022 (DDGC)⁶³ has been prepared by AECOM and the local community and covers the whole of the Parish. It provides a robust local character analysis; this forms the basis for the specific local criteria and a set of design principles. The DDGC is an important part of the DNP. It is available on the DNP web site⁶⁴ and Policy **DNP8** requires development to be in accordance with it.

Policy DNP8 Achieving High Quality Design

1. **Development proposals must demonstrate a high quality of design that will contribute positively to the character of the Parish. In order to achieve this, new development proposals should demonstrate regard for ~~how they will comply with~~ the Dordon Design Guidance and Code.**
2. **All proposals are required to demonstrate in a proportionate way, depending on the nature of the application, how they;**
 - a) **respond to the local character of both the surrounding area and the immediately neighbouring properties and provide a clear rationale for how this is taken into account in the design of the proposals,**
 - b) **use native trees, dry ditches and hedgerows in landscaping schemes and boundary treatment where possible that reflect and enhance the surrounding character,**
 - c) **use a colour palette reflecting the hues in local materials,**
 - d) **be of a scale, density and mass that is sympathetic to the character of the immediate locality, including the rural setting,**
 - e) **show how the buildings, landscaping and planting creates well defined streets and attractive green spaces,**
 - f) **include a layout that maximises opportunities to integrate new development with the existing settlement pattern,**
 - g) **including landscaping that maximises the use of wildlife beneficial plants, includes street trees where practicable and creates ecosystems that support birds and other wildlife, and**
 - h) **where practicable, provides direct and safe access points for pedestrians, cyclists and those using public transport.**
3. **Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they enhance or reinforce local character and distinctiveness.**

⁶² See NPPF para 134

⁶³ See <https://dordon.neighbourhoodplan.uk/supporting-docs>

⁶⁴ See Dordon Design Code at <https://dordon.neighbourhoodplan.uk/supporting-docs>

15 A Mix of House Types and Tenures

119. Evidence has shown⁶⁵ that a community thrives when it is made up of people from a mixture of ages and income levels. Ensuring that Dordon has a balanced provision of house types to meet the needs of young and older people on different incomes is an important aim of this Neighbourhood Plan.
120. The NPWG commissioned AECOM to undertake a Housing Needs Assessment. It is available on the DNP web site.

Affordability

121. The findings show that house prices for 3 bed semis increased the most (by 79%) between 2001 and 2011 and that private rented increased by 60%. People on average household incomes cannot afford to buy a median market home for sale but they can afford an entry level home.⁶⁶ However, a couple on lower quartile household incomes cannot afford an entry level home. Single people on lower quartile earnings are unable to afford entry-level market rents, affordable rent and social rent which suggests that these tenures are not truly affordable to those on poorer incomes. However, *'they are likely to be available where occupants have access to additional subsidy, or housing benefits may enable single earners to live in a room in a shared house.'*⁶⁷
122. There is anecdotal evidence of an increasing number of residents who work at the warehousing and distribution centres in the area and who live in homes in multiple occupation (HMOs). The HNA notes that the proportion of family households has contracted while the proportion of other households and non-dependent children have increased substantially. *'This growth in the number of HMOs and house sharers (around 52% over the decade) could indicate the relative unaffordability of market housing particularly for younger age groups.'*⁶⁸
123. The HNA provides evidence of the cost of housing and affordability of different tenures. Table 4-5 from the HNA (see Appendix E), demonstrates this. Note that an individual on a lower quartile income cannot afford any housing tenure as a single occupant.
124. The HNA identifies a need for affordable rent and affordable routes to home ownership. *'A broad mix of 67% rented tenures and 33% routes to ownership is suggested in order to align with national policy requirement.'*⁶⁹
125. The HNA uses the Strategic Housing Market Assessment (SHMA) 2013 for the Coventry and Warwickshire Housing Market Area and extrapolates the data for Dordon Parish.⁷⁰ If Dordon was to meet its share of North Warwickshire's need for social/affordable rented housing this would equate to 100 homes over the Plan period. AECOM also estimate the number of people in Dordon over the Plan period who are likely to enter the private rented sector but who can't buy based on their incomes. This identifies a potential further demand for 133 homes over the plan period. In total, this amounts to 233 affordable homes.⁷¹

⁶⁵ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

⁶⁶ Defined as a 1 or 2 bed dwelling

⁶⁷ HNA para 75

⁶⁸ HNA para 11

⁶⁹ HNA para 6

⁷⁰ See HNA section 4.5

⁷¹ See HNA analysis para 85 and figure 5-3

126. The NPWG considered this calculation of affordable housing need as low. Table 4-5 (at Appendix E) shows that there are likely to be more individuals sharing a rental home who are unable even to afford social rent. The SHMA calculation does not include the needs of future residents who live elsewhere in the Borough and in adjoining areas.
127. LP9 of the Adopted Local Plan requires that on schemes of more than 10 dwellings, 30% of housing should be affordable with 40% on greenfield sites. On this basis, the expected Affordable Housing (AH) provision for Dordon during the Plan period is approximately 817 units.
128. It is the expectation of the local community that the scale of growth in the Parish will ensure a mix of housing tenure such that anyone who wishes to work in the area and live in the Parish is not prevented from doing so due to affordability issues.

House Size

129. The HNA notes that the majority of Dordon's housing stock is semi-detached houses and terraces which account for nearly 75% of the total share. These tend to be medium-size 2 to 3 bedroom dwellings. Respondents to the 2021 Household Survey felt that the house type most needed were starter homes (see Question 25).
130. The HNA considers changes in demographics, predicting an increase in households under 24 and over 65 for the existing population. Given the current dominance of 2-3 bed homes this would suggest that future need focuses on smaller or larger homes. However, this does not take into account the total increase in numbers of houses over the Plan period. The HNA states that '*Dordon is a relatively special case because the estimated delivery of new homes is extremely large in the context of the existing policy. As such, there is an imperative for the new homes to meet not only the needs of existing residents but also to cater to the wider needs of the incoming population (which can be represented by the findings of the SHMA).*'⁷²
131. Policy **DNP9** recognises that housing growth in the Parish will need to meet wider needs.

Adaptable and Accessible

132. One important element of sustainable development is ensuring that houses are designed to be adaptable to meet the changing needs of people over their life time. LP31 (2) of the Adopted Local Plan requires development to be '*adaptable for future uses and take into account the needs of all users*'. The experience with Covid and the need for more people to work from home has highlighted the importance of creating flexible spaces.
133. Accessible and adaptable homes could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation. This ensures that dwellings are appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers.
134. Policy **DNP9** seeks to focus these requirements on smaller dwellings as these are the homes that will be appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers
135. The provisions of the policy have been designed to ensure that a range and mix of homes come forward in the Plan period. However, the Parish Council recognises that a range of financial

⁷² HNA para 17

issues may influence the ability of homes to be delivered. In this context any planning applications which do not deliver the package of homes intended by the policy for viability reasons should be supported by robust and appropriate information.

Policy DNP9 A Mix of Housing Types and Tenures

- 1. Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of both housing needs in Dordon Parish and the wider needs of the surrounding area.**
- 2. Where possible, affordable housing should be made available to eligible households with a local connection to the Parish in the first instance.**
- 3. The affordable dwellings should include a mix of affordable home ownership and affordable dwellings for rent.**
- 4. Subject to viability assessment, homes that are accessible and adaptable homes (as defined in the Building Regulations) will be supported where they otherwise comply with Development Plan policies.**
- 5. Proposals for new dwellings which incorporate flexible layouts (to facilitate homeworking and/or adaptations required by the occupiers over their lifetime) will be supported.**

16 Renewable Energy and Low Carbon Technologies

136. The government identifies the planning system as having a significant role to play in tackling climate change. We must reduce the energy we use to heat and cool our homes. The design and layout of new development can significantly affect the efficiency of buildings in terms of their energy use and needs. Effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for activity or cooling systems.

137. Heating in buildings and industry create 32% of total UK emissions⁷³. The Committee on Climate Change requires a 36% reduction in carbon emissions between 2016 and 2030 with a 20% reduction for the building sector as a whole. The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables providing evidence that between 19 to 20% of improvement (beyond current building regulations standards) could be delivered entirely through energy efficiency measures including enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery.

138. Energy efficiency in design should incorporate water efficiency design and technology. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and then treat wastewater along with savings for managing water within the home. Given the issues of drainage in parts of the Parish, water efficient development would also reduce the impact on existing infrastructure. North Warwickshire lies within an area of serious water stress concern⁷⁴. The management of water resources is required to ensure that demand for water

⁷³ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

⁷⁴ See <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

can be achieved in a sustainable manner. Severn Trent advise that the consumption of water per dwelling should not exceed 110 litres per person per day.

139. Simple measures like the provision of water butts for all new houses would be one immediate and effective proposal that would enable residents to conserve and reuse water. The Parish Council would support the inclusion of water butts in all new residential development and will seek this provision where practicable.
140. The DNP seeks to encourage the move to low carbon energy. For example, encouraging the use of low emission vehicles is supported and the provision of charging points in the Parish would encourage this use. New development (commercial, community facilities or housing) should provide electrical infrastructure to enable people to charge electric cars. This does not require planning permission but will be encouraged as part of the pre application discussions with developers.
141. Trees, soils and a well-managed landscape, absorb CO₂ and other pollutants – Policy **DNP2** will also contribute to improving the carbon footprint of development in the Parish.

