

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

**(Councillors Simpson, Reilly, Bell, L Dirveiks,
Henney, Humphreys, Jarvis, Jenns, Jones,
Morson, Moss, Phillips, Smitten, Sweet and
A Wright)**

For the information of other Members of the Council

This document can be made available in large print and electronic accessible formats if requested.

For general enquiries please contact David Harris, Democratic Services Manager, on 01827 719222 or via e-mail - davidharris@northwarks.gov.uk.

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

PLANNING AND DEVELOPMENT BOARD AGENDA

6 MARCH 2017

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 6 March 2017 at 6.30 pm.

AGENDA

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

- 4 **Minutes of the meetings of the Board held on 12 December 2016, 16 January and 6 February 2017** – copies herewith, to be approved as a correct record and signed by the Chairman.

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 5 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

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

- 6 **Submission of Coleshill Neighbourhood Plan for Referendum** – Report of the Assistant Chief Executive and Solicitor to the Council

Summary

This report informs Members of the progress of the Coleshill 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 **Submission of Austrey Neighbourhood Plan for Referendum** – Report of the Assistant Chief Executive and Solicitor to the Council

Summary

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

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

- 8 **Submission of Hartshill Neighbourhood Plan for Adoption** – Report of the Assistant Chief Executive and Solicitor to the Council

Summary

This report informs Members of the progress of the Hartshill Neighbourhood Plan and seeks approval to adopt in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

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

- 9 **Nuneaton and Bedworth BC - Borough Plan 2011 - 2031: Publication (2017)** – Report of the Assistant Chief Executive and Solicitor to the Council

Summary

This report relates to this Council's proposed response to the Nuneaton and Bedworth Borough Plan publication consultation.

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

- 10 **Appeals Update** – Report of the Head of Development Control.

Summary

This is a progress report in respect of outstanding appeals.

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

- 11 **Moor Farm Stables, Wall Hill Road, Corley Moor** – Report of the Head of Development Control.

Summary

The report brings Members up to date following a recent appeal decision by looking at the consequences of that decision to refuse planning permission.

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

- 12 **Tree Preservation Order 109 Tamworth Road, Wood End** – Report of the Head of Development Control.

Summary

The Board is invited to consider the confirmation of a Tree Preservation Order at 109 Tamworth Road, Wood End.

The Contact Officer for this report is Fiona Wallace (719475)

- 13 **Tree Preservation Order Land at The Homestead, Main Road, Austrey** – Report of the Head of Development Control.

Summary

The Board is invited to consider the confirmation of a Tree Preservation Order at land at The Homestead, Main Road, Austrey.

The Contact Officer for this report is Erica Levy (719294).

JERRY HUTCHINSON
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

12 December 2016

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, Humphreys, Jarvis, Jenns, Jones, Morson, Moss, Reilly, Smitten, Sweet and Waters

Apologies were received from Councillors Henney, Phillips and A Wright. Councillor Waters substituted for Councillor A Wright

Councillor Clews was also in attendance and with the permission of the Chairman spoke on Minute No 56 Submission of Mancetter Neighbourhood Plan for Public Consultation.

53 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Morson declared a non-pecuniary interest in Minute No 55 Planning Applications (Application No 2016/0007 - Land at Hams Hall Distribution Park, Faraday Avenue, Coleshill, B46 1AL), took no part in the discussion and left the meeting.

Councillor Reilly declared a non-pecuniary interest in Minute No 55 Planning Application (Application No 2016/0007 - Land at Hams Hall Distribution Park, Faraday Avenue, Coleshill, B46 1AL), took no part in the discussion and left the meeting.

Councillor Humphreys declared a non-pecuniary interest in Minute No 55 Planning Applications (Application No 2016/0366 - 17-19, Long Street, Atherstone, CV9 1AX), took no part in the discussion and left the meeting.

Councillor Simpson declared a non-pecuniary interest in Minute No 65 Moor Farm Stables, Corley Moor took no part in the discussion and left the meeting.

54 **Minutes**

The minutes of the meetings of the Board held on 10 October and 7 November 2016, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

55 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

Resolved:

- a**
- i)** That in respect of Application No 2016/0007 (Land at Hams Hall Distribution Park, Faraday Avenue, Coleshill, B46 1AL), the Council maintains its objection to the proposal on the grounds of its adverse visual impact locally; its harmful impact on the openness of the surrounding Green Belt, contrary to policies NW3 and NW12 of the Core Strategy 2014. The Council also requests that the County Council does not support the application without the full backing of the Environment Agency; the Council's Environmental Health Officer and the Warwickshire Public Health officers and until it is satisfied that alternative locations have been fully explored and dismissed on planning grounds;

- ii)** That Officers request a meeting with Warwickshire County Council prior to their determination of the application

[Speaker Andrew Needham]

- b** That in respect of Application No 2016/0004 (Heart of England, Meriden Road, Fillongley, CV7 8DX)

- i** Condition 7 (landscaping scheme), Condition 8 (in part) (archaeological work), Condition 9 (in part) (bricks, tiles, surface and facing materials), Condition 10 (window and door joinery), Condition 14 (boundary treatment), Condition 15 (drainage network and hydro-brake control), Condition 16 (access and car parking details), Condition 17 (refuse storage/disposal) and Condition 18 (crime prevention measures) be discharged as set out in the report of the Head of Development Control;

- ii** a decision on whether to discharge of Condition 11 (exterior lighting) and whether to issue an Enforcement Notice requiring the removal of the coloured lighting and flood lighting installed on the north west elevation of the conference centre building and on the existing storage building, be deferred for a site visit; and

- iii** That in respect of the Condition 13 (tree protection) the Council recognises non-compliance with the requirements of the condition, but considers that it is not expedient to pursue formal enforcement action;

[Speaker Robert Williams]

- c** That Application No 2016/0038 (Heart of England, Meriden Road, Fillongley, CV7 8DX) be approved subject to the conditions set out in the report of the Head of Development Control;

- d** That in respect of Application No 2016/0414 (Heart of England, Meriden Road, Fillongley, CV7 8DX)
 - i** the Application be refused for the reasons set out in the report of the Head of Development Control; and

 - ii** the Solicitor to the Council be authorised to issue an Enforcement Notice requiring the cessation of the unauthorised storage and parking uses within the building and surrounding land, together with the removal of the fenced compound as it is an integral element of the unauthorised change of use. The use would revert to the former authorised use of agriculture or forestry.

[Speaker Howard Darling]

- e** That in respect of Application No 2016/0462 (Heart of England, Meriden Road, Fillongley, CV7 8DX)
 - i** the Application be refused for the reasons set out in the report of the Head of Development Control; and

 - ii** the Solicitor to the Council be authorised to initiate court proceedings to secure the removal of the unauthorised signs.

[Speakers Robert Pargetter and Emma Townsend]

- f** That in respect of Application No 2016/0480 (Heart of England, Meriden Road, Fillongley, CV7 8DX)
 - i** the Application be refused for the reasons set out in the report of the Head of Development Control; and

 - ii** the Solicitor to the Council be authorised to issue an Enforcement Notice requiring the removal of the unauthorised bridge, wooden pathway, waterfall, pond and lining and decking and the restoration of the land to its former condition.

[Speakers Howard Darling and Robert Williams]

- g That Application No 2016/0366 (17-19, Long Street, Atherstone, CV9 1AX) be approved subject to the conditions set out in the report of the Head of Development Control;**

[Speakers Patrick Woodcock and Andrew Taylor]

- h That in respect of Application No 2016/0485 (21 Stewart Court, Coventry Road, Coleshill, B46 3BB)**

i the Application be approved subject to the conditions set out in the report of the Head of Development Control; and

ii the Enforcement Notice be withdrawn subject to there being confirmation in writing by the appellant that there would be no claim for costs against the Council for doing so.

- i That the receipt of Applications No 2016/0659 and 2016/0660 (St Andrews Home, 37 Blythe Road, Coleshill, B46 1AF) be noted and a site visit be undertaken prior to determination; and**

- j That in respect of Application No 2016/0245 (Hall End Business Park, Watling Street, Dordon, B78 1SZ)**

i a Public Path Order be made as described in the report of the Head of Development Control and that it then be the subject of a period of consultation. Upon expiry, the Order then be referred to the Secretary of State if it is an opposed Order; and

ii Members be advised of the outcome of that referral and the matter brought back to the Board for final confirmation or otherwise.

56 Submission of Mancetter Neighbourhood Plan for Public Consultation

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the submitted Neighbourhood Plan and sought approval to go out for a formal consultation in accordance with Section 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

That the Mancetter Neighbourhood Plan be circulated for a 6 week public consultation.

57 Submission of Hartshill Neighbourhood Plan for Referendum

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the Hartshill Neighbourhood Plan and sought approval for a formal referendum in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012 to be carried out.

Resolved:

That the Hartshill Neighbourhood Plan be taken forward to referendum.

58 Appeals Update

The Head of Development Control provided a progress report in respect of outstanding appeals.

Resolved:

That the report be noted

59 Planning Designation Regime

The Head of Development Control outlined the new criteria for designating Local Planning Authorities that were considered to be “under-performing” by the Government.

Resolved:

That the report be noted

60 Tree Preservation Order – Land at 3 The Gables, Polesworth

The Head of Development Control reported that responses had been received to a Tree Preservation Order made in respect of a sweet chestnut tree at 3 The Gables Polesworth. The Board was invited to consider the responses received and decide whether or not to confirm the Order.

Resolved:

That, having considered the representations received, the Tree Preservation Order made in respect of a Sweet Chestnut (T4) at 3 The Gables Polesworth, be confirmed without modification.

[Speaker Barry Alexander]

61 **Tree Preservation Order – Seven Foot Wood, Ansley Common**

The Head of Development Control reported that responses had been received to the Tree Preservation Order made in respect Seven Foot Wood, Coleshill Road, Ansley Common. The Board was invited to consider the responses received and decide whether or not to confirm the Order.

Resolved:

That, having considered the representations received, the Tree Preservation Order 713.001/5 made in respect of Seven Foot Wood, Ansley Common, be confirmed without modification.

62 **Proposed Tree Preservation Order – Land Adjacent The Homestead, Main Road, Austrey**

The Board was invited to confirm or otherwise a Tree Preservation Order made in respect of four groups of trees and 33 individual trees situated at The Homestead, Main Road, Austrey.

Resolved:

That the Tree Preservation Order be varied, as follows:

A Tree Preservation Order in respect of 44 individual trees – American Elm (T1), Blue Atlas Cedar (T2), Whitebeam (T3), Deodar Cedar (T4), Scots Pine (T5), Whitebeam (T6), Norway Maple (T7), Cherry (T8), Apple (T9), Willow (T10), Norway Maple (T11), Cherry (T12), Apple (T13), Brewers Spruce (T14), Apple (T15), Cherry (T16), Beech (T17), Apple (T18), Apple (T19), Pear (T20), Pear (T21), Hemlock-Spruce (T22), Apple (T23), Silver Birch (T24), Silver Birch (T25), Monkey Puzzle (T26), Horse Chestnut (T27), Weeping Ash (T28), Silver Birch (T29), Willow (T30), Walnut (T31), Cherry Plum (T32), Willow (T33), Tibetan Cherry (T34), Mountain Ash (T35), Mountain Ash (T36), Whitebeam (T37), Whitebeam (T38), Pear (T39), Apple (T40), Apple (T41), Horse Chestnut (T42), Silver Birch (T43), Horse Chestnut (T44)

all located at Land At The Homestead, Main Road, Austrey.

63 **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 items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

64 25 Station Street, Atherstone

The Head of Development Control reported on a possible breach of planning control at 25 Station Street, Atherstone and the Board was asked to agree a suggested course of action.

Resolved:

- a That the Solicitor to the Council be authorised to issue a Section 215 Notice under the Town and Country Planning Act 1990 relating to untidy land and buildings at 25 Station Street, Atherstone, the condition of which is adversely affecting the amenity of the area. The compliance period is two weeks; and**
- b That in default of compliance, the matter is referred back to the Board to consider action under Section 216 (prosecution) and Section 219 (intent to enter and remove).**

Councillor Reilly in the Chair

65 Moor Farm Stables, Corley Moor

The Head of Development Control reported on a possible breach of planning control at Moor Farm Stables, Corley Moor and the Board was asked to agree a suggested course of action.

Resolved:

That consideration of the item be deferred pending the outcome of the appeal into refusal of planning permission at this site

M Simpson
Chairman

**Planning and Development Board
12 December 2016
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/5	CON/2016/0007	Curdworth Parish Council	Objection	21/11/16
5/178	PAP/2016/0366	Heritage Consultant	Representations	2/12/16

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

16 January 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, N Dirveiks, Henney, Humphreys, Jarvis, Jenns, Jones, Morson, Reilly, Smitten, Sweet and A Wright

Apologies for absence were received from Councillors Moss and Phillips. Councillor N Dirveiks substituted for Councillor Phillips.

66 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Morson declared non-pecuniary interests Minute No 67 Planning Applications (Application No 2016/0015 - Coleshill Sewage Works, Lichfield Road, Coleshill) and Minute No 68 Warwickshire Minerals Plan - Consultation Publication Version (Pre-Submission Draft) and took no part in the discussion.

67 **Planning Applications**

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

Resolved:

- a **That in respect of Application No 2016/0015 (Coleshill Sewage Works, Lichfield Road, Coleshill) the Council does not raise an objection but requires a planning condition requiring the replacement buildings only to be constructed following Royal Assent for HS2;**
- b **That Applications No 2015/0167 and 2015/0168 (Britannia Works, Coleshill Road, Atherstone, CV9 2AA) be approved subject to the conditions set out in the report of the Head of Development Control;**
[Speaker Chris Clark]
- c **That Application No 2016/0060 (Great Chapel Field, Wall Hill Road, Chapel Green, Fillongley) be deferred for a site visit.**
[Speaker Howard Darling]
- d **That Application No 2016/0497 (49, High Street, Polesworth, B78 1DX) be approved subject to the conditions set out in the report of the Head of Development Control, with condition 17 amended to specify the hours of restriction.**

68 Warwickshire Minerals Plan - Consultation Publication Version (Pre-Submission Draft)

The Assistant Chief Executive and Solicitor to the Council invited Members to consider the consultation on the next stage of Warwickshire County Council's Minerals Plan.

Resolved:

- a That the consultation on the Minerals Plan Publication Consultation which runs from Friday 9th December 2016 to Friday 3rd February 2017 be noted;**
- b That the Assistant Chief Executive and Solicitor to the Council be authorised to finalise the consultation response, in consultation with the Chairman, Vice Chairman and Opposition Spokesman; and**
- c That the consultation response includes the specific comments with regard to site 9 at Lea Marston, that the County Council consider whether the minerals to be extracted as a result of the construction of the Railshead can be included in the supply figures, and that the County Council considers at the time of an application whether development commences in respect of site 9 at the same time as the construction of HS2 or afterwards.**

69 Solihull Draft Local Plan – Regulation 18 Consultation

The Assistant Chief Executive and Solicitor to the Council reported on the consultation on the Solihull Draft Local Plan.

Resolved:

- a That the consultation of the Solihull Draft Local Plan which runs from 5 December 2016 to 30 January 2017 be noted; and**
- b That the following matters be included in the response; the need to increase the density of housing from the proposed 36 houses per hectare, concerns regarding development on the boundary with North Warwickshire and to specifically request that an assessment of the impacts outside of Solihull be undertaken.**

70 Tree Preservation Order - Rear of 62 Vicarage Road, Water Orton

The Board was invited to confirm or otherwise a Tree Preservation Order made in respect of woodland at Vicarage Lane, Water Orton.

Resolved:

That the item be deferred for a site visit.

[Speaker Fiona Sutton]

71 Tree Preservation Order – 53 High Street, Polesworth

The Board was invited to confirm or otherwise a Tree Preservation Order made in respect of a mature Sycamore, a middle aged Sycamore, two Common Ash and an English Oak tree at 53 High Street, Polesworth.

Resolved:

That the Tree Preservation Order made in respect of a mature Sycamore, a middle aged Sycamore, two Common Ash and an English Oak tree be confirmed without modification.

M Simpson
Chairman

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

6 February 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, Davey, L Dirveiks, Hayfield, Henney, Humphreys, Jenns, Jones, Morson, Moss, Reilly, Smitten and Sweet

Apologies for absence were received from Councillors Jarvis (Substitute Councillor Hayfield), Phillips and A Wright (Substitute Councillor Davey)

72 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Morson declared a non-pecuniary interest in Minute No 76 Planning Applications (Application No 2017/0003 - Land on the corner of Merevale Lane, Baxterley, Atherstone, Warwickshire, CV9 2LA) by virtue of being a Member of the County Council's Regulatory Board and left the meeting.

Councillor Smitten declared a non-pecuniary interest in Minute No 76 Planning Applications (Application No 2016/0213 - Land South of Gardeners Cottage, Pooley Lane, Polesworth) by virtue of knowing the applicant's father and left the meeting.

Councillor Hayfield declared a pecuniary interest in Minute No 76 Planning Applications (Application No 2017/0003 - Land on the corner of Merevale Lane, Baxterley, Atherstone, Warwickshire, CV9 2LA) by virtue of being a tenant of the applicant and left the meeting.

Councillor Davey declared a pecuniary interest in Minute No 76 Planning Applications (Application No 2017/0003 - Land on the corner of Merevale Lane, Baxterley, Atherstone, Warwickshire, CV9 2LA) by virtue of working for the applicant.

Councillor Reilly declared non-pecuniary interests in Minute No 76 Planning Applications (Application No 2014/0320 - Marston Fields Farm, Kingsbury Road, Lea Marston, B76 0DP and Application No 2016/0278 - Blackgreaves Farm, Blackgreaves Lane, Lea Marston, B76 0DA) by virtue of being Chairman of Lea Marston Parish Council.

73 **Corporate Plan 2017-18**

The Chief Executive presented the updated Corporate Plan for 2017/18. The Board's approval was sought to those parts of the

Corporate Plan for which the Board was responsible. Members were also asked to agree the 2017/18 Service Plans for the Development Control and Forward Planning Sections.

Recommended to the Executive Board:

- a That those Corporate Plan Key Actions as set out in Appendix A to the report for which the Planning and Development Board is responsible be agreed subject to the amendments agreed at the meeting; and**

Resolved:

- b That the Service Plans as set out in Appendix B, subject to the amendment agreed at the meeting, to the report be agreed.**

74 General Fund Fees and Charges 2017/2018

The Board was asked to consider the fees and charges for 2016/17 and the proposed fees and charges for 2017/18.

Resolved:

That the schedule of fees and charges for 2017/18 as set out in the report, be accepted, save that the photocopying and printing charges be abolished and Officers be encouraged to provide material electronically only (subject to their discretion to provide hard copies in exceptional circumstances)

75 General Fund Revenue Estimates 2017/18

The Deputy Chief Executive detailed the revised budget for 2016/17 and an estimate of expenditure for 2017/18, together with forward commitments for 2018/19, 2019/20 and 2020/21.

Resolved:

- a That the revised budgets for 2016/17 be accepted;**
- b That the Estimates of Expenditure for 2017/18, as submitted in the report of the Deputy Chief Executive be accepted, and included in the budget to be brought before the meeting of the Executive Board on 7 February 2017; and**

- c That the Executive Board be made aware of the likelihood of further appeals and the need for supplementary estimates in due course**

76 Planning Applications

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

Resolved:

- a That in respect of Application No 2017/0003 (Land on the corner of Merevale Lane, Baxterley, Atherstone, Warwickshire, CV9 2LA) the Borough Council raises no objection to the application, but requires the County Council to limit HGV movements to 10 a day (five in and five out) and for the consent to be temporary for 3 years to allow the impact of additional deliveries to be judged;**
- b That in respect of Application No 2014/0320 (Marston Fields Farm, Kingsbury Road, Lea Marston, B76 0DP) planning permission NW85/0639 dated 19 July 1985 can continue without compliance with condition 5;**

[Speaker Mark Walton]

- c That in respect of Application No 2015/0473 (Land North Of Fircone, Farthing Lane, Curdworth, B76 9HE) the development permitted under planning permission PAP/2015/0473 dated 20 October 2015 may proceed without compliance with the Section 106 Agreement dated 16 October 2015;**
- d That Application No 2016/0060 (Great Chapel Field, Wall Hill Road, Chapel Green, Fillongley) be deferred to seek independent highways advice;**

[Speaker Howard Darling]

- e That Application No 2016/0213 (Land South of Gardeners Cottage, Pooley Lane, Polesworth) be deferred for a site visit**

[Speaker Clare Forbes]

- f That Application No 2016/0278 (Blackgreaves Farm, Blackgreaves Lane, Lea Marston, B76 0DA) be deferred for a site visit;**

[Speaker Guy Breeden]

- g That Application No 2016/0519 (Croft Mead Business Centre, Croft Mead, Ansley, CV10 9PQ) be approved subject to the conditions set out in the report of the Head of Development Control.**

77 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April – December 2016

The Board was informed of progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to December 2016.

Resolved:

That the report be noted.

78 Tree Preservation Order - Rear of 62 Vicarage Road, Water Orton

The Board was invited to confirm or otherwise a Tree Preservation Order made in respect of woodland at Vicarage Lane, Water Orton.

Resolved:

That the Tree Preservation Order made in respect of a woodland at Vicarage Lane, Water Orton be confirmed without modification.

79 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 in Schedule 12A to the Act.

80 **Chicken Broiler Appeal, Mancetter**

The Board was informed of action taken by the Chief Executive under his Urgent Business Powers with regard to the Chicken Broiler appeal in Mancetter.

Resolved:

That the action taken by the Chief Executive under his Urgent Business Powers be noted and endorsed.

M Simpson
Chairman

**Planning and Development Board
6 February 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
7/18	PAP/2016/0060	Note	Site Visit	4/2/17
7/46	PAP/2016/0278	WCC Rights of Way	No objection	6/2/17
		WCC Police	No objection	1/2/17
		Applicant	E-mail	27/1/17

Agenda Item No 6

Planning and Development Board

6 March 2017

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Coleshill Neighbourhood Plan for Referendum

1 Summary

- 1.1 This report informs Members of the progress of the Coleshill 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.

Recommendation to the Board

That the Coleshill Neighbourhood Plan be taken forward to referendum.

2 Consultation

- 2.1 Councillors Farrell, Ferro, Ingram and Jones 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. Once a neighbourhood plan is 'made' 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. There are now 9 designated Neighbourhood Plan areas within the Borough.

4 Coleshill

- 4.1 Coleshill Town Council had their designation approved at full council on 26 June 2013. The Town Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan between 25 November 2015 and 23 January 2016. North Warwickshire Borough Council formally consulted on the plan for 6 weeks from 8 September to 20 October 2016. All comments from the NWBC consultation were then passed to the Independent Examiner.
- 4.2 Coleshill is the third Neighbourhood Plan that has been formally examined by an Independent Examiner. Mary O'Rourke was appointed by North

Warwickshire Borough Council in 2016 with the approval of Coleshill Town Council. The examiner produced a report with recommendations for changes to be made to the submitted Coleshill Neighbourhood Plan and its associated documents and if these changes were made then the Coleshill Neighbourhood Plan could go forward to referendum.

- 4.3 It is recommended that the Council is satisfied, in light of the modifications that the Coleshill Neighbourhood Plan, as revised, now complies with the legal requirements and basic conditions set out in the Localism Act 2011, and can therefore proceed to referendum.

5 Finance and Value for Money Implications

- 5.1 The Borough Council is able to claim up to £30,000 for this Neighbourhood Plan – the first payment of £5,000 was made following designation of the neighbourhood area. This recognises the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan. A second payment of £5,000 will be made when the local authority publicises the Neighbourhood Plan prior to examination. The third payment of £20,000 is made on successful completion of an independent examination. For future Neighbourhood Plans the total amount the Borough Council will be able to claim is £25,000 as we will no longer be able to make a claim on designation.

5.2 Legal and Human Rights Implications

- 5.2.1 The process conforms to the legal requirements for Neighbourhood Plans.

5.3 Human Resources Implications

- 5.3.1 Staff time is expected to be provided by the Borough Council to support and advise the Town Council and community in taking forward a Neighbourhood Development Plan. However the amount of staff time will be limited, essentially to an advisory role, due to the other work priorities of the Forward Planning Team and that this role must be provided to the other Councils who are also considering undertaking Neighbourhood Plans.

5.4 Environmental and Sustainability Implications

- 5.4.1 Each Neighbour Plan will need to consider the effects of the Plans contents in terms of environmental and sustainability issues in accordance with the relevant regulations.