Policy DNP10 Renewable Energy, Energy Efficiency and Low Carbon Technologies

- 1. New development should incorporate sustainable design features to reduce carbon emissions, minimise the use of scarce resources and mitigate against and adapt to climate change.**
- 2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where the resultant-built form respects the character of the setting. Examples include, but would not be limited to;**
 - a) the use of alternative heat sources to gas,
 - b) siting and orientation to optimise passive solar gain,
 - c) the use of high quality, thermally efficient building materials,
 - d) installation of energy efficiency measures such as loft and wall insulation and double glazing,
 - e) the installation of solar panels,
 - f) the installation of electrical charging points,
 - g) ensuring every new home has a charging point for electric vehicles.
- 3. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.**
- 4. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.**

17 Protecting and Enhancing Community Facilities and Services

142. The expected growth of the Parish will see the population substantially increase. The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.
143. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility being able to access local meeting spaces will be key to their health and well-being.
144. With a growing number of older residents as well, easy access to local facilities would significantly enhance the quality of life of existing and future residents and would contribute towards sustainable development.
145. The cluster of retail shops along Browns Lane and New Street shopping parade is classed as a Neighbourhood Centre in the Local Plan. Table 2 lists the community facilities in Dordon Parish

Table 2

Long Street Recreation Area	Kitwood Recreation Area
Dordon Village Hall ⁷⁵	Dordon Men's Institute
Dordon Congregational Church (also used as a Dance School)	Library
Long Street Doctors and Pharmacy	Birch Coppice Allotments
Birch Coppice Clubhouse and Playing fields	Dordon Primary School and Nursery
Community Halls at Ashlea and Derek Avenue	Freasley Common ⁷⁶
St Leonards Church and Hall	

Changing provision and the Adopted Local Plan

146. LP Policy E3 allocates the allotments, Birch Coppice Club House and Playing Fields as an employment site with these uses being relocated north of the A5. There is an opportunity to create improved facilities in the new location and the community should be involved in the design and layout of these replacement facilities.
147. The community will also seek to work with landowners and developers to develop Dordon Dell.⁷⁷ This is a community aspiration, it is not allocated for this purpose and will require the landowner's approval, see Appendix A.

⁷⁵ The 2021 Household Survey reflected some frustration with the limitations of the existing Village Hall. It is seen as an underused community asset and requires improvement. Proposals for the Village Hall will be complemented by an environmental improvement scheme intended to revitalise the Neighbourhood Centre, (see Appendix A community projects).

⁷⁶ Proposed as a Local Green Space see NPP 3

⁷⁷ A parcel of land was a former brickwork site and is not suitable for development. However, its location and topography make it a good site for a community 'dell'. It is also rich in wildlife and suitable adaption would contribute to the creation of wildlife friendly habitat.

Policy DNP11 Protecting and Enhancing Community Facilities

- 1. In order to promote a thriving Parish for all ages, the community facilities listed in Table 2 will be safeguarded for community uses throughout the Plan period (with the exception of Birch Coppice Clubhouse, allotments and playing fields, which will be relocated in accordance with Local Plan Policy E3). Proposals for the enhancement of these facilities will be supported.**
- 2. Where the proposals relate to the relocation of Birch Coppice Club House, allotments and playing fields to land north of the A5, they should demonstrate an improvement in quality of provision compared to that which is being lost.**
- 3. Any new facilities including retail, health and educational facilities should be located and designed in such a way that encourages and enables safe pedestrian and cycling access from as many parts of Dordon as is practicably possible.**

18 Supporting the Local Economy

148. Access to the M42 and the A5 makes Dordon Parish attractive to businesses. Birch Coppice Business Park is situated south of the dual carriageway and comprises a large business park with substantial commercial buildings accessed from a series of roundabouts. The Business Park contains 21 companies and employs 6500 people.
149. More recently a 321,204 sq ft warehouse has been built on the south of the A5 and near to the M42 junction. (This development secured planning permission on appeal⁷⁸.) This is part of a 32 acre distribution site being built out by St Modwen. The cumulative impact of the scale and dominance of these employment buildings means that the entrance to the Parish has contextually changed dramatically.
150. Immediately to the east of Birch Coppice Business Park, Core42 has also been recently developed. Marketed as a prime logistics park with units of up to 3000 sq metres it adds to the range of very large warehouse buildings on the south of the A5 and on the approach to Dordon village.
151. The relocation of the Birch Coppice Social Club, associated playing fields and allotments as proposed in the emerging Local Plan will result in two more employment sites becoming available south of the A5 (see Map 6 above showing employment allocation E2 and E3).
152. The Birch Coppice Business Park web site notes that 38% of employees live within 5 miles. An important aspect of planning is to reduce car usage. The DNP supports an expansion of employment uses in existing locations (and on the proposed employment site allocations). It is also important to ensure that local people can access these employment opportunities on foot or bike – which is why there is such an emphasis on the importance of cycling and footpath connections from existing and new residential areas to these employment locations.

⁷⁸ See Appeal Ref APP/3705/W/15/31336495 and planning app ref PAP/2014/0648

153. The community support future development on the south of the A5 especially on E2 and E3, but only where the scale and appearance of the buildings reflects their location on the approach to the residential area.
154. Part of the area to the south of the A5 is also a Local Wildlife Site and includes a network of public footpaths. Development should be sensitive to the need to protect this biodiverse environment and to ensure the walking routes are safe and pleasant for walkers.

Shops

155. Within the Parish are a range of shops including hairdressers, beauty salons, convenience food stores, a cafe, coffee shop, a bar, a restaurant, flower shop, car showroom, take aways, off licence, and petrol station.
156. Browns Lane and New Street Shopping Parade is a designated Neighbourhood Centre (see LP21). The NWBC policy seeks to restrict the use of hot food takeaways. The DNP supports this approach – obesity levels in the Parish are high with 35% of Year 6 pupils in the Parish carrying excess weight.⁷⁹ The responses to the Household Survey were strongly in favour of reducing the number of take aways in the Neighbourhood Centre⁸⁰. Recent government changes in the use class order may make NWBCs policy hard to implement.
157. The community survey confirmed that Browns Lane and New Street Shopping Parade were still seen as the neighbourhood centre (location is shown on Map 10) although the newly located Co-op further north on the corner of Whitehouse Road and Roman Way is well used and valued for its offer of convenience and fresh food. The Best One is also useful and is located further north on Whitehouse Road.
158. Public realm improvements (for example trees and seating on the corner of New Street and Browns Lane) would help in attracting shoppers and new businesses and make the area more of a focal point for the village.

⁷⁹ Stats from Public Health England <https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/0/gid/1938133288/pat/101/par/E07000218/ati/8/are/E05007465/cid/4/tbm/1>

⁸⁰ See Question 4c of the Household Survey

Map 10 Extract from NWBC Adopted Local Plan Policies Map



Date:03:09:21 **North Warwickshire Local Plan
Adopted September 2021
Neighbourhood Centres**



North Warwickshire
Borough Council



OS100060095

Working from Home

- 159. The 2011 Census identified that 12% of those of working age worked mainly from home. With improving technology and a gradual shift in ways of working, combined with faster broadband speeds this figure will have increased since 2011. The covid pandemic has significantly accelerated the trend towards home working. The reduced commuting provides additional benefits in terms of reduced car usage.
- 160. For most types of homeworking, it is now essential to have fast broadband speed (at least 100 mps)⁸¹ along with sufficient space in dwellings for a home office space. Policy **DNP12** supports the provision of fast broadband speed (the importance of a flexible layout to accommodate a home office if necessary is addressed in the housing policy above).
- 161. It is also important that businesses wherever they are located have access to fast broadband. This allows businesses to be responsive to customer needs, deal with suppliers more effectively and help to provide a live work balance for employees. This means businesses can be more flexible and respond to ever changing circumstances making them more resilient in the longer term.