5.5 Links to Council's Priorities

5.5.1 The designation of the Neighbourhood Plan Designation Area will have links to the following priorities;

1. Enhancing community involvement and access to services
2. Protecting and improving our environment
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	Coleshill NP Steering Group	Coleshill Neighbourhood Plan	2016
2	Coleshill NP Steering Group	Consultation Statement	2016
3	Coleshill NP Steering Group	Basic Conditions Statement	2016



coleshill
Neighbourhood
Plan

**SHAPING THE FUTURE OF COLESHILL
2015-2030**



FOREWORD

BY CHAIRMAN BILL RICHARDS

This document is Coleshill's first Neighbourhood Plan. It reflects the opinions of the people of Coleshill and sets out proposals to safeguard the future of our town. For the first time in Coleshill's history, residents will have had a real opportunity to guide the planning and development of the environment in which they live.

In 1207, the Town of Coleshill received a Royal Charter from King John. This gave authority for regular markets to be held in the parish. In September 2007 Coleshill residents and friends enjoyed a wonderful day of medieval celebration on the Croft to mark the 800th anniversary of that award.

Moving ahead to 2014, North Warwickshire - our planning authority - adopted a Core Strategy which set out planning policies for the next fifteen years. In that paper Coleshill is described as a 'Market Town in the Green Belt'. So, eight centuries after receiving its charter Coleshill is still recognisable as that same market town within clear historical boundaries.

National and local regulations do allow local residents to comment on planning applications where they live. However, it has always been much more difficult for communities to affect and direct broader policies of planning within their own locality. For the first time, the Localism Act 2011 gives local people an opportunity to have a real influence in shaping the place where they live and work for the next fifteen years. The decision to create a Coleshill Neighbourhood Plan was made precisely for that reason. It incorporates details of the type of development people would like to see in the town - and also which features and services should be protected.

Coleshill's Neighbourhood Plan has been constructed from the evidence base provided by local people when completing their questionnaires. The Steering Group's task has been to identify and include your proposals in a strategy, which will allow our community to develop in an individual and sustainable way.

Our surveys have shown that people like living in Coleshill because it does have a friendly atmosphere and unique identity - and they really want to retain that 'community feeling'. The Royal Charter will have its 900th anniversary in 2107. When that time arrives, let us hope that this and subsequent Neighbourhood Plans will have helped to protect Coleshill's historical boundaries and ensured that Coleshill is still recognisable as a 'Market Town in the Green Belt'.

**Bill Richards,
Chairman
Coleshill Neighbourhood Plan Steering Group**



CONTENT

COLESHILL NEIGHBOURHOOD PLAN

- 2) Foreword by Bill Richards
- 3) Content
- 5) User Guide
- 6) Timeline (Moments in Coleshill's History)
- 7) Introduction: a note from the Steering Group
- 8) Our Town: a brief introduction
- 11) Coleshill: the character of the town
- 18) Précis

- 19) Housing Section: our main issues and areas of focus**
- 20) HNP1: To support the housing allocations in the North Warwickshire Core Strategy 2014 and those proposed in the North Warwickshire Local Plan Draft August 2016
- 23) HNP2: Integrate new housing into Coleshill
- 24) HNP3: Development of affordable housing should meet local needs in terms of tenure, type and size of dwellings, to suit the needs of different groups of the population and be allocated according to the cascade of eligibility set out in the emerging Local Plan

- 25) Economy: our main issues and areas of focus**
- Town Centre Local Economy**
- 27) TCLENP1: Support Coleshill town centre
- 28) TCLENP2: Keep the traditional style and scale of shop fronts whilst allowing some flexibility in materials.
- 29) TCLENP3: Coleshill Town Council supports the introduction of regular markets in the town
- 29) TCLENP4: Proposals for the residential conversion of upper floors above premises in the High Street will be supported

- 31) Economy: Industrial & Commercial Local Economy- Employment and Businesses within Coleshill.**
- 32) ICLENP1: Non employment use of existing employment sites outside the town centre will be resisted. Proposals to upgrade or redevelop existing employment premises or sites will be supported, subject to there being no adverse impacts on the amenities of the surrounding area, on pedestrian safety, on vehicle access, or on public transport accessibility

CONTENT

COLESHILL NEIGHBOURHOOD PLAN

- 33) ICLENP2: Employment opportunities and future redevelopment proposals within the existing industrial estate are supported subject to consideration of their impact on local traffic conditions
- 35) Environment: our main issues and areas of focus**
- 36) ENP1: The Conservation Area should be preserved and where possible enhanced. Proposals for new development in the Conservation Area should be in keeping with the character and appearance of the area; maintain the area's historic character; protect the historic buildings including any that are subsequently locally listed; and protect its setting including views into and out of the Conservation Area
- 37) ENP2: Existing green open spaces set out in the schedule below will be preserved. All current school fields will be protected from development
- 42) ENP3: The creation of new cycle parking facilities and new cycle paths will be supported
- 43) ENP4: Coleshill Town Council support the proposal in the emerging Local Plan to release approximately 2.5 hectares of land from the Green Belt as an extension to the existing cemetery
- 44) ENP5: Support enhancements to Coleshill Memorial Park
- 45) ENP6: Replanting of the Coleshill corridor with natural woodland to enhance the natural buffer between the town and the national road network
- 46) HS2 Coleshill Corridor**
- 47) CIL: Community Infrastructure Levy**
- 48) Community Aspirations**
- 49) CA1: Improving safety and reducing congestion formed on the High Street and crossroads.
- 50) CA2: Improve parking facilities and regulations to support viability of Town Centre
- 51) CA3: Improve pedestrian access and safety to/through High Street and new housing developments
- 51) CA4: Improve vehicle movement across and in vicinity of Cole End Bridge
- 54) CA5: Preservation and Enhancement of Public Footpaths
- 55) Photo Credits**
- 57) Final Statement**

USERS GUIDE

COLESHILL NEIGHBOURHOOD PLAN

Key

We have tried to make Coleshill's Neighbourhood Plan as user friendly as possible. Quotes, facts and additional information have been colour coded as follows:



Have Your Say! Quotes taken directly from our questionnaires



Facts and historical information about Coleshill



Statistical information from the questionnaire responses



Supporting information from external bodies such as NWBC



Additional explanation from the steering group to support some proposals

Glossary

NWBC: North Warwickshire Borough Council

CNPSG: Coleshill Neighbourhood Plan Steering Group

NPQ: Neighbourhood Plan Questionnaire

CIL: Community Infrastructure Levy

CNPQ: Coleshill Neighbourhood Plan Questionnaire

WCC: Warwickshire County Council

NPPF: National Planning Policy Framework

Coleshill Neighbourhood Plan Steering Group.

Chairman: Bill Richards

Members: Derek Axe, Barry Gascoigne, Maureen Gascoigne, John Hoyle, David Simkin, Mike Walpole, Kirsteen Wootton.

Coleshill Town Cllr. Adam Richardson.

Administrator: Zoe Hillcox (Deputy Town Clerk, Coleshill) Kate Shtrezi

Town Planning Adviser: Dominic Moore (Ascension Planning)

Special thanks: Lorraine Fox (Meridian Travel), Stuart Tait (formerly Coleshill School), Richard Harwood and the Coleshill Post.

Contributions from: Cllr. Harry Taylor and Cllr. John Truman

TIMELINE

COLESHILL NEIGHBOURHOOD PLAN

Moments in Coleshill's History

BC Iron age community established

AD Roman Fort and temple on Grimstock Hill

1086 Domesday Book describes Coleshill as a Royal manor

1207 Royal market charter

1340 Parish Church now a substantial building on Church Hill

1520 Coleshill Grammar School founded

1600 Coleshill has a stone bridge over the River Cole

1743 Coleshill to Lichfield Turnpike opened

18th Century now a fashionable Georgian market town and stagecoach stop

19th Century railway by-passes Coleshill

1911 Population 2886

1950s Residential and industrial estate expansion

1969 Town Centre Conservation area established and expanded in 1980

1993 Power station closed and replaced with Hams Hall

distribution centre

2003 M6(T) opened

2007 Coleshill Parkway station opened

2011 Population 6481 and 3019 dwellings

The History of Coleshill Town Hall

Coleshill Town Hall was completed on 28th November 1925 by John Sumner and officially opened by newspaper magnate Sir Edward Iliffe MP on 17 June 1926. The hall was established partly from public subscription and had trusts in place to ensure its use for community purposes throughout its 20th century life.

The hall was used by the local magistrates, sitting for Petty Sessions. The magistrates had summary justice at their disposal, should they deem an offence not serious enough to refer to a higher court. Typically it would be applied in cases of drunkenness or vagrancy.

INTRODUCTION

A NOTE FROM THE STEERING GROUP

The Localism Act 2011 gave local authorities the option to develop a Neighbourhood Plan (NP). In 2012 the Government published a new National Planning Policy Framework (NPPF) which set out planning policies for NPs to follow. The Plan must reflect the views of the local community and will only be registered when it has passed public consultation and independent inspection. More importantly, a local referendum will be held and all people on Coleshill's electoral roll will be invited to vote.

Coleshill Town Council decided to accept this challenge and in 2012 a community wide steering group was established under the Chairmanship of Cllr. Bill Richards.

In 2013 leaflets and posters promoting a Coleshill NP were published and, in July 2013, questionnaires were delivered to every household and an on-line 'Survey Monkey' was made available. During June 2013 an exhibition was held in the town hall and an open invitation extended to all residents. The finale was a town-wide tour of an open-topped bus complete with members of the town band to promote the completion of the published questionnaire.

In 2015 the questionnaires were collated with the support of 'Ascension Planning,' paid for by Government grant. During 2015 and in liaison with NWBC, several drafts were produced before the publication of a consultation report within the pages of the local 'Coleshill Post' during November. This four-page insert invited residents to make comments on the key findings of the plan to date. In this way the NP does reflect the wishes of the people of the town and seeks to support a strong and healthy community with a planned longer-term housing policy and an appropriate level of local service support.

This is Coleshill's first NP. Following the approval of residents, it hopes to guide development here for some 15 years, subject to review when circumstances change.

OUR TOWN

A BRIEF INTRODUCTION

Coleshill is an Iron Age and Roman settlement at the heart of England, eight miles east of Birmingham city centre as the crow flies.

By the time of the Domesday Survey of 1086, the Manor of Coleshill was substantial. In 1207 the town received a charter from King John which granted market town status, probably recognition of significant economic activity already taking place in the village.

It runs north to south along the lines of its original medieval layout, separated from the West Midland conurbation on its west and north sides by a green corridor in which runs the River Cole, a band of meadowland, three motorways and part of the projected route for HS2.

To the east is the River Blythe and the North Warwickshire green belt.

Nearby, further north, lies Hams Hall, a national rail freight terminal and distribution park. Birmingham International Airport and the National Exhibition Centre lie to the south.

Architecturally, and despite the efforts of 1960s town planners, Coleshill still displays a variety of buildings which vary greatly in type, size and age. The centre is dominated by Georgian townhouses and a fine medieval church.

This historic inheritance is reflected in the many listed buildings and in the two conservation areas with the town boundaries.

Coleshill is still recognisable as a 'greenbelt market town' in the local plan: the High Street continues to service the locality with a range of small shops, businesses, a number of public houses, public and private sector service facilities, and two hotels.

The conservation area forms a small historic enclave within a larger linear settlement of mostly mid to late 20th century housing development - part of Birmingham's post-war overspill. To the north of the river at Cole End and Grimstock Hill, housing is accompanied by a large industrial estate.

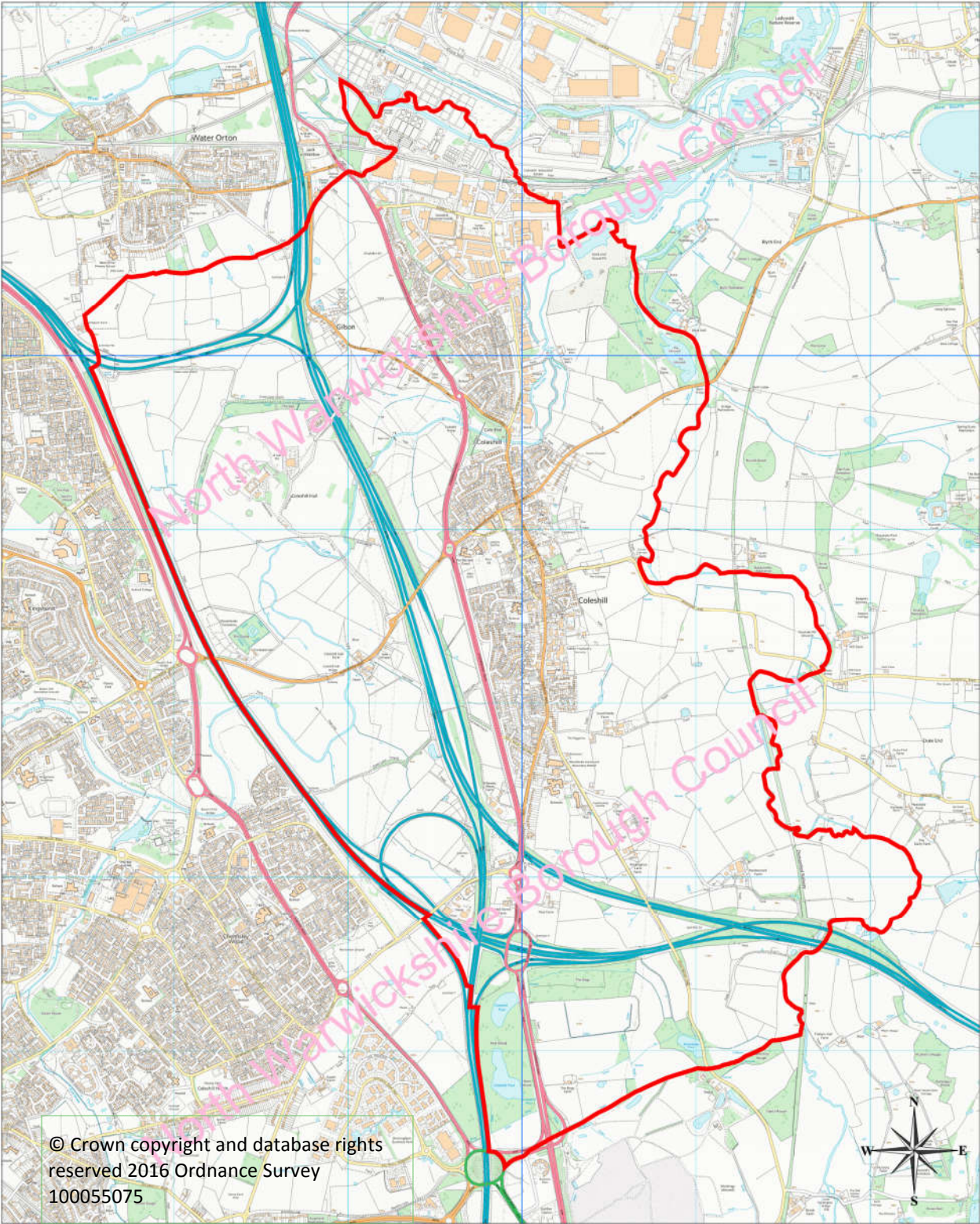
2011 Census

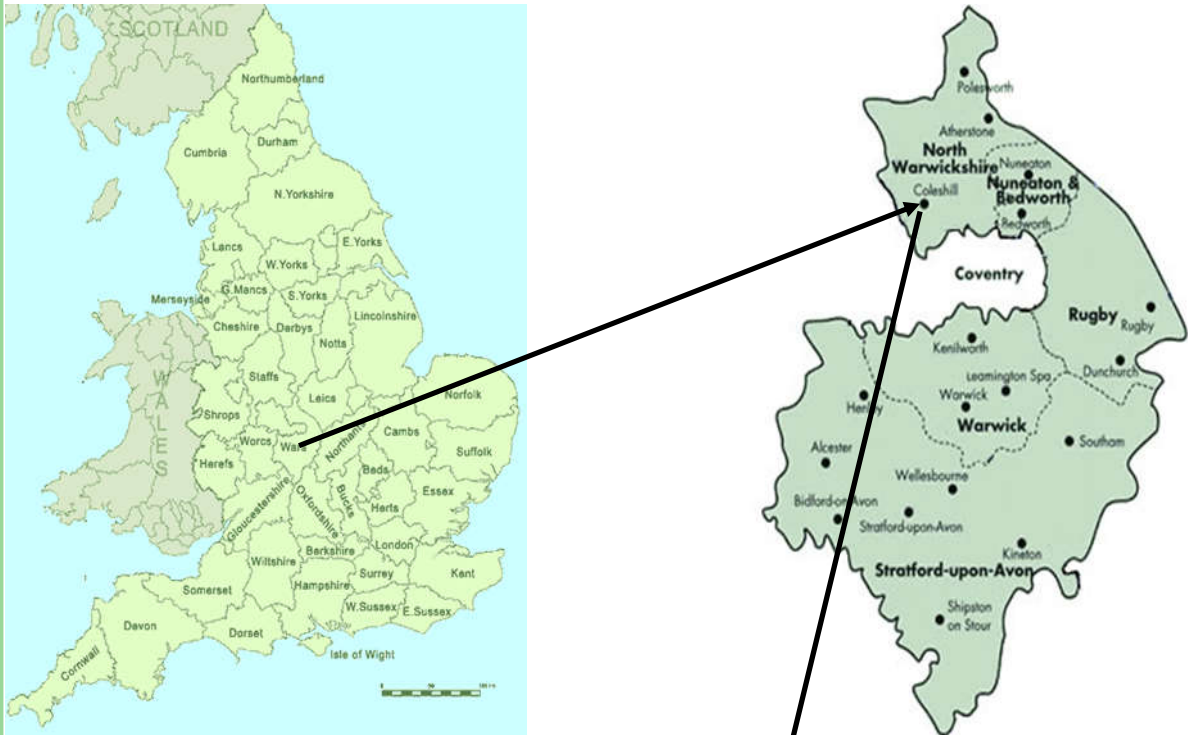
Coleshill has 6481 residents and 3019 dwellings

Church Hill
Farmers'
Market



Coleshill Approved Designated Area





Coleshill in relation to North Warwickshire and the rest of the UK

COLESHILL

THE CHARACTER OF THE TOWN

Throughout the surveys a common theme was identified: Coleshill is a good place to live, still has a recognisable and individual identity, and is a friendly community.

These need to be protected and enhanced. The proposals set out here will achieve this and preserve the town's character.

Developments, particularly of housing, should enhance and sustain Coleshill's market town character, as well as being of good quality. More detail on this is provided in the housing section.

Design and development

Development must contribute to the character of Coleshill as a whole in order for the town to grow in a sustainable and recognisable manner, particularly in the conservation and established housing areas.

Traditional shop frontages on the High Street



Have your say!

“The town has an identity and those who live in the town have a sense of belonging. The centre has a number of buildings which give it a rich sense of past and add measurably to the environment of those who currently live there.”

Neighbourhood Plan Questionnaire Responses

Q: What do you like about Coleshill?

Of the 440 returned questionnaires:

37% liked the friendly people and community spirit

28% liked the history, architecture and character of the town

Each distinct part of Coleshill has its own strength and style. Design and Access Statements which accompany planning applications should take into account and encourage a site appraisal which identifies opportunities and constraints for development and design.

Development must also support the town centre as the focus of activity and the location which attracts residents and visitors. This reflects the concerns of residents about the quality and design of new developments, the density of future housing, car parking facilities and impact on the landscape. These are picked up later in this plan.

These concerns are not limited to residents. The National Planning Policy Framework and the core strategy of North Warwickshire Borough Council (NWBC) contain guidance on good design. The design of any future developments as amended by the plan should be taken into account by NWBC and the Town Council in determining planning applications.

Most of Coleshill's history and character is concentrated in the conservation area introduced in 1969 and extended in 1980. The character of the town is one of our most important and protected assets. The boundary of the current conservation area broadly corresponds with the extent of built development as it existed in the late 19th and early 20th century.

Have your say!

"It is my hometown and oozes with historical meaning."



The stocks on Church Hill

The History of Coleshill

Coleshill was granted a market charter by King John in 1207, alongside Liverpool, Leek and Great Yarmouth.

During the era of coaching and the turnpike trusts, Coleshill became important as a major staging post on the coaching roads from London to Chester, Liverpool and Holyhead. At one point there were over twenty inns in the town. The Coleshill to Lichfield Turnpike dates from 1743.

Source: Coleshill Town Council website

It forms a small historic conclave with a large number of listed buildings within a larger linear settlement comprising mostly mid-late 20th-century housing development. To the north of the River Cole, housing is adjacent to a large industrial estate.



Cole End Bridge

Development proposals which may affect a listed building or its surroundings must be given very careful consideration at the design stage. Historically correct materials and proportions should be an intrinsic condition of any such design and where appropriate new buildings must contribute positively to the historic character of the area.

Countryside Boundaries

Coleshill has amazing views of open countryside, particularly at the eastern and southern boundaries. We value this. NWBC is undertaking a Green Belt review in partnership with other Warwickshire authorities which will ensure a consistent approach to any Green Belt release in the future.

Development should ensure that the historic views into the town from the neighbouring countryside are maintained. Developments which can be seen from approaches to the town should be in scale with surrounding buildings.

Have your say!

What do you like about Coleshill?

“The town is not too large so there is a good sense of community. It is separated from the urban sprawl of Birmingham by fields and the motorways. It has a town centre with most of the necessities for everyday living and attractive buildings. This makes it a pleasant place to live.”



Cottages and the site of the old mortuary on Parkfield Road/Sumner Road junction

Georgian Coleshill

It is essential that development within or surrounding the town should be carried out in a manner not detrimental to the historic values of the area and does not impact on our heritage.

The centre of Coleshill, at the heart of the conservation area, is Church Hill. Historically this has been the most prestigious part of the town - and by definition the area most in need of protection. There are a number of featured buildings.

The original Market Hall was converted to its present use by the Digby family in the latter part of the 19th century. It is a great asset to the town and home to the Coleshill's Civic Society, it also houses the Heritage Centre and archive room, while Coleshill's pillory is displayed on the front of the building.

The Old House is a small Georgian town house attached to the Market Hall. It is a three storeyed building with a stucco façade. It is very plain in appearance, but internally there are many fine Georgian features. It is currently home to EDS Solicitors.

Have your say!

Q: What do you like about Coleshill?

“The Georgian 'feel' to the place. To keep the High Street as an example of Georgian architecture [and before] and use facades if needed for future development to retain its 'look'. The wall around the church and the gravestones in the immediate vicinity of the church.”



The Star Inn, now HSBC

Devereux House is a fine town house built at the beginning of the 18th century. It was occupied by six generations of the Barker family, who practised medicine until 1884.

Old Bank House is rare in style in Coleshill. It has a large number of architectural features and was always the home of notable townsfolk. The Coleshill Civic Society was formed to ensure the future of this impressive three-storey building.

The Old Grammar School is an imposing 18th century building adjoining the churchyard, looking down Church Hill. The school was closed in 1956, and is currently used as office accommodation.

St. Peter and St Paul's Church is at the top of Church Hill. Its steeple stands high against the sky line and is the most notable symbol of our town. There is a much-loved war memorial adjacent to the road and the stone wall marking the boundary of the churchyard is weathered and splendid. Entrance to the church is from Church Hill and lines of cars for weddings and funerals regularly take advantage of the wider, safe access to the church.

The Swan Hotel is on the High Street, facing up Church Hill. A fine Georgian building in the heart of the town built at the beginning of the 18th century, it played an important part in Coleshill's coaching history. A large front door has replaced the arch which originally gave coaches access to the stabling yard behind.