⁸¹ See <https://www.airband.co.uk/what-is-a-good-download-and-upload-speed/>

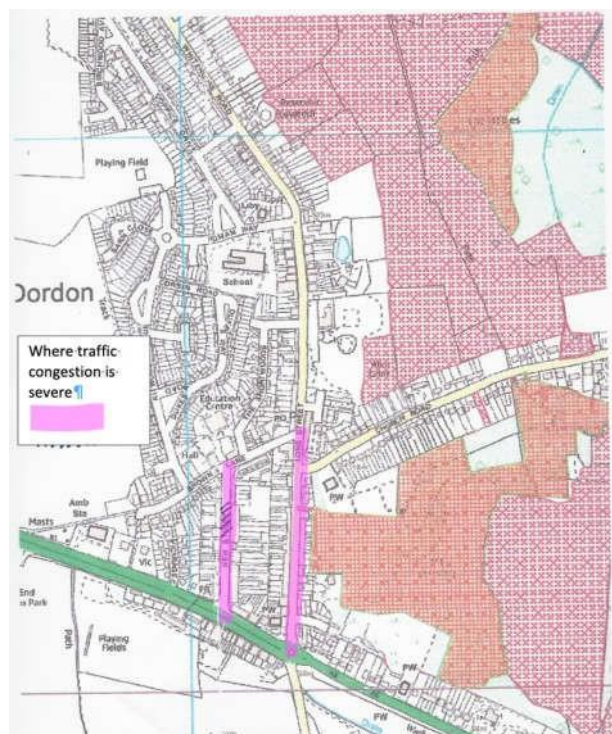
Policy DNP12 Supporting the Local Economy

1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with Borough policies.
2. Business development will be supported where it is located in accordance with **LP6 Local Plan Policy LP6 (Additional Employment Land)**
 - a) on brownfield sites, **or**
 - b) on allocated employment sites, **or**
 - c) where small scale employment uses already exist in a suitable location, **or**
 - d) as part of mixed-use schemes **or**
 - e) where evidence demonstrates an immediate need for employment land that will support economic growth which cannot be met via forecast supply or allocations where this takes into account the living conditions of Dordon Parish Council residents living nearby **or**
 - f) **located in accordance with LP6**
3. Development on land south of the A5 for employment uses should demonstrate how they have taken into account the wildlife, footpaths and presence of water.
4. All new development should be provided with appropriate street ducting to allow connection to any superfast broadband service which may be (or may become) available.
5. Proposals including tree planting and seating which improve the public realm in the vicinity of the Neighbourhood Centre (see Map 10) will be supported.
6. To ensure the Neighbourhood Centre retains a mix of retail uses to meet local needs, the change of use to take aways will be restricted in accordance with **~~LP21~~ Local Plan Policy LP21 (Services and Facilities)**.
7. Proposals for retail uses should ensure that there is no unacceptable impact on the vitality and viability of existing retail centres.

20 Traffic Congestion in Dordon village

162. By far the greatest movement of traffic in and out of Dordon village is from the A5 from either New Street or Long Street. (Dordon can also be accessed from the east on the B5000 Grendon Road and Church Road that narrows to become Dunn's Lane.)
163. Development around Dordon Parish including the employment sites along the A5, has resulted in a significant increase in congestion in Dordon village particularly at school drop off and pick up and rush hour.
164. The 2021 Household Survey asked 'Do you think Dordon has got better or worse over the last two years?' 52% thought the area had got worse. In the open responses it was clear that traffic congestion was a major reason for this response.

165. The map below shows the congestion hot spots based on analysis by the NPWG.

Map 11 Traffic Congestion Dordon

OS 100060095

Long Street

166. At busy times a queue of traffic builds up at the roundabout awaiting access to the A5. Long Street does not just serve Dordon. Long Street is a through route to the M42 for residents of Polesworth and villages beyond such as Warton. In Polesworth the route to the M42 is signposted through Dordon and is the most direct route for commuters to Birmingham etc.

167. The traffic problem is greatly aggravated by the fact that many of the terrace houses that line much of lower Long Street have no parking. The parking bays marked on the road mean that often vehicles only go one way at a time particularly if they are larger vehicles, vans, lorries and buses. Damage and loss of wing mirrors has occurred to parked vehicles. Further the changeover space between parking on the left side to the right is only a short section and easily can be filled with stationary cars waiting to get through and so can end up blocked or grid locked at busy times. This is further exacerbated by frequent parking on double yellow lines further limiting space to move, or traffic to cross over, with little evidence of enforcement.

168. There is a second area of parking affecting traffic in Long Street noted in responses to the 2021 Household Survey. This is at the brow of the hill beside the recreation ground where there is parking on the west side. The brow of the hill impairs visibility of oncoming traffic when moving out to pass the parked vehicles.

169. The volume of traffic on the A5 through Dordon is reflected in the poor Air Quality. The 2021 Air Quality Status Report identified that on Watling Street nitrate levels were very near the existing legal limits in 2020.⁸²
170. A one-way system has been considered by the Parish Council over the years and representations have been made in the last 10 years to NWBC, WCC and Highways England. This would have involved traffic accessing Dordon up Long Street and exiting onto the A5 via New Street. This would significantly improve traffic movement on both Long Street and New Street. Along the south end of Long Street one way traffic movement would mean that parking was no longer a major problem. Traffic flow in and out of Dordon would therefore be significantly improved and congestion reduced.
171. In the past Highways England has responded that access onto the A5 from New Street was not satisfactory for the increased volume of traffic and the idea has not gone forward. However, the current proposal is to move the Dordon roundabout east when the dualling (for which finance is earmarked) of the A5 occurs between Dordon and Grendon Islands. This might provide an opportunity to re-engineer the New Street / A5 junction and the Long Street/A5 junction to make a safe and efficient exit onto the A5.
172. Since then, planning permission has been granted for additional large industrial warehouses as part of the Core 42 employment site. This included putting in a further signal-controlled junction on the A5. It is understood that the new Dordon roundabout will also be signal controlled. Therefore, including the one way exit from Dordon in this signaling might render the junction safe and satisfactory for Highways England.
173. The community agree with NWBCs assessment in 2014 that *'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.'*⁸³
174. The Parish will inevitably see even more traffic on the A5 which will in turn cause even more congestion for those living in Dordon as it will be even harder to exit from Long Street at peak times.
175. Reducing traffic congestion in Dordon Parish is an aspirational policy and is set out at Appendix A, because highway planning is classed as a strategic matter (and is not within the remit of the neighbourhood plan) and it does not relate to any specific development site. However, it is the matter of greatest concern to local residents and as part of its on-going work the Parish Council will continue to lobby the Borough and County Council to address this significant transport issue.

Car Parking on Long Street and New Street

176. On street parking exacerbates the problem, Long Street is narrow and lined with terraced houses most of which do not have off street parking. Pedestrian safety is impacted by cars parked on pavements. At one point in Long Street houses open directly onto a rather narrow pavement, where in order to pass each other, at times cars can mount the pavement because of permitted parking on the other side of the road. This constitutes a risk to individuals or children stepping out

⁸² See https://www.northwarks.gov.uk/downloads/file/8932/air_quality_progress_report_2021 . See table B.1 for tubes diffusion results for tubes at 426025, 426026 and 425943 NO2 were between 35.0 and 35.4 where the legal limit is 40.

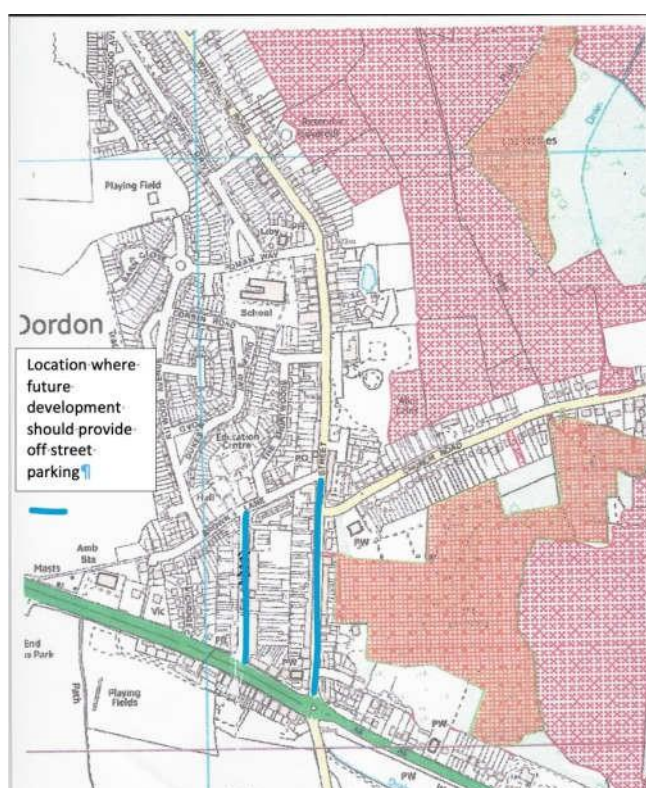
⁸³ See NWBCs 2014 Core Strategy Para 7.88

of their front doors. In the past the possibility of putting bollards or a railing up to prevent cars going onto the pavement has been raised by the Parish Council. However, they have been advised that Bollard or railings would make the pavement too narrow for push chairs / prams etc., so it cannot be done.

177. Map 12 identifies those areas where future development should provide on street parking and is based on local knowledge and use of Long Street and New Street by members of the NPWG over 25 plus years.

178. The NPPF⁸⁴ allows local parking standards to be set and the community feel that the evidence justifies this. Where new development is proposed (on infill sites or as part of the redevelopment of a site) in the areas marked on the map below, off street parking should be provided.

Map 12 showing areas where off street parking should be provided on new development schemes



OS 100060095

Public Transport

179. The community support improvements proposed to public transport which should provide a more attractive alternative to the car and would reduce congestion. The Warwickshire Bus Service Improvement Plan in October 2021 is supported as it will make bus travel more pleasant and easier. The provision of upgraded bus shelters and real time bus service information will encourage more travel on public transport, reduce car usage is supported.

⁸⁴ NPPF para 107

180. The scale of development in the Parish also provides some opportunity to use planning gain to secure improvements to bus stop facilities like shelters and real time passenger information both on H4 and in Dordon.

Policy DNP13 Car Parking along Long Street and New Street

Development proposals in the locations identified on Map 12 will be required to demonstrate that residents' and visitors' parking requirements can be accommodated off street to facilitate traffic flow and accessibility for service and emergency vehicles. ~~Proposals should ensure parking is integrated into the layout of the scheme.~~ Proposals should ensure that off-street parking is integrated into the layout of the scheme or provided off-site.

21 Development Contributions

181. Developer contributions (sometimes called planning obligations or s106 agreements) seek to mitigate the negative impacts of development, address infrastructure needs, contribute towards place-making and meet Local Plan policy requirements. NWBC do not have an adopted Community Infrastructure Levy policy.
182. The scale of development proposed based on the growth in the NWBC Local Plan will put pressure on the infrastructure in the Parish. The impact on existing services and facilities and the increase in traffic volume are all matters of legitimate concern.
183. The requirements for developer contributions should be discussed as part of the planning application process, where applicable, Dordon Parish Council, NWBC and other agencies i.e., Warwickshire County Council.
184. Plainly there will be detailed discussions on the nature and the scale of any development contributions associated with individual development proposals in the Plan period and it is likely that the majority of developer contributions will be taken up by infrastructure given the scale of development proposed.
185. Nevertheless, where such an approach would relate both to national policy and to local discussions, and as part of the work on the DNP, the Parish Council would support a package of measures which include contributions towards relevant projects listed in Appendix A of this Plan. In the event that the Borough Council introduces a Community Infrastructure Levy in the future, the policy could be reviewed to take account of its contents.

Policy DNP14 Development Contributions

1. Subject to their scale and significance, development proposals should demonstrate a consideration of their impact on local infrastructure (including highways services and general facilities) and how any required works would mitigate the identified impacts in a satisfactory way in accordance with national regulations (s106 and CIL where applicable).

22 Implementation

186. The policies in this plan will be implemented by North Warwickshire Borough Council as part of their development management process. Where applicable Dordon Parish Council will be actively involved, for example as part of the pre-application process as outlined in the Key Principle. The Parish Council will also use this Neighbourhood Plan to frame their representations on submitted planning applications.
187. There are several areas of activity which will affect delivery and each is important in shaping Dordon Parish in the months and years ahead. These comprise:
- a) the statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider North Warwickshire Borough Council planning policies and the National Planning Policy Framework,
 - b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village,
 - c) the voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life,
 - d) the role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process,
 - e) the Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives

23 Monitoring and Review

188. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Dordon Parish Council.
189. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
190. Any amendments to the Plan will only be made following consultation with North Warwickshire Borough Council, local residents and other statutory stake holders as required by legislation.

Appendix A Community Aspirations

This separate annex of the DNP contains a number of community aspirations. Some take the form of projects which will be pursued by the Parish Council, others take the form of actions where the Parish Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community’s vision and ambitions for the future of the Parish.

All of the community aspirations have resulted from work carried out during the production of the DNP, but are not subject to planning policies. This annex therefore does not form part of the statutory development plan, but nevertheless is an important element for the community in achieving the vision set out in the DNP for the Parish.

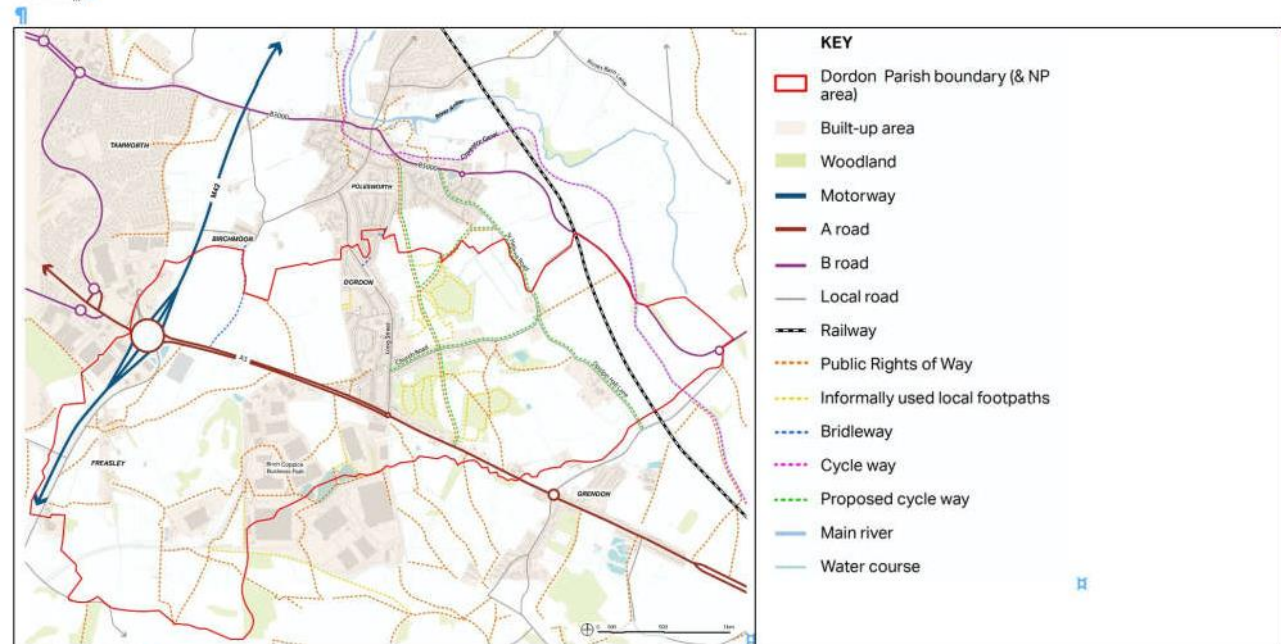
<p><u>Community Aspiration 1 Tree Planting</u> Linked to Community Objective (CO) 1 Environmental Protection and DNP Policy DNP2 Protecting the Natural Environment and Enhancing Biodiversity, Policy 4 Protecting Landscape Character</p>	<p>To increase the number of trees, wooded areas and hedges in the Parish. Working with the community and landowners to seek funding opportunities and to identify locations across the Parish for new tree planting.</p>
<p><u>Community Aspiration 2 Community Engagement on Birch Coppice Club</u> Linked to CO 3 Community Services and Facilities and DNP Policy DNP11 Protecting and Enhancing the Provision of Community Facilities</p>	<p>To work with the land owners, Birch Coppice Club and NWBC to help shape the provision of improved facilities when they are relocated and to ensure that the layout and design does not visually impact the Significant gap.</p>
<p><u>Community Aspiration 3 Enhancing the Public Right of Way Network</u> Linked to CO 2 Access to the Countryside, CO 4 Integration, CO 5 Getting Around and DNP Policy DNP5 Creating a Local Green Network</p>	<p>To work with NWBC, local landowners and WCC to identify and reinstate any PRoWs that have been lost.</p> <p>To work with developers and landowners as part of a long-term aspiration to connect existing routes and to create a wider green network.</p>

To work with local landowners and WCC to secure permissive routes where possible and including from Kitwood Recreation Ground to the relocated Birch Coppice Sports Club.

To work with NWBC and local landowners to provide a pedestrian route from Long Street Recreation Ground (proposed as a LGS) to the east.

To work with NWBC, WCC and Polesworth Parish Council to create new cycling routes both within the Parish and connecting to the wider network as shown in the map below.

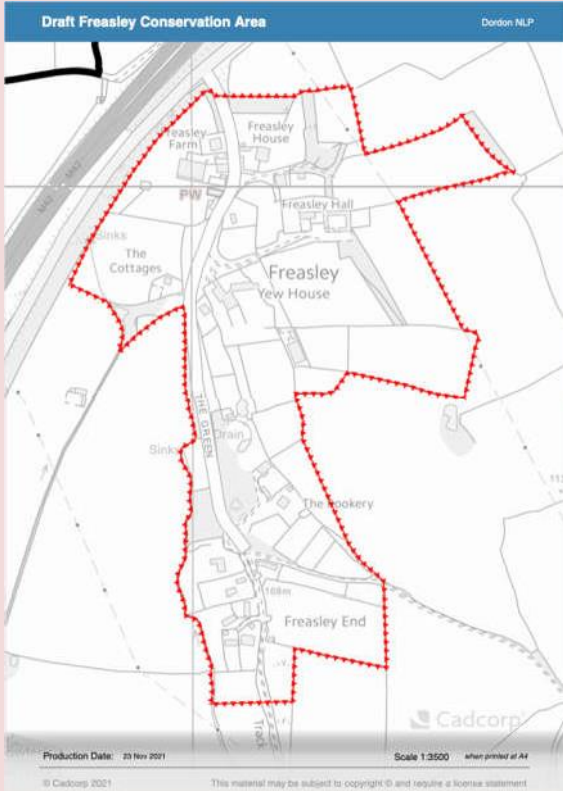
Extract from AECOM Masterplan analysis of the Parish showing Dordon's Local Green Network – existing and proposed cycle and walking routes