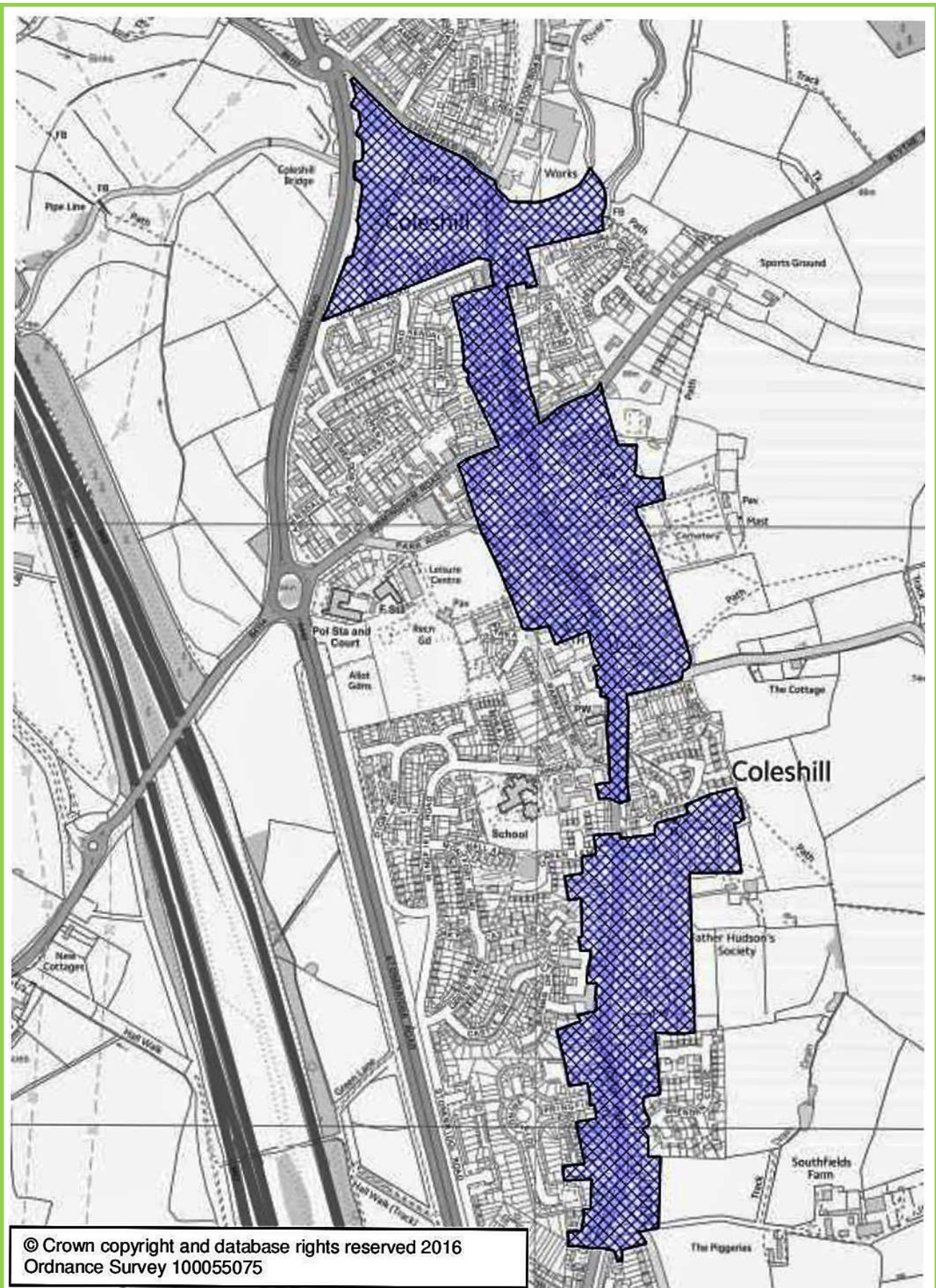
The access to the High Street from Church Hill allows little space for manoeuvre. Currently vehicles from Church Hill are only permitted to turn left onto the High Street. Larger vehicles have to wait until both sides of the High Street are free from traffic before attempting the turn.

Have your say!

“Preserve the green areas and historical buildings in the High Street and surrounding roads, such as the beautiful Georgian Houses.”

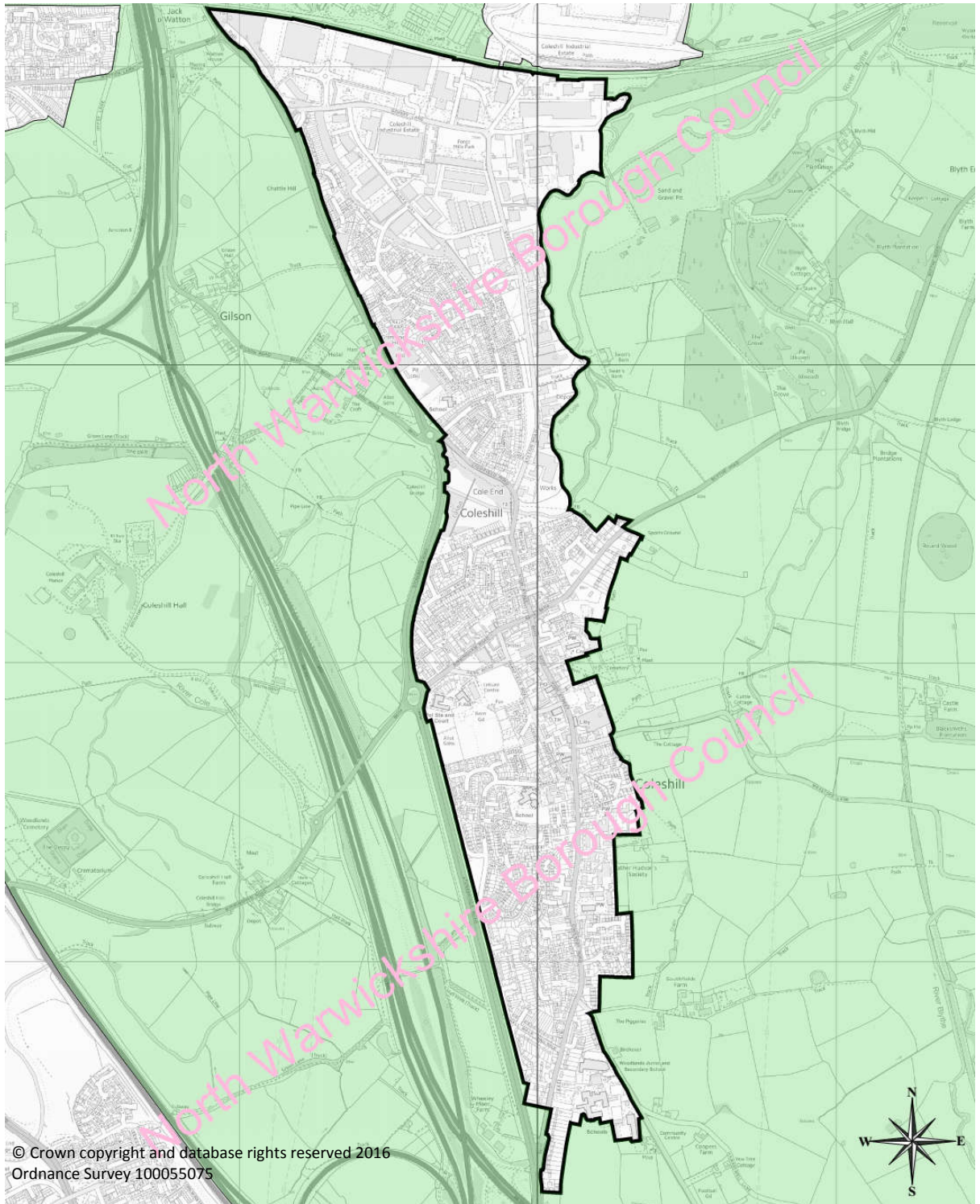


Old Bank House as it stands in Church Hill now



Coleshill's conservation area map, the conservation area is marked in blue.

Coleshill Development Boundary and Green Belt



COLESHILL

OUR MAIN ISSUES AND AREAS OF FOCUS

Coleshill Neighbourhood Plan – Précis

Our overall aim is to ensure the sustainable growth of Coleshill while protecting our historic assets and ensuring the town is a safe and attractive place to live. Following extensive consultations, the plan identifies four main areas of enhancement and protection for the town and its residents.

Economy

A strong local economy is essential to preserve and enhance Coleshill as a focal point for business activity and employment in the area. This applies to the High Street and the industrial estate. The variety of local shops and amenities were consistently high on the list of why people liked living in Coleshill. However, our commercial community is having to contend with competition from the internet and large stores. In order to promote and enhance the local economy a number of proposals have been developed, including attraction of new retail offerings into the town, maintaining our historic shop frontages providing additional parking within the High Street area and promotion of development / diversity of the industrial estate.

Transport

A good transport system is key to sustaining the economic growth of Coleshill. It will ensure that the town continues to act as a business and employment hub for the surrounding area as well as provide a safe environment for local residents and visitors. The proposals focus on the development of strategies to combat the increasing traffic numbers, especially on the High Street and Green Man crossroads, and increase pedestrian safety in and around the town.

Environment

Residents are very proud of the town's parks and open spaces. There are also a number of public footpaths and the area around the River Cole which need to be inspected and maintained. The proposals aim to preserve and enhance these precious areas and where possible ensure a legacy for future generations, while maintaining the historic importance of the town.

Housing

NWBC has been set a target of new homes to achieve over a 15 year period by the Government. The total figure put forward and approved by NWBC for Coleshill is a minimum of 275 new dwellings. The proposals set out in the housing section will ensure that the right mix and quality of dwellings are brought forward, local residents and their families are given the opportunity to access any affordable housing, and any future housing needs are on sites identified by the town.

HOUSING

OUR MAIN ISSUES AND AREAS OF FOCUS

Housing Data for Coleshill

At present there are 3019 dwellings (March 2015) within the town boundaries this comprises:

137 Local authority

113 Housing association

2769 Private properties

Source: NWBC See appendix 3a



New housing in Stanhope Way



New Housing at the old Father Hudson's Home site

This section explains the housing policies that will apply to Coleshill for the period of the housing allocations in NWBC's Core Strategy.

The number of new housing for the town fulfils that required by NWBC Core Strategy. However, NWBC says this figure could be revised. If so, additional housing sites should be discussed with Coleshill Town Council.

Current Position

NWBC has already given planning permission for 186 new homes in Coleshill (as of March 2015). Planning permission is expected for the remaining 89 dwellings within the town on the preferred sites as stated in their Core Strategy (see page 20)

Objective

This chapter supports the allocation of land in the extant 2014 Core Strategy for a minimum of 275 dwellings and wants to ensure that the current housing needs within Coleshill are realised. They would be spread over a number of sites (including those allocated in the emerging Local Plan) and support the continued sustainable growth of the town.

HNP1: To support the housing allocations in the North Warwickshire Core Strategy 2014 and those proposed in the North Warwickshire Local Plan Draft August 2016

Current housing data (see page 17) shows there is a high level of home ownership and correspondingly low proportion of social and privately rented accommodation. See appendix 3b for more information.

The latest housing developments within the town have focused on larger family homes and have ignored the requirements of local residents and their families. There appears to be little concern to cater for local demand, however it is hoped the other proposals in this section address this issue.

Neighbourhood Plan

Questionnaire responses

When asked for thoughts on NWBC's target for housing (275 properties), of those who responded:

32% thought that this figure was too high

31% thought the figure was about right or too low



Recent housing development on Birmingham Road

NWBC Draft Local Plan (as at November 2016)

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

Housing

- 15.27 There are some outstanding allocations from the Draft Site Allocations Plan which are brought forward as part of this Plan. These are the sites at Blythways, Blythe Road, Coleshill and the former Police and Leisure Centre sites to the south of Coleshill town centre.
- 15.28 Within the 2006 Local Plan and the Core Strategy it was expected that there would be no development outside of the current development boundary other than possibly for locally affordable housing.
- 15.29 A further housing site is being proposed on the site of the allotments adjacent to the Memorial Park, Coleshill. Access would need to be gained through the site of the former police station. Replacement of the allotments will be required.

LP39 Housing Allocations

The following sites are allocated for housing and shown on the Proposals Map:

	Area (ha)	No.
<i>Coleshill</i>		
Grimstock Hill (COL 1)	1.1	24
Police station and Leisure Centre site (COL3)	0.9	25
Land at Blythways (COL6)	1.3	27
Allotments adjacent to Memorial Park, Coleshill	1.4	30

HNP2: Integrate new housing into Coleshill

New housing developments should: be well designed and use materials in keeping with the character of the surrounding area; be well integrated into the existing area and complement their immediate environment; provide a mix of housing types and densities; make imaginative use of open space that connects new development with existing housing; ensure that any affordable housing is well integrated with the market housing; and where possible, provide access to public transport

New dwellings may cause additional demand on local services such as education and health services. Therefore, any new developments should provide sufficient financial benefits to support any additional demands on local services through S.106 and/or the Community Infrastructure Levy (CIL) see page 54.

Have your say!