OS 100060095



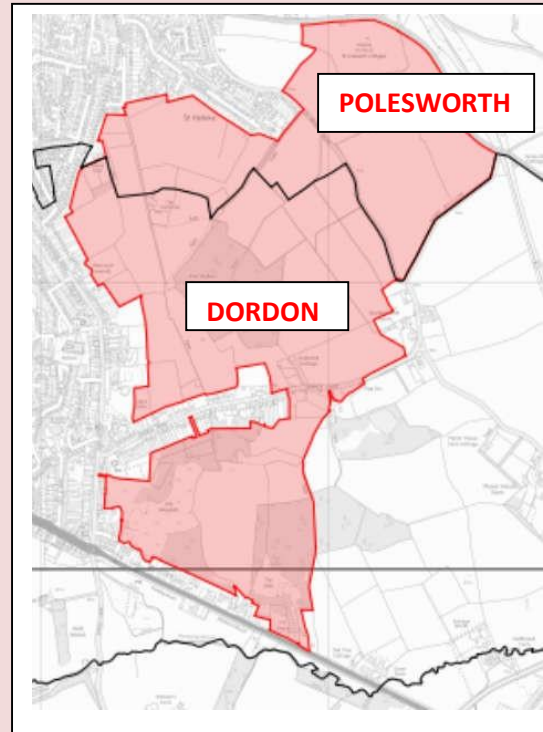
note that informal routes shown indicate informal places where people walk
 The area outside the DNP boundary is outside the remit of DNP policy 5 but shows the wider context and where the routes can connect to the wider area

<p>Community Aspiration 4 Designation of a Conservation Area for Freasley Linked to CO 6 Protecting the Historic Environment and DNP Policy DNP6 Protecting and Enhancing Heritage Assets</p>	<p>To seek the designation of a part of Freasley village including the common and its environs as a Conservation Area. (see map of suggested boundary below)</p>  <p>OS 100060095</p>
<p>Community Aspiration 5 Narrow Country Lanes Linked to CO 6 Protecting the Historic Environment and DNP Policy DNP6 Protecting and Enhancing Heritage Assets</p>	<p>To seek the appropriate recognition for the narrow country lanes (former drovers' lanes) see map 8b that converge near Dordon Hall, in particular, the sunken ancient Holloway as referenced in the HER 8375 Grid ref SK 27 00</p>

<p>Community Aspiration 6 Energy Efficiency Linked to CO 11 Climate Change and DNP Policy DNP10 Renewable Energy and Low Carbon Technologies</p>	<p>To work with developers to identify opportunities to maximise energy efficiency and use renewable energy in all aspects of development.</p>
<p>Community Aspiration 7 Community Facilities</p> <p>Community Aspiration 8 Village Hall</p> <p>Community Aspiration 9 Dordon Dell</p> <p>All linked to CO3 Community Facilities and Local Services, DNP Policy DNP11 Protecting and Enhancing the Provision of Community Facilities</p>	<p>To work with NWBC, the landowners and the local community to ensure that community facilities meet local needs.</p> <p>To seek funding to renovate the Village Hall (including using renewable energy and altering the interior to make it more suitable for modern users. Linked to proposal to improve the public realm (including adding trees and seating) around the Neighbourhood Centre making this area a community hub.</p> <p>To work with the landowners to create a habitat rich community space called Dordon Dell on the site next to Long Street Recreation Area. In the map below Long Street Recreation area is shown in green stripes with the proposed Dordon Dell in dark green.</p>  <p>The idea has community support and the proposal is in accordance with the Borough Priorities in NWBCs Green Space Strategy 'Where appropriate, and in consultation with the local community, allow some informal open</p>

	<p><i>space to be developed for alternative green space uses such as new play space or for management as natural green space’.</i>⁸⁵</p>
<p>Community Aspiration 10 Traffic Congestion Linked to CO 5 Getting Around</p>	<p>To lobby and work with NWBC and WCC to provide a solution to the severe traffic congestion on Long Street and New Street. To explore the introduction of a one-way system to improve traffic flow.</p>
<p>Community Aspiration 11 Community Engagement on H4 Linked to CO1 Environmental Protection, CO2 Access to the Countryside, CO3 Community Services and Facilities, CO4 Integration, CO6 Protecting the Historic Environment, CO7 Village Identity, CO8 Design Principles, CO9 Housing Type</p>	<p>Policy H4 of the recently adopted North Warwickshire Local Plan allocates land to the east of Polesworth and Dordon for a minimum of 2000 homes (with 1675 provided within the plan period). This is meeting a wider housing need and about 60% of H4 is in Dordon Parish with the remainder of the site falling within Polesworth Parish. As a result, it is not possible to include a planning policy on the site as the site does not fall wholly within the DNP plan area.</p> <p>Nevertheless, the allocation was an important driver in bringing the community together to work on the DNP and as the development will double in size the number of dwellings in Dordon and will change the character of Dordon Parish, it is critical that the DNP acknowledges the allocation. The inclusion of this community aspiration sets out the local community’s wishes for the allocation and more than begins the conversation with the developers, signalling how the new can be successfully integrated with the existing village.</p> <p>The Map below shows the extent of H4 that is within Dordon Parish.</p>

⁸⁵ See page 16 Green Space Strategy at <https://www.northwarks.gov.uk>



Local residents still have significant concerns about the loss of the open countryside and the impact on the highway network, but work carried out as part of, and during the production of the DNP has focused on maximising the benefits of the allocation for local residents.

To this end, the NPWG has developed a positive approach to the development of the site and identified key criteria that the Parish Council will take forward on behalf of the local community. The approach taken has been based on a mix of local knowledge and understanding, community engagement and work carried out by AECOM. Key criteria were prepared early on in the DNP process that were informed and supported by the National Design Guidance 2019, the NPPF, Building for a Healthy Life 2020 and the Local Plan. The key criteria formed the basis for the discussions with AECOM. The Key Criteria are on the DNP web site as background information.

The key criteria informed AECOMs Design Guide and Code and the Masterplan Framework, these are available at

<https://dordon.neighbourhoodplan.uk/supporting-docs>

It is recognised that the Masterplan Framework plan is one expression of how H4 can be built out. Whilst it is the community’s preferred expression, technical studies may require alternate layouts.

It is therefore the community’s aspiration, in supporting development in accordance with Policy H4 of the Local Plan, that any proposals:

- Are well designed and take account of the Dordon Design Guide and Code 2021 and the Masterplan Framework

	<ul style="list-style-type: none"> • Relate well to the local and wider context ensuring that integration and connection with the existing village is successful and designed with the existing community, as well as the new community in mind, and avoids the creation of a separate settlement • Create a new focal point for both the existing and new community, promoting integration and a shared sense of being in a conveniently located local centre without adversely affecting the vitality and viability of existing services and facilities • Provide direct and safe access points for pedestrians, cyclists and public transport to and from the existing village, its services and facilities, the new primary school and any newly created local centre • Ensure that key amenities and services are conveniently located and accessible to all people including for those with mobility issues to maximise the options for promoting healthy lifestyles and the enhancement of quality of life • Include open spaces, green corridors and networks for wildlife to create a smooth transition between new development, open countryside and the existing village • Protect mature trees and hedgerows to provide wildlife corridors to Anker Valley where practicable • Protect the existing areas of ancient woodland and local wildlife sites by incorporating appropriate landscape buffers that enhance existing habitats with sympathetic use of species appropriate to the locale and soil conditions • Incorporate landscaping as an integral part of the scheme to maximise the use of wildlife beneficial plants including for tree planting along streets and pavements (where practicable and viable) and uses native hedgerows and trees for boundary treatments to create the habitats that support the birds and protected species on the Red list identified in Appendix D (or up to date ornithologist assessment) • Are of an exemplary standard in combating climate change and respond to NWBC's declaration of a climate emergency • Respond positively to, and respect, the rich heritage of the area including the heritage assets on the site and the historic rural character of the landscape and its characteristic narrow lanes and historic routes • Take account of the undulating topography of the area and respect key views and create a visual connection between the existing village and new development • Identify potential impacts on health and wellbeing through a Health Impact Assessment or similar as encouraged by Public Health Warwickshire <p>Dordon Parish Council will continue to work positively with NWBC, the developers and Polesworth Parish Council to ensure that the key criteria remain central to the delivery of the final H4 Masterplan.</p>
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Appendix B Photos of Key Views (shown on Map 5)



V1 looking south west across Kitwood Park and beyond across the Strategic Gap. Long view but with hedgerow and trees showing the boundary of Kitwood Park. Demonstrates the contribution the Strategic Gap makes to the separation of the edge of the Dordon built up area from development of large industrial units south of the A5 and the separation between Dordon and Tamworth.



V2 Looking from Barn Close across the Strategic Gap towards Birch Coppice industrial estate. The mound which was Birch Coppice Slag heap is in the distance. The long view demonstrates the contribution the Strategic Gap makes to the separation of the residential edge of the Dordon built up area from development of large industrial units south of the A5.



V3 looking north east across the Strategic Gap looking from A5/M42 junction looking towards Dordon. Shows how the land gently rises up to the edge of Dordon on a ridgeline and how the Strategic Gap provides an important area of separation between the residential edge to the major transport corridor and large industrial units. The Key View shows the landscape relationship with the built form.