“I have been trying to purchase a house for the last year in Coleshill but prices are too high and there are not enough homes suitable for first time buyers especially now you need such a big deposit. This is a shame as I have grown up in Coleshill and would like to stay here.”

Neighbourhood Plan

Questionnaire Responses

The most popular sites put forward for housing developments Coleshill were:

Father Hudson's (allocated)

Police Station & Leisure Centre

Brownfield/industrial sites on Station Road.

A total of 51% of respondents wanted these sites built upon.

HNP3: Development of affordable housing should meet local needs in terms of tenure, type and size of dwellings, to suit the needs of different groups of the population and be allocated according to the cascade of eligibility set out in the emerging Local Plan.

While the wider need for social housing across North Warwickshire is accepted, the needs of the Coleshill residents should also be taken into account.

Neighbourhood Plan
Questionnaire
Responses

43% of questionnaire respondents thought that 40% affordable housing was about right for new developments within Coleshill or too low with only 20% believing this figure was too high.

Have your say!

“We need more accommodation for older people as people live longer but find it hard to look after (their) house because of its size...by moving out of the house it allows Coleshill to keep evolving.”

New housing developments at the old Father Hudson's Homes, Coleshill



ECONOMY

OUR MAIN ISSUES AND AREAS OF FOCUS

Town Centre Local Economy

This section focuses on the town's local economy, and puts forward proposals to support local businesses, current employment areas and future employment opportunities. A strong economy is a key factor for the preservation and enhancement of Coleshill and surrounding areas.

Objective:

To explore ways in which Coleshill can maintain and enhance a vibrant local economy, focused on the High Street and industrial area.

Proposals have been developed to ensure the continued growth of the town.

The High Street is key to supporting and enhancing the local economy.

Once High Street shops provided the day to day needs for the local community and included several butchers, bakers, greengrocers and two small supermarkets. With the decline in public transport, especially from the outlying villages, and an increase in car ownership, shopping habits have changed.

Love Coleshill

“Love Coleshill was formed to combat the effects of the arrival of Morrison's supermarket on the High Street shops. Competition potentially meant a reduction in income for these businesses and could even have spelt closure for some so we decided to launch a campaign to promote local loyalty in the hope that the High Street would remain popular and well used, promoting our members and organising events that would bring people to the town”.

Marie Stephenson from Love Coleshill.
Please see appendix 4a.

Have your say!

“Coleshill High Street is a jewel worth preserving...”



Coleshill High Street circa 1958

The emergence of out-of-town shopping centres, internet shopping and large superstores within a 10 mile radius has resulted in a decline in the number of independent shops.

Yet the amount and variety of local amenities were top reasons why people like living here.

Residents supported the preservation and the character of the High Street. In particular there was support for the protection of independent retailers and a better mix of eateries, but the lack of suitable parking is impacting on the economy of the area.

Love Coleshill was formed to bring shops and businesses together to promote the town and organise events to encourage people to shop locally.

Neighbourhood Plan

Questionnaire responses

44% of Coleshill's residents are concerned about lack of parking access to the High Street in Coleshill.

45% want better parking.

40% feel that there is insufficient car parking with 15% wanting the former leisure centre land to be used as a car park.

Have your say!

When asked if Coleshill has sufficient car parking:

"Sore subject... there used to be! This is one of the reasons my employer is moving."



Love Coleshill French Market

TCLENP1: Support Coleshill town centre

Proposals that maintain and enhance the viability and vitality of the town centre will be supported. New retail development of an appropriate scale will be encouraged on the High Street. The retail function of the High Street frontages will be retained and enhanced and the introduction of non-retail uses such as offices, building societies and restaurants will be controlled. Retail development outside the High Street that threatens the vitality of the town centre will be resisted.



Signposts
in
Coleshill

Coleshill Community Partnership

The Coleshill Community Partnership is a local charity that supports many aspects of life in and around Coleshill.

The aims of the partnership are:

- To provide the general public with access to services, information and advice
- To work with local people and businesses to improve the local skills base and access to the local employment market.
- To promote and improve the local population's health and wellbeing.
- To support business to grow and develop to create a vibrant economy, based on a broad range of industries, to create high quality and well-paid jobs for local people.

Helen Whittaker, Development Manager, Coleshill Community Partnership.
Please see appendix 4b.

TCLNP2: Keep the traditional style and scale of shop fronts, whilst allowing some flexibility in materials

Proposals for alterations to or redevelopment of shop fronts in the High Street should be in keeping with the area's character and distinctiveness. The traditional style and scale of shop fronts in the town centre should be retained, subject to appropriate consideration being given to the needs of the current and proposed use and to some flexibility in the materials used. In considering proposals to alter or redevelop shop fronts, regard should be had to the North Warwickshire Borough Council's Shop Front Design Guide 2003.



Traditional shop frontages on Coleshill High Street

Neighbourhood Plan **Questionnaire responses**

48% want to protect the historic and natural features of Coleshill

42% Want to maintain the traditional shop frontages

40% Want to protect the High Street Shops

30% want to protect the buildings/ High Street and historical architecture

Have your say!

"Specifically we would like to see the area along the banks of the River Cole, the Church, Croft, the Memorial Park area and the farm land to the east of Coleshill protected. In terms of buildings, the whole of the character of the High Street and Coventry Road should be protected."

TCLENP3: Coleshill Town Council supports the introduction of regular markets in the town

Re-establishing the market day would draw more people from neighbouring areas and thus could increase the economic viability of the High Street and local retail facilities.

Providing better footfall along the High Street will ensure the protection of existing retail uses and restrict further loss to non-retail uses such as hot food takeaways. Future development which could have a detrimental impact on the vitality and viability of the town centre will not be permitted.

TCLENP4: Proposals for the residential conversion of upper floors above premises in the High Street will be supported

High Street retail units have first or second floor areas, used for either storage or ancillary uses. Proposals to develop these upper floor spaces into appropriate residential uses should be supported and encouraged. An increased residential offer and subsequent presence of residents along the High Street will increase the use of local businesses and the prospects of the High Street.

Coleshill's Markets

Regular markets are still held in Coleshill 800 years after it was granted market status.

Country Markets are in the Parish Rooms every Friday.

An antiques fair is held in the Town Hall monthly (every 3rd Saturday).

A Farmers Market is held monthly (every 4th Friday).

NWBC Site Allocations Plan

R1: RETAIL POLICY

Protect existing/current retail uses within the Core Shopping frontages and Neighbourhood Centre shopping parades to restrict further loss to non-retail uses such as hot food takeaway, estate agents or other A2 (Non Deposit-taker) and A3 uses unless clear evidence is available justifying the loss and change of use and that there will be no adverse impact on the retail choice and availability in the frontage/centre.

NWBC Site Allocations draft submission June 2015

However, it should be noted that any such development proposals should include suitable access and not compromise the viability of existing uses. This idea was supported by NWBC and the Neighbourhood Plan steering group at a joint meeting on 7 May 2015 (appendix 4c). This proposal would support the High Street and create more vibrancy, especially after normal business hours.

Retail to residential

On the conversion of upper retail floors for residential use:

Good idea but consider where the residents would enter the building, if you are protecting the shop fronts you do not want to create another entrance at the front, will they have to enter through the shop or from a back entrance?

NWBC meeting 7th May 2015
See appendix 4c



Offices and Accommodation in Coleshill High Street North

Industrial and commercial local economy– employment and businesses within Coleshill

One of the main areas of local economic activity and thus employment is the industrial estate. It is serviced by Coleshill Parkway rail station and provides the majority of employment within the town. The success or failure of this area has major knock-on effects for Coleshill and this plan seeks to support the area while taking into account the impacts on the local roads.

Objective

This plan seeks to ensure that current and future employment and business opportunities are supported.

Have your say!

What could be done to improve Coleshill's public transport and encourage people to use it?

“That all bus companies are covered by one of the National Express Travel cards. I recently considered giving up my car and travelling to work by bus. The quickest route is 777 and 900 however, it would have involved buying 2 bus passes and made it too expensive. Additionally the 777 stops running at 7.00pm from (Birmingham) International. This bus also serves several major employers - the NEC, the Airport, Birmingham Business Park and Hams Hall and these run operations which either run 24hrs a day, or have early/late shift which can't be accessed.”



Coleshill Parkway

ICLENP1: Non employment use of existing employment sites outside the town centre will be resisted. Proposals to upgrade or redevelop existing employment premises or sites will be supported, subject to there being no adverse impacts on the amenities of the surrounding area, on pedestrian safety, on vehicle access, or on public transport accessibility

Many of the town's working population commute to the larger, adjacent employment centres. Likewise, a large percentage of the people employed in Coleshill travel in from the surrounding area. Unless there is more social and affordable housing in the town, this balance is unlikely to be affected.

Coleshill's Parkway rail station has made the town more attractive to people who commute to Birmingham in particular.

This proposal is supported by Policy NW9 in the NWBC Core Strategy.

Have Your Say!

Which areas are best suited to business development in Coleshill?

"Areas bordering the current industrial estate and abandoned farm buildings e.g. on the way to Bacon's End island."

**Neighbourhood Plan
Questionnaire responses:**

The Neighbourhood Plan should encourage employment within:

Shops & retail	45%
Community Services & recreation	37%
Light industrial & manufacturing	29%



Coleshill's Industrial Estate from St. Peter's and St. Paul's Church Tower circa 1960

ICLENP2: Employment opportunities and future redevelopment proposals within the existing industrial estate are supported subject to consideration of their impact on local traffic conditions

The main employment hub within the town is the industrial estate, a mix of office (B1), general industrial (B2) and warehouse / distribution (B8) uses. It is essential for the viability of the town that growth here is supported, so long as it does not aggravate existing issues (like increased HGV traffic along the High Street). The area should continue in its current format for employment opportunities, and future enhancements to current industrial units supported where the impact on local traffic issues is limited.

Have Your Say!

When asked about local rail service:

Overall a reliable service at a premium price, offset by no parking charges, poor facilities at the station particularly in the cold weather. Due to the overcrowding in Coleshill and Water Orton, I have seen a number of people pass out on the train, personally I'm not too fussed about a seat but being carted like cattle isn't a great start to the day. What's needed a ticket price freeze, improvements to the "metal shelter" for the bad weather and finally extra carriages.

Response from a commuter at Coleshill Parkway, see 4e.

NWBC on the redevelopment of office spaces

"Have a policy of "we actively encourage the redevelopment of office space back to residential". Look closely at parking, amenities and if the empty shops are suitable for residential. However be aware that if you are converting office space to residential will local shops lose out on business i.e. the office workers who buy lunch every day."

NWBC 7th May joint meeting. Please see appendix 4c



Coleshill's Industrial Estate from St. Peter's and St. Paul's Church Tower 2015

ENVIRONMENT

OUR MAIN ISSUES AND AREAS OF FOCUS

This section covers the environmental proposals, and includes ecological features, public open space, sustainable movement options and conservation area.



Coleshill's Cricket Pitch on Memorial Park

All proposals are supported by residents.

Coleshill is proud of its heritage. There is much that is valued in its landscape and buildings that must be preserved and enhanced in the future. The conservation area contains much of the character of the town which includes a number of listed buildings.

The town is located in a ecologically diverse area which contributes to the wider environmentally sensitive hinterland of North Warwickshire.

It has numerous public open spaces (including playing fields) which are seen as vitally important for both recreation and the maintenance of the open feel to the town. They reinforce the links with the surrounding countryside.

Residents said that all current public open space (including playing fields) should be protected. Where possible they should be enhanced or expanded to further preserve the character of the town and to reinforce the town boundaries.

They also highlighted the importance of the historic environment (listed buildings and conservation area) in keeping the character of the town and preserving them for future generations.

Objective:

The main objective of this section is the preservation and enhancement of the local environment including green open spaces and historic core. It is hoped that the proposals set out will achieve this whilst still providing flexibility for sustainable growth within the town.

Residents are committed to the protection and enhancement of their existing environment and champion its improvement. Of particular concern is the preservation of historic buildings, the High Street and the conservation area together with the open and public green spaces which are the hallmarks of the town's character.

Residents want appropriate mitigating factors to be the focus of any decision making process about development, especially that involving transport issues.

Specific proposals were highlighted in the responses and are detailed below:

ENP1: The Conservation Area should be preserved and where possible enhanced. Proposals for new development in the Conservation Area should be in keeping with the character and appearance of the area; maintain the area's historic character; protect the historic buildings including any that are subsequently locally listed; and protect its setting including views into and out of the Conservation Area

The Coleshill conservation area is one of our main features. The majority of the historic and listed buildings are situated within it. To ensure the heritage of the town is protected, and where possible enhanced, the current conservation area should be preserved.

This will ensure that the town:

- Maintains its historic character
- Protects all existing historic buildings
- Protects all historic views across and into the town

Solutions have been developed to take this proposal forward

- Update the list of all historic buildings within the conservation area
- Ensure new development is in keeping with the character of the area
- Undertake a local review of which buildings should be listed within the conservation area

This proposal is supported by the NWBC Core Strategy Policy NW14. Continuing discussions with Natural England and Historic England will continue to ensure the support for the current conservation area.



ENP2: Existing green open spaces set out in the schedule below will be preserved.

All current school fields will be protected from development.

The green and open spaces (see p43) are some of our most valuable assets. They provide valuable leisure and recreational space for the community and visitors. They also act as natural boundaries. It is essential that they are protected and maintained.

The main sites are:

- (1) Memorial Park (details in separate proposal)
- (2) Old Library Gardens
- (3,4,5) Allotments
- (6) Community Centre Park
- (7) Cole End Park
- (8) Brendan Close Park
- (9) Coleshill Town Football Club

In addition, the following open space will also be protected from future development:

- (10) Wingfield Road
- (11) Coventry Road (horse paddock)
- (12) Green Lane
- (13) Station Road
- (14) Temple Way
- (15) Chestnut Grove
- (16) The Croft



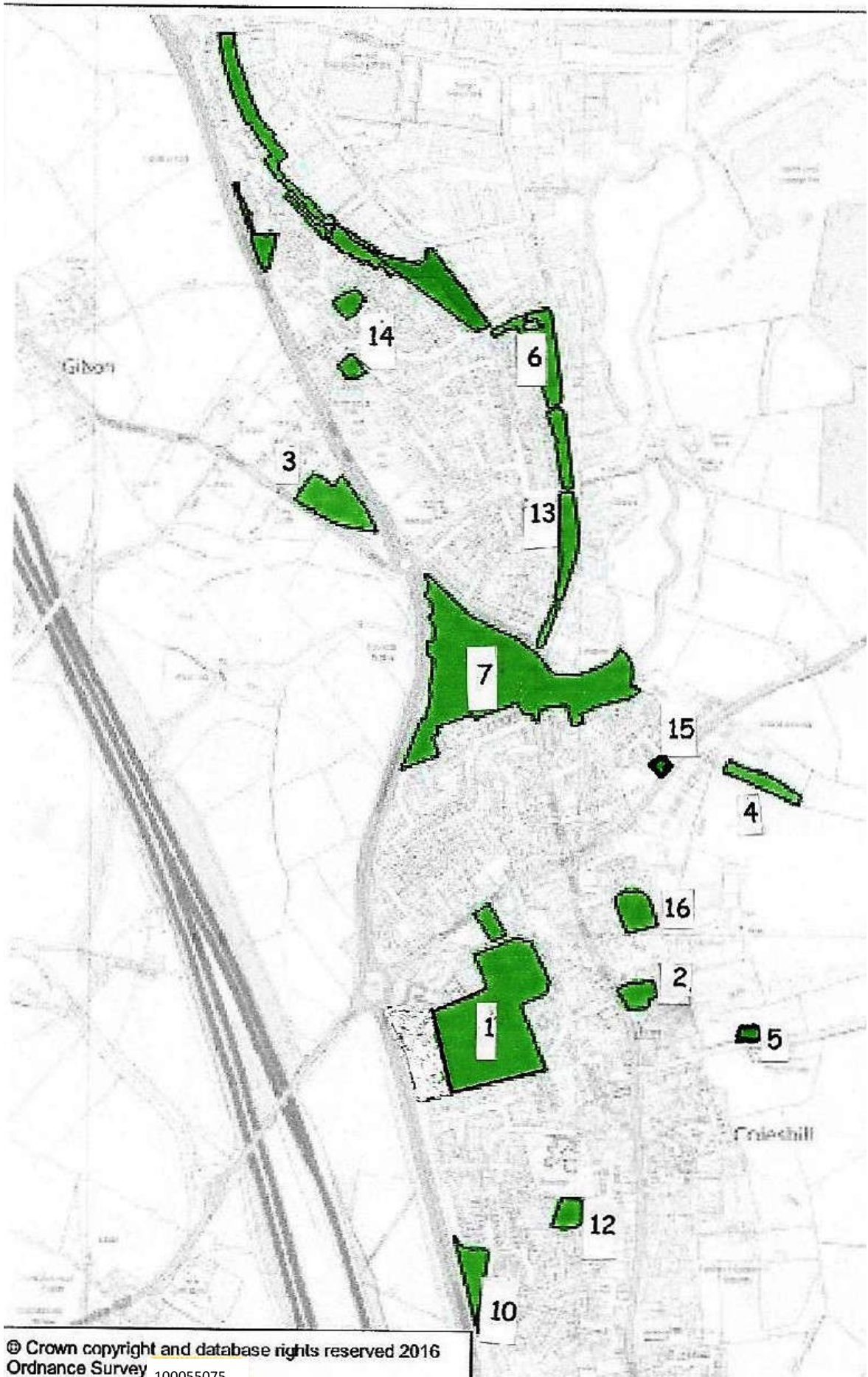
Coleshill's conservation area High Street South

NWBC Core Strategy 2015
NW13 & 14 Natural & Historic
Environment

The quality, character, diversity and local distinctiveness of the natural and historic environment will be protected and enhanced. In particular:

- Within identified landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced;
- The quality of the historic environment, including archaeological features, will be protected and enhanced, and wherever possible, a sustainable reuse of the historic

Existing Green Space and Allotments

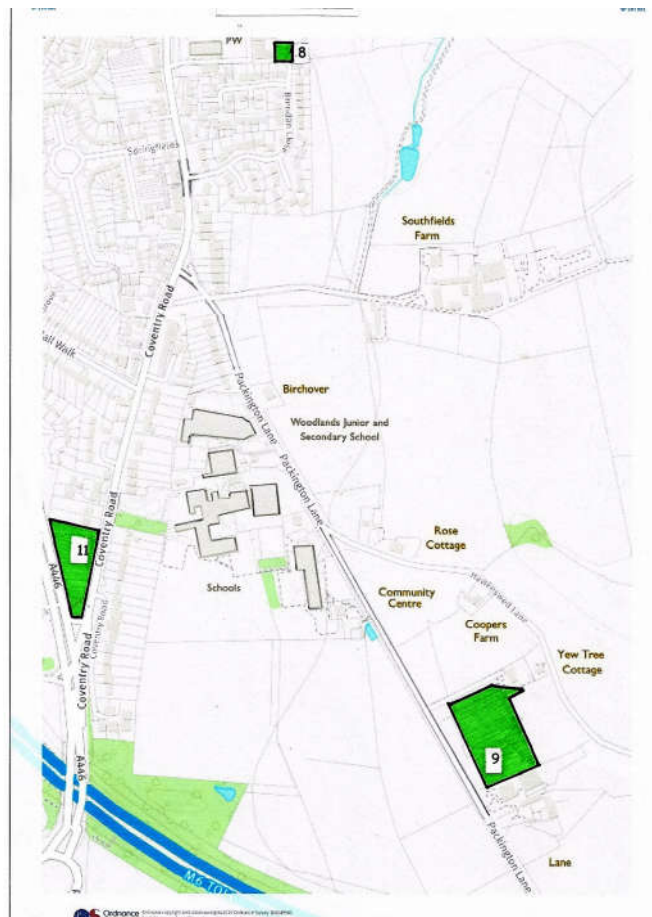


Leisure and Recreational Areas in Coleshill

Site Code	Address	Area	Description
1	Memorial Park, Park Road Coleshill B46 3LD	South	West of Coleshill the park comprises of Coleshill Cricket Club, two football pitches, skate park, basketball court and children's play area. Coleshill Town Council is currently regenerating the area.
2	Old Library Gardens	South	Land at the rear of the former Town Library
3	Gilson, Grimstock and Beggars Well Allotments B46 1LJ	North	Three interconnecting allotment sites between Coleshill and Gilson and bordered by the A446. The plots contain approximately 60 allotments that are administered by Coleshill Town Council.
4	Blythe Allotments B46 1AF	South	Small allotment site bordering farmers' fields down towards the Blythe Valley, the plots contain approximately 10 allotments and are administered by Coleshill Town Council,
5	Maxstoke Lane Allotments	South	Small allotment site comprising of approximately 10 allotments.
6	Community Centre Park and play area Temple Way B46 1HN	North	Play area and field servicing the north of Coleshill and administered by Coleshill Town Council.
7	Cole End Park, play area and Nature Reserve (known locally as the rocket park) B46 1BG	North	Administered by NWBC Cole End park has just been upgraded to a nature reserve and now includes a walk from the river to the rocket park, the park is also included in the wider Tame Valley Wetlands initiative.
8	Brendan Close Play Area B46 3EF	South	Administered by NWBC, created to service the new housing areas in the south of Coleshill.
9	Coleshill Town FC, Packington Lane B46 3JE	South	Home to Coleshill Town Football Club, a successful and popular lower league team.
10	Wingfield/Digby Road B46 3LP	South	Open space administered by NWBC, used by local residents for leisure.

Open Spaces in Coleshill

Site Code	Address	Area	Description
11	Coventry Road/ Packington Lane B46 3EL	South	Open space Administered by NWBC, used by local residents for leisure.
12	Green Lane B46 3NE	South	Open area administered by Coleshill Town Council, a popular dog walking route.
13	Station Road B46 1HE	North	Open space administered by NWBC, the ground suffers from its close proximity to the industrial estate and HGVs turning in the area
14	Temple Way B46 1HN	North	Open space Administered by NWBC, used by local residents for leisure.
15	Chestnut Grove B46 1AD	North	Open space as part of the housing development including a copse of trees, land adopted by WCC
16	The Croft B46 3AJ	South	Open area administered by Coleshill Town Council used by the Parish Church for wedding photographs and the public for leisure



All current school fields will continue to be protected.

Proposed development neighbouring the above sites need to consider their importance; by protecting these sites the Neighbourhood Plan is ensuring their availability for future generations.

NWBC's Core Strategy Policy NW16 (Green Infrastructure) supports that, saying that any new developments should contribute to maintaining and enhancing any strategically planned green infrastructure.

The spaces are a haven for local wildlife (further information in appendix 7a)



Cole End Park

NWBC Core Strategy 2015
NW16 Green Infrastructure

Throughout the borough a comprehensive network of high quality, multifunctional, green spaces, corridors and other historic and natural environmental features will be maintained, enhanced and created for flora, fauna and humans, which link into the sub-regional green infrastructure networks. Development proposals must demonstrate how they contribute to maintaining and enhancing a comprehensive and strategically planned green infrastructure network, where appropriate.

Neighbourhood Plan
Questionnaire Responses

Do you use any of the following?

The Memorial Park 34%

The Croft 33%

Cole End Park 31%

Old Mill Road Park 18%

ENP3: The creation of new cycle parking facilities and new cycle paths will be supported

Proposals currently being considered include:

- Town Centre with Coleshill Parkway rail station
- Town Centre with Coleshill Secondary School and Leisure Centre
- Cycle paths within Coleshill with the national Sustrans Cycle Network—Route 53 (Coventry to Birmingham). See appendix 5a.

Locations for the proposed cycle park currently being considered include Coleshill Town Hall, Coleshill Parkway rail station and the leisure centre

Dedicated cycle paths and the cycle park will increase established transport links within the parish, increase links with the wider area and provide a sustainable transport option for residents and visitors. The provision of new cycle facilities would provide positive health benefits.

Funding should be sought from major developments including High Speed 2 (HS2), as part of community gain for the benefit of the town and residents.

In May 2015 Coleshill Town Council applied for funding through the HS2 community fund to support this proposal.

See appendix 5a & 5b for map and HS2 application.

**Neighbourhood Plan
Questionnaire Responses**

31% Want improved pedestrian and cycle routes

16% Want additional cycle lanes in Coleshill

12% Want extended cycle paths

9% Want additional cycle racks and better promotion of cycle routes

Have Your Say!

“Develop a strategy for long distance cycle and footpaths without using roads, that circle the town, using existing public rights of way, encouraging farmers to open up permitted footpaths. Try and develop cycle/foot paths to attractions e.g. Kingsbury Water Park using the same.”