V4 From Long Street Recreation Park looking east across hedgerows with an Oak tree (TPO) to the left on Dordon Common. In the middle-distance is Hollies Woodland. This view demonstrates the close relationship of this part of Dordon with the landscape to the east, its open aspect and rural scene. The undeveloped nature of the space and the richness of the hedgerows is apparent. Long views are glimpsed to Leicestershire.



V5 Looking south across Freasley Common (this is a Local Green Space Designation). Demonstrates the mature landscape in this part of Dordon.



V6 At Dordon Hall Lane junction with St Helena Road looking north east down Sandy Lane.



V7 St Helena Road junction with Dordon Hall Lane looking towards Polesworth. Demonstrates the very rural landscape character in this part of the Parish with the mature trees and hedgerows.



V8 Dunn's Lane/Dordon Hall Lane looking South East adjacent to PRow— note train to London in the distance. Demonstrates the open rural aspect and long views from this high point on the east of the Parish. Land in the far distance is Leicestershire.



V9 Dordon Hall Lane dropping down to Grendon – the route here is a Medieval Hollow Way and shows the glimpsed long views looking south east with mature trees and hedgerows.

V10 At the high vantage point with the Hollies on the left, looking north the buildings are in Polesworth. Demonstrates the landscape relationship with the built form with long views interspersed



with woodland and hedgerow.





V11 Looking south east from public footpath on the edge of the Parish boundary – important view looking to Dordon Hall encompassing the heritage and rural character of the area.



V121 from Ollies Bench looking south east shows how Dordon village sits atop a ridgeline and how the landscape falls away to the south east before rising up. The wooded area in near view is the remnant of Birch Coppice wood. It is a Local Wildlife Site. The rising land in the distance is outside the Plan area.



V1312 top of the Orchard Site looking south east across the woodland that is a Local Wildlife Site. Demonstrates the topography and the sense of openness in this part of the Plan area with long views towards Baddesley (the rising land is outside the Plan area).



V1413 top of Orchard Site looking east towards Grendon and Atherstone in the distance. Demonstrates the rolling topography of the area and the mature trees with long views.

Appendix C Summary of Landscape Characteristics from the Landscape Character Assessment for Dordon Parish

Area 3 Anker Valley – Land east of Dordon village

- The landform is undulating, but generally descends to the east, with Dordon on the ridge of higher ground. Land use is prominently agricultural. Both pasture and arable, old woodland, with a large block of woodland (The Hollies) which is an ancient woodland and a SINC.
- On the western side near Dordon village there are small to medium side fields, enclosed by hedgerows with some hedgerow trees. Land is mainly under pasture. Further east and north the fields become large and more regular.
- There are tracks and paths (a mixture of public rights of way and informal routes) that allow access to the landscape. The River Anker, Coventry Canal and flood plain cut through the eastern edge of the Parish, the northern edge if the Parish east if Dordon village is more undulating.

Area 5 Tamworth Fringe Uplands - Land west of Dordon village

- Dordon village and the industrial buildings at Birch Coppice Business Park are visible across the landscape and influence its character.
- A varied area of land south of the A5 at Dordon, extending east from Birch Coppice Business Park. The landform descends from the A5 south to a watercourse, before rising again further south. Land is under a variety of uses including arable and pasture, agricultural land but also a former sewage treatment works (now rough ground) and blocks of deciduous woodland and a large pond.
- Some field boundaries appear historic with a high proportion of mature hedgerows. Other field boundaries have been removed or comprise closely maintained hawthorn. There are also some isolated farms/houses. Views are possible from the A5, the local lanes and paths.
- To the north of the A5 the land is undulating and slopes to the north. [This is the area designated as a Strategic Gap in NWBC's Adopted Local Plan.] In places the slopes are fairly steep. The landform provides some evidence to the settlement to the north, although the properties on the higher ground towards Birch Coppice are more exposed. The land is mainly under arable cultivation, with medium size fields. There are some hedgerows and trees.

Appendix D A Review of the Birds of Dordon 2021 Compiled by a Local Resident

As a keen amateur ornithologist and 'birder' I have been walking the areas around Dordon, since the early 1980's. These started with trips out with my grandfather as a child, when I would stay with my grandparents at the weekend. I moved into the village of Dordon eight years ago and have been enjoying the wildlife of the area ever since. Over nearly forty years I have witnessed an unfortunate decline in a huge number of bird species. This has coincided with increased the intensification of agriculture, an increase in traffic levels and the development of the old Birch Coppice Pit site. Further developments will no doubt contribute to the continued downward trajectory of a number of important bird species.

In this review I have used the most recent Birds of Conservation Concern 4 report to identify the species held within the red and amber lists and to provide information for each species from a local perspective.

Birds of Conservation Concern Overview

The UK's leading bird organisations have worked together to review the status of birds in the UK. The bird species that breed or overwinter were assessed against a set of objective criteria to be placed on the green, amber or red list – indicating an increasing level of conservation concern. Birds of Conservation Concern 4 has placed more species onto the Red list than ever before. The review used up-to-date information on the status of birds in the UK in their ranges, drawing on data collated through the UK's bird monitoring schemes.

The BoCC4 Red List Dordon

Grey Partridge

This species is probably just about clinging on as a breeding bird in the area. Sightings are now sporadic with the Straight Fields and the Hoo Hill to Sandy Way Lane area being the best areas. This native species is not to be confused with the **Red-legged Partridge** that is released in large number with the area for shooting purposes.

Lapwing

This species was once a familiar and abundant breeding bird of the Dordon area. Unfortunately, the decline in the area mirrors that of the decline nationally. The species just about clings on as a breeding species in the following areas:

Hoo Hill to Sandy Way Lane – Sheep pasture and agricultural land – 2 to 3 pairs annually.

Sandy Way Lane to Spon Lane – Agricultural land – 1 to 2 pairs annually.

Straight Fields (M42 to Kitwood Avenue south of Birchmoor) – Agricultural land – 2 to 3 pairs annually.

The species was once a prolific breeder on the site of the old Birch Coppice Pit. Unfortunately, it has now been lost as a breeding bird due to the development of the site and the subsequent extension of it.

The agricultural area between Hoo Hill to Spon Lane are an important wintering site in the area. Numbers vary from 40 to 120 birds each winter.

Ringed Plover

This is a former breeding species that once used the old Birch Coppice Pit site (1 to 2 pairs annually). There have also been occasional breeding attempts in the Straight Fields area south of Birchmoor. There has been no evidence of breeding since 2016.

Cuckoo

This is another species that has suffered a huge decline in the area over the past twenty years or so. Calling males can usually be heard from the end of April to mid-May with juveniles appearing in The Hollies area from June and July. Due to the secretive nature of this species it is difficult to confirm breeding, but with juvenile birds being seen in the areas from Long Street Park over to St Helena Road during most years, evidence may suggest that breeding does still occur.

Lesser Spotted Woodpecker

To my knowledge this species has never bred in the area and my first sighting came as recently as Spring 2020 at The Hollies. Since this time, both male and female birds have been seen and 'drumming' has been heard during 2020 and 2021. The recent thinning out of some species of tree at The Hollies seems to be to their liking.

Merlin

Although not a breeding bird, this species can often be found in the area during the winter. It seems to be attracted to the passerines that are attracted to the game crop that is planted north of St Helena Road. Another favoured area during winter is the Straight Fields.

Willow Tit

This is another species that was once abundant around the former Birch Coppice Pit site but is now very scarce. Calling birds now seem to be restricted to area of birch woodland just north of the A5 between Watling Street and Dunn's Lane. They have also occurred very occasionally at The Hollies in recent years. They seem to be clinging on a breeding species in the area, but only just.

Skylark

By far the most important area for this species is the Straight Fields site south of Birchmoor and east of the M42. I estimate that 8 to 15 pairs use the cereal fields to breed. Smaller numbers can also be found breeding in the cereal fields from Hoo Hill to Spon Lane.

Grasshopper Warbler

This a sporadic breeding bird of the area, with the sparse hedges and bramble patches around the Straight Fields being their favoured sites. The last confirmed breeding attempt here was in 2018. Singing males have also been recorded at the old Dordon Sewage Works site south of the A5 and around the pond to the east of the birch woodland between the A5 and the Dunn's Lane/Dordon Hall Lane junction.

Starling

Although the numbers of this species have greatly reduced over the years, breeding does occur in fairly healthy numbers throughout the area (including the roof of my house in Long Street). This species requires areas of open land in order to forage for leatherjackets. It will therefore come as no surprise that the sheep fields around Dordon Hall and Hoo Hill are favoured feeding areas throughout the year but especially during the winter when a flock of up to 600 birds can be seen. They also feed in good numbers in the fields between The Hollies and Long Street, particularly during the spring when they have hungry chicks to feed.

Fieldfare

This a widespread yet declining autumn and winter visitor to the area. Flocks of up to 200 to 600 birds can still be encountered. The favoured feeding areas include the sheep fields and agricultural fields between Hoo Hill and Spon Land and the sheep fields between Dordon Hall and The Hollies. The berries of the hawthorn hedges surrounding the fields between The Hollies and Long Street are also an important food source, especially during harsh weather conditions as is the area between the A5 and Dunn's Lane.

Song Thrush

This is still fortunately a familiar sight and sound in the area, although not in the numbers I once witnessed as a child. Breeding territories can be found all over the area where there is suitable habitat. Breeding hotspots include Hall End Coppice, The Hollies (and surrounding hedgerows), Long Street Park, the Church Road gardens and the old brickworks. I estimate there to be around 8 to 15 breeding pairs in the area.

Redwing

The status is fairly similar to the Fieldfare above but in much smaller numbers with around 50 to 200 birds present during the winter. The birch woodlands of The Hollies and the old brickworks seem to be an important feeding area in Spring just before they migrate back to their breeding grounds in northern Europe.

Mistle Thrush

This is a scarce breeding bird in the area with just 3-6 pairs present. The favoured breeding areas are Dordon churchyard and the adjacent birch woodland, the Dordon Hall area and Hoo Hill area.

Whinchat

A former breeder around the old Birch Coppice Pit site. The hedgerows between The Hollies and Long Street, as well as the Straight Fields seem to be important stop over sites for feeding during their Spring migration.

House Sparrow

Although suffering concerning declines nationwide, this a species that seems to do well around Dordon, especially around the older housing of Long Street/New Street and what is known as the 'Coalboard Estate'. Healthy numbers can also be found around Dordon Hall. During the breeding season, the hawthorn hedgerows between The Hollies and Long Street are an important feeding area for the village population.

Tree Sparrow

This a fickle breeding species of the area. After an absence of several years it can suddenly reappear in small numbers to breed. The only area that seems to attract them nowadays is the Dordon Hall locality including the sheep fields east of The Hollies and the hedgerows around Hoo Hill and Sandy Way Lane. The last confirmed breeding attempt occurred in 2018 when up to four territories were found in this area.

Spotted Flycatcher

Once a regular breeding species of the area, especially around Dordon churchyard and the site of the former Dordon sewage works. It was once also regular in The Hollies area. There have been occasional sightings at this site in recent Springs so hopefully it has the potential to recolonise, especially since the management of a part of woodland has created suitable breeding habitat.

Yellow Wagtail

Another rapidly declining species. The good news is that regular breeding still occurs in the area. Confirmed breeding sites include the Straight Fields, south of Birchmoor. This site contains 1-5 breeding pairs each year, especially when oilseed rape is planted. Other breeding locations include the area from Hoo Hill to Spon Lane where 1-3 pairs breed most years.

Grey Wagtail

This species seems to be established around the Birch Coppice industrial site where 1-2 pairs breed each year. A minor success among all the other declines.

Linnet

Another species that seems to be making a bit of a resurgence in the area. Regular breeding occurs in most areas of suitable mixed farmland habitat. The main areas are The Hollies hedgerows (3-4 pairs), the Straight Fields (3-4 pairs) and The Hoo Hill to Spon Lane area (5-6 pairs). An important wintering site is the area between Hoo Hill and Sandy Way Lane where flocks of up to 500 birds have been seen in recent winters. These are no doubt attracted to the game crop planted there. These flocks in turn attract both **Merlin** and **Sparrowhawk** during the winter months.

Lesser Redpoll

The established birch woodland between the A5 and Dunn's Lane and the site of the former brickworks have produced breeding pairs in recent years but no more than 1-3 pairs. These same areas of woodland are also important as winter feeding sites with mixed flocks of **Lesser Redpoll** and **Siskin** containing anything from 20-70 birds. This past winter has produced decent numbers that have even attracted the scarce **Mealy Redpoll** to the area.

Yellowhammer

Numbers of this once abundant farmland species seem to be declining year on year. Just 3-8 pairs now seem to breed with the Hoo Hill to Spon Lane area holding most territories. The only other site nowadays is the Straight Fields area which holds no more than 1-2 pairs. As with the **Linnet**, an important wintering site is the area between Hoo Hill and Sandy Way Lane where flocks of up to 25 birds have been seen in recent winters.

Corn Bunting

Most definitely extinct as a breeding bird in the area unfortunately. Sporadic sightings of single birds have occurred in the Sandy Way Lane area in winter.

Survey Information on other species provided by another local resident

There is an active Badger Sett on Hoo Hill
H4 has Hedgehogs, Slow worms, Adders
Common and Soprano Pipistrelle bat on H4
Great Crested Newts in the Ponds around Dordon Hall

18 May 2021

Appendix E Housing Affordability

From the Housing Needs Assessment for Dordon Parish showing that single earners cannot afford any housing product

Table 4-5: Affordability thresholds in Dordon (income required, £)

Tenure	Mortgage Value	Rent	Income required	Affordable on average incomes? £38,300	Affordable on LQ earnings (single earner)? £17,089	Affordable on LQ earnings (2 earners)? £34,178
Market Housing						
NA Median House Price	£142,200	-	£40,629	No	No	No
LA New Build Mean House Price	£262,102	-	£74,886	No	No	No
NA LQ/Entry-level House Price	£125,100	-	£35,743	Yes	No	No
Average Market Rent	-	£14,034	£46,780	No	No	No
Entry-level Market Rent	-	£8,502	£28,340	Yes	No	Yes
Affordable Home Ownership						
Discounted Market Sale (-20%)	£126,400	-	£32,503	Yes	No	Yes
Discounted Market Sale (-30%)	£110,600	-	£28,440	Yes	No	Yes
Discounted Market Sale (-40%)	£94,800	-	£24,377	Yes	No	Yes
Discounted Market Sale (-50%)	£20,314	£6,583	£26,898	Yes	No	Yes
Shared Ownership (50%)	£10,157	£9,875	£20,032	Yes	No	Yes
Shared Ownership (25%)	£126,400	-	£32,503	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent (average)	-	£5,777	£23,107	Yes	No	Yes
Social Rent (average)	-	£5,216	£20,862	Yes	No	Yes

Source: AECOM Calculations

**Report of the
Head of Development Control**

1 Subject

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 Purpose of Report

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications.

3 Implications

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 Site Visits

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.
- 4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: www.northwarks.gov.uk.
- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, -11 September 2023- at 6.30pm in the Council Chamber

6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at:
https://www.northwarks.gov.uk/info/20117/meetings_and_minutes/1275/speaking_and_questions_at_meetings/3.

Planning Applications – Index

Item No	Application No	Page No	Description	General / Significant
7/a	PAP/2023/0135	1	14 Newborough Close, Austrey Replacement of overgrown leylandii hedge and existing gate with 2 metre high fencing and replacement gate	General
7/b	PAP/2023/0259	9	Church Farm, New Street, Baddesley Ensor Outline application for the proposed development of demolition of six farm buildings, the retention and conversion of the threshing barn to two residential units and development of 44 further dwellings (Use Class C3) with associated infrastructure, access and open space. Access being considered with all matters being reserved	General
7/c	CON/2023/0017	69	Woodlands Farm, Woodlands Lane, Bedworth Hybrid application for the demolition of the farmhouse and associated farm buildings and the development of 14 hectares for up to 109 market and affordable dwellings with access off Woodland Lane and a local centre including community facilities	General
7/d	PAP/2022/0259 and PAP/2022/0267	72	Caravan Site, Croxall Farm, Hoggrills End Lane, Nether Whitacre a) PAP/2022/0259 - Creation of Twelve Additional Motorhome/Caravan Pitches in Former Rally Field (Pitches 15-26) with Eastern and Northern Extensions to Existing Access Track, Additional Hedge Planting and Creation of Woodland Picnic Area b) PAP/2022/0267 - Variation of condition no: 4 of planning permission PAP/2018/0496 dated 21/01/2019 relating to amendments to use of pitches 1 to 4 inclusive for longer term use of up to 60 days, with no return for 30 days	General

7/e	CON/2023/0015	93	Crown Aggregates Ltd, Mancetter Road, Hartshill Construction of a building to house the installation and operation of a small-scale biomass fuelled boiler and generator	General
7/f	PAP/2022/0371	97	Land north of Brockhurst Farm, Lindridge Road, Sutton New Hall, Birmingham Proposed development of 178 dwellings including access, drainage and associated infrastructure	General
7/g	PAP/2023/0306	190	Owen Square, Owen Street, Atherstone Works to a tree within a Conservation Area – <i>Pyrus salicifolia</i> (T1, Pear Tree) - crown lift to 2.5m all round, prune/tip back from property by 2m	General

General Development Applications

(7/a) Application No: PAP/2023/0135

14, Newborough Close, Austrey, Atherstone, CV9 3EX

Replacement of overgrown leylandii hedge and existing gate with 2m high fencing and replacement gate around garden of the property, for

Mr Neil Flemming

Introduction

This application was reported to the July Board, but determination was deferred so that Members could visit the site. The previous report is attached in full at Appendix A.

Given that that report contained photographs of the fence, the Chairman agreed that rather than organise a formal visit, this site was one that Members could see on their own in their own time.

As a consequence, there is no note of a visit attached to this report.

Observations

There is nothing to add to the previous report other than to remind Members of the receipt of the amended plan and the “fall-back” position in respect of permitted development rights.

Recommendation

As set out in Appendix A

General Development Applications

(5/h) Application No: PAP/2023/0135

14, Newborough Close, Austrey, Atherstone, CV9 3EX

Replacement of overgrown leylandii hedge and existing gate with 2m high fencing and replacement gate around garden of the property, for

Mr Neil Flemming

Introduction

This application is reported to the Board due to the property in question being the residence of Member of the Council.