ENP4: Coleshill Town Council support the proposal in the emerging Local Plan to release approximately 2.5 hectares of land from the Green Belt as an extension to the existing cemetery

The current cemetery is nearing capacity, with burial space to last until about 2020, and therefore land is required for expansion.

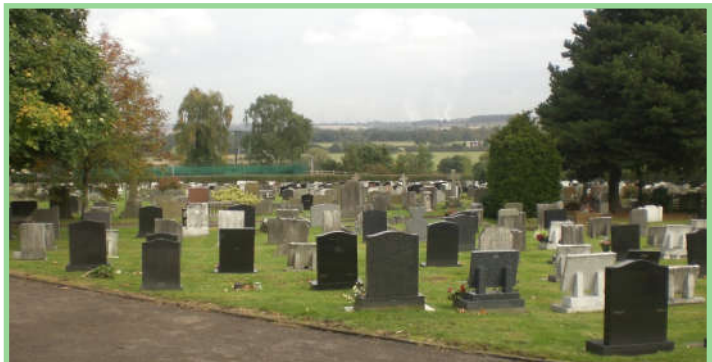
Coleshill Town Council is looking at options which include:

- Purchase of land neighbouring the current cemetery.
- Purchase of land elsewhere in the town.

The expansion would provide the required space in the short and medium term, and future-proof the demand for burial space in the long term.

St. Peter and St. Paul's churchyard and the cemetery are maintained by Coleshill Town Council. The Town Clerk is also the cemetery superintendent.

Coleshill Neighbourhood Plan Steering Group look to NWBC to discuss cemetery provision with Coleshill Town Council.



Coleshill's Cemetery and its views of the Blythe Valley

Coleshill Town Council

“Coleshill Town Council is looking to expand its cemetery provision. The Authority has a reserve fund available for land purchase and is adding to this each year. It is ready to acquire a site as soon as suitable land becomes available, so finding a site is a very current objective.”

**Neighbourhood Plan
Questionnaire Responses**

26% of returned questionnaires wanted to protect Coleshill's Cemetery and the Croft

ENP5: Support enhancements to Coleshill Memorial Park

In July 2015, Coleshill Town Council approved a masterplan and schedule of works for the upgrading of facilities at the Memorial Park. The facilities did not meet modern standards and there had been a steady decline in the use of the park.

The Memorial Park is about 7.5 hectares of green space at the heart of Coleshill. It has reportedly been used for cricket since 1854 (under the former name of the Swan Field) and for football since 1885. The park was brought with money gifted to the town by the Digby family in 1951, under covenant that it shall only be used for sport and recreational purposes, and has been used successfully for many of these activities since.

Some of the footpaths and gateways are unsuitable for providing inclusive access to all members of the community, sporting facilities are in need of refurbishment, there are derelict and underused areas and some of the boundaries need to be strengthened and improved.

The proposals will provide residents with a high-class facility that will serve current and future generations and preserve an important and historic green open space. See appendix 5f & 5g for Memorial Park project maps.

The Memorial Park Project

In 2014 Coleshill Town Council conducted a public consultation on plans to develop its Memorial Park Area of the residents that responded:

434 said they would welcome developments to the Memorial Park area

23 said 'no' to the redevelopment of the area

Figures taken from Moore Environments' "Improvements to Memorial Park Coleshill Report of 2014 Public Consultation No 1410/RT2

Coleshill Town Council

The Town Council is committed to protecting and improving the Memorial Park as an outdoor area for sports and recreation. The Council has recently invested in the current children's play area and has now commissioned a local landscape architect to plan and implement a complete renovation. The project will see current facilities brought up to standard and new sports equipment added, in an effort to make the area a more enjoyable place to play sport and to relax with family and friends. The Council hopes the investment made in the park will result in its increased use and a rise in the number of local people enjoying sport. This should help to contribute to creating a healthy society that can come together through sport and a love of the outdoors.

ENP6: Replanting of the Coleshill corridor with natural woodland to enhance the natural buffer between the town and the national road network

The identity and independence of Coleshill is one of its most endearing aspects. One of the aims of the Neighbourhood Plan is to ensure that it is still recognisable in this state when it celebrates its 900th anniversary in 2107.

One way to ensure this would be the replanting of the Coleshill corridor, an area between the A446 and the motorway network, with natural woodland. This would also provide a buffer to muffle the noise of local and future transport connections. It would have a positive visual impact upon the boundaries of the town and would provide enhanced wildlife habitats.

In May 2015 Coleshill Town Council applied for funding through the HS2 community fund to support this proposal. See appendix 5h for the HS2 application.

Have Your Say!

“Obviously the town is bordered by motorways, environmentally I wish that there was more "soundproofing" . Aircraft noise is not a problem, but constant motorway drone is a major nuisance.”

Have Your Say!

We would like to see the continued separation of Coleshill from Birmingham protected, along with the attractive buildings on the High Street and Coventry Road. Also the green belt area to the east of the town must be protected from development to continue to provide space, scenery and footpaths.



Blythe Valley

COMMUNITY INFRASTRUCTURE LEVY

OUR MAIN ISSUES AND AREAS OF FOCUS

In March 2015, North Warwickshire Borough Council undertook a public consultation on the adoption of the Community Infrastructure Levy (CIL) schedule of charges for all appropriate development within the borough.

The CIL is a mechanism for securing contributions for new or enhanced infrastructure where development has an impact on the local area, such as large scale housing developments or national infrastructure projects.

If the Neighbourhood Plan is adopted,

Coleshill Town Council will be able to access 25% of the available CIL.

Coleshill Town Council supports the proposed CIL schedule of charges, but wishes details to be provided on how NWBC would propose to allocate the CIL funds generated by developments within Coleshill. It is vital that any funds allocated through CIL benefit the town.

Initial ideas for allocation of CIL funds could focus on the following:

- New or enhanced road crossing
- New or enhanced children's play areas
- Greening / environmental projects
- Additional parking provision
- New or enhanced cycle routes

Neighbourhood Plan **Questionnaire Responses**

28% Want improvements to Coleshill's services for children and the elderly

27% Want improvements to leisure and recreational services

CIL contributions will be based on a set charge per square metre of floor space for all new developments (excluding single dwellings) with payments delivered prior to the completion of the development.

This will provide NWBC with the opportunity to develop or enhance the required infrastructure to support new development.

The Town Council should review the need for future infrastructure requirements and confirm them with North Warwickshire Borough Council. Coleshill Neighbourhood Plan Steering Group would like NWBC to consider school and medical provision.

The Neighbourhood Plan welcomes the opportunities presented by the introduction of a revised CIL by NWBC. The process of securing CIL funding for Coleshill will be managed by NWBC with representation from Coleshill Town Council which will have the added advantage of an approved Neighbourhood Plan.

COMMUNITY ASPIRATIONS

OUR MAIN ISSUES AND AREAS OF FOCUS

Transport and Pedestrian Movement.

A good local transport network is vital in supporting and encouraging sustainable growth and ensuring that the town continues to act as a local hub for the surrounding area. This section of the plan sets proposals to improve local transport and pedestrian links, improve their safety and provide options for moving in and around the town for both residents and visitors.

Your responses highlighted a number of issues, focussing on reduction of congestion, improved parking, greater public transport options and better sustainable methods of transport.



Articulated lorries, trucks and vans over 7.5 tonnes use Coleshill's ancient bridge illegally to access the industrial estate

CA1: Improving safety and reducing congestion formed on the High Street and crossroads

This proposal addresses issues about:

- the reduction of the volume of traffic within the town, especially at peak times
- pedestrian safety
- appropriate traffic flow through the town

Discussions with relevant strategic and local highways authorities and North Warwickshire Borough Council have ensured that the following local policies are in line with, and support, the NWBC Core Strategy and future highway plans.

- Impose restrictions on HGV use on cross roads, Blythe Road, Birmingham Road, High Street and Church Hill during peak travel hours
- Construct more pedestrian crossings
- Feasibility study for the construction of Eastern by-pass via Faraday Avenue in Hams Hall (linked to future HS2 development).

It is vital that no future developments in Coleshill or the surrounding areas should have an adverse impact on the crossroads or associated local roads.

NWBC Core Strategy—NW21 Transport

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

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

NWBC Core Strategy 2014

Coleshill's 'Green Man' crossroads and confusing road signs



CA2: Improve parking facilities and regulations to support viability of Town Centre

Parking featured highly in the responses, and is seen by many as a block towards improving the viability of the High Street and the town as a whole.

- Parking is located in wrong areas (access to and viability of High Street)
- There is limited availability of long stay parking (no regulation)
- There should be more weekend parking spaces
- Safety in and around the secondary school should be enhanced

Solutions have been identified:

- Introduce a one way system on Sumner Road with echelon parking
- Introduce parking enforcement officers for the town
- Construct pick up/drop off point on Packington Lane for school use

Further discussions with WCC Highways are required to review these solutions and investigate their viability. The Neighbourhood Plan would like any viable solutions to be included in the Local Transport Plan.

Neighbourhood Plan

Questionnaire Responses

What areas of traffic cause you concern?

44% Parking access to the High Street

31% Volume of traffic especially at peak times

30% Traffic Management on High Street & HGV's on Station Road

29% Traffic speed by schools

Love Coleshill

The High Street faces lots of difficulties but the main one is parking.

Marie Stephenson, Love Coleshill
See Appendix 4a.

CA3: Improve pedestrian access and safety to/through High Street and new housing developments

This can be achieved by:

- Increasing crossing options on main roads (in addition to the new crossing on the Coventry Road)
- Improving signage and lighting
- Increasing safety of children attending local schools

Solutions put forward by residents to tackle these issues include:

- Add a pedestrian crossing either side of Chamberlain Walk
- Improve the pedestrian route from Morrison's to the High Street:
- Lower walls along Chamberlain Walk
- Introduce increased lighting
- Introduce clear signage to High Street from Morrison's and create 'gateway' access to High Street via Chamberlain Walk
- Consider making available a new parking area close to the A446 and Stonebridge allotments to link in with the future plans for the Memorial Park with specific access to the town centre

Each option has been reviewed by the Coleshill Neighbourhood Plan Transportation Working Group, referenced against the appropriate policy in the NWBC Core Strategy.

CA4: Improve vehicle movement across and in vicinity of Cole End Bridge

Residents said there was:

- Increased difficulty in crossing the bridge
- Confusion on right of way
- Damage and inconvenience by HGVs turning on Station Road
- HGVs illegally using the bridge

Neighbourhood Plan

Questionnaire Responses

44% are concerned about lack of parking access to the High Street.

31% want improved pedestrian and cycle routes

56% want to protect and enhance green areas and footpaths

Solutions put forward were:

- priority signs for bridge crossing (within an appropriate scale to protect the historic setting of the bridge)
- Traffic calming measures
- Redirection of HGVs to avoid High Street and Cole End bridge.

Each option has been reviewed by the Coleshill Neighbourhood Plan Transportation Working Group and will be forwarded to the newly emerging traffic management group when it is formed. The Neighbourhood Plan would like the viability of these solutions to be further investigated and discussed with Warwickshire County Council Highways Department. Funding options would also need to be further investigated.

HGV traffic is a constant problem. Signage has been placed on A446 and B4117 to direct heavy vehicles to Birmingham Road roundabout for east-bound traffic and to Gorse Lane for traffic to access the Station Road industrial estate. Other signs show a route to Hams Hall for HGV traffic approaching the town from Shustoke. The only possible route is to continue forward onto the Birmingham Road the A446 and B4117 to Birmingham.

Love Coleshill

The High Street depends on locals, visitors and passing trade and with effective signage everyone is aware of the things that we have to offer. If people do not know what is available they may pass by without having set foot on the High Street.

Marie Stephenson, Love Coleshill. Please see appendix 4a.

Have Your Say!

“The crossroads has (sic) always created an issue and continues to be a massive problem for safety and traffic congestion. Lights would resolve some of the problems but may cause tailbacks now that Morrison's has access points on the same road. There is (sic) few disabled parking bays, and those we have are more often than not occupied by cars not displaying a disabled badge. Therefore disabled drivers tend to park on the double yellow lines on the High Street and cause congestion. It is too late to keep OUR car park, but parking does need to be a strong consideration in any future developments that are allowed.”

HGV traffic at the Green Man crossroads creates long tailbacks and must be prohibited from turning up the High Street to access the A446. The High Street is not wide enough. Even normal