The Site

The application site is a two-storey detached dwellinghouse towards the end of a residential cul-de-sac in Austrey. The neighbouring properties are also dwellinghouses of similar design with two storeys. The properties here have open front gardens but there is also much in the way of hedgerows and trees.

A Location Plan is at Appendix A.

The Proposal

This is a retrospective application to retain a 2-metre high fence and gate around the front of the property, which replaces a leylandii hedge.

Images of the fencing and gate as built can be found at Appendix B

Following receipt of the application, an amended plan was received which shows a "canted" finish to the fence at the highway boundary in order to provide some visibility for vehicles exiting the next-door property at number 16, staining of the fence and some planting. This is at Appendix C.

Development Plan

The North Warwickshire Local Plan 2021 – LP29 (Development Considerations); LP30 (Built Form and LP34 (Parking)

Other Relevant Material Considerations

The National Planning Policy Framework 2021 – (the "NPPF")

Representations

One letter of support has been received saying that the former leylandii hedge had reached such a height that daylight was being blocked and making it difficult to park. A fence is the preferable option.

5h/224

One objection has been received saying that the fence is not in keeping with the character of the estate and the village. There is also a danger to pedestrians and other vehicles as visibility has been obstructed.

Re-consultation has taken place in respect of the amended plan referred to above and the receipt of any further representations will be reported at the meeting.

Consultations

Warwickshire County Council as Highway Authority – No objection.

Observations

Local Plan Policy LP30 requires that all development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. The design, location and position of the fence results in a stark difference between the dark toned bricks of the dwellinghouse and the light tone of the wood in the fence and gate. This has a noticeable impact on the character of the street scene. The applicant was thus asked to consider mitigation measures. The amended plans show that the fence and gate would be stained in a darker colour, and that planting will be placed in front of the fence panels no more than 600mm in height. This alteration has been reflected in the plans shown at Appendix C.

Local Plan Policy LP29 (9) states that developments should amongst other things, avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution. Officers consider that the fence and gate causes no material adverse impact on the planning considerations included in this policy.

This fence does sit adjacent to a highway which requires an assessment of the impact on highway safety. Local Policies LP29(6) and LP34 require proposals to have particular regard to highway safety, service requirements and the capacity of the local road network and the adopted parking standards set out of the Local Plan. The main concern here is the visibility splays for pedestrians. This has been addressed by the applicant through the amended plan which shows the removal of a section of fencing in order to allow pedestrians on the footpath and cars reversing of the driveway of 16 Newborough Close to see each other. As a consequence, the Warwickshire County Council as Highway Authority has no objection.

The Board will be aware that there is a material consideration here that carries substantial weight. This is the fall-back position arising from permitted development rights. In this case, the applicant can erect a 2-metre-high boundary fence along his boundary with number 16, as well as erect a one metre fence at the rear of the frontage pavement, without the need to submit a planning application by virtue of Class A of Part 2 to Schedule 2 of the General Permitted Development Order (2015) as amended. As a consequence, if the Board chose to refuse planning permission in this case, and if then it considered it expedient to issue an Enforcement Notice, that Notice could only require the reduction in height of the front fence and gate to one metre.

5h/225

The Board will also be aware that any Covenants attached to Title Deeds of the properties in the Close requiring that land be left "open" are not material planning considerations and thus carry no weight in the determination of this application. This is a civil matter which needs to be taken through private action.

It is thus in all these circumstances that the recommendation below is made.

Recommendation

That planning permission be GRANTED subject to the following conditions:

1. The development hereby approved shall not be carried out otherwise than in accordance with Site Location Plan received by the Local Planning Authority on 3 April 2023, and the Block Plan and Elevations received by the Local Planning Authority on 27 June 2023.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans

2. The approved landscaping scheme received by the Local Planning Authority on 27 June 2023 shall be implemented within the next available planting season following this approval.

REASON

In the interests of the visual amenities of the area.

Notes

1. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

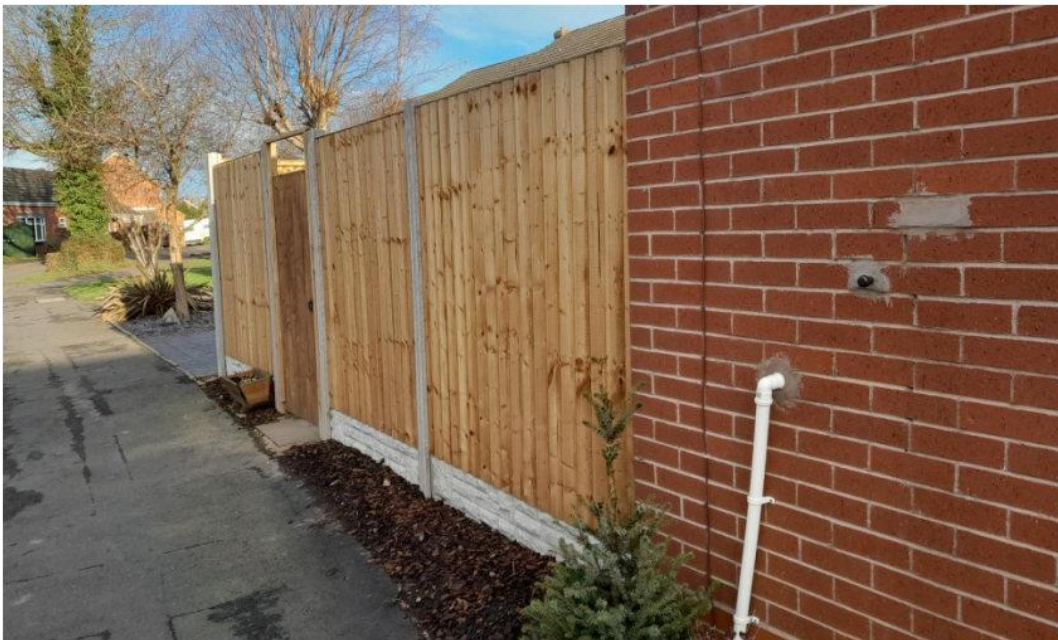
Appendix A



5h/227

7a/5

Appendix B

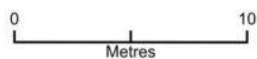
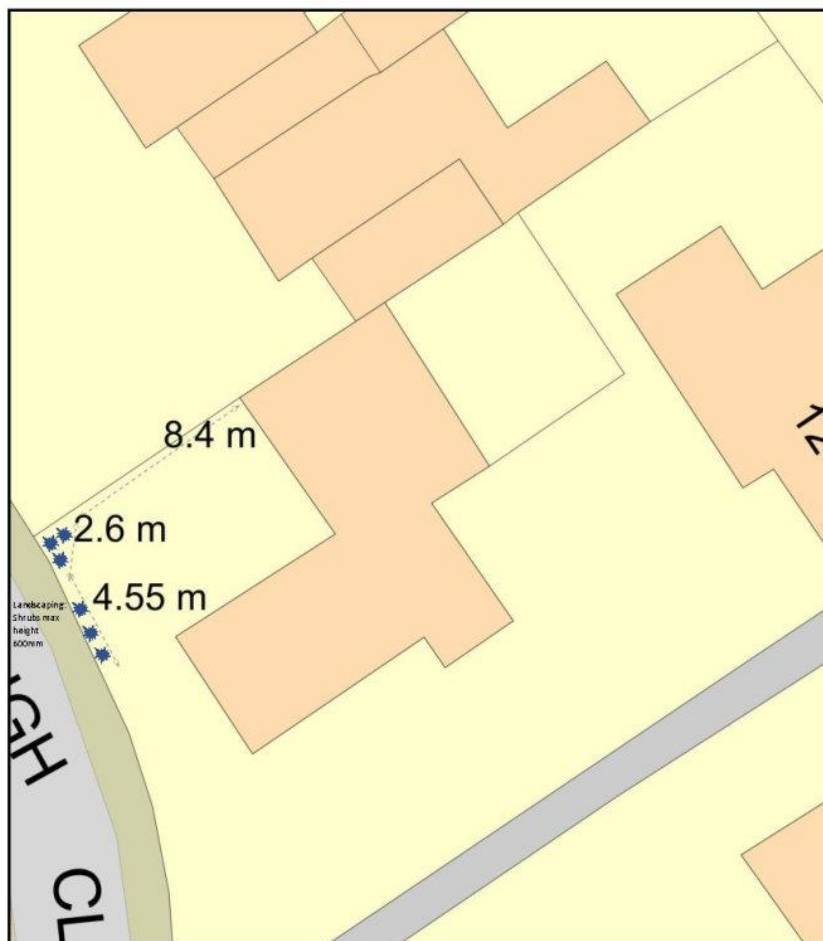


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7a/6

APPENDIX C

Fencing - 14 Newborough Close



Plan Produced for: Neil Fleming
Date Produced: 19 May 2023
Plan Reference Number: TQRDM23139150613953
Scale: 1:200 @ A4
PUBLIC

5h/229

7a/7

14 NEWBOROUGH CLOSE- FENCING – ELEVATIONS



PUBLIC

5h/230

7a/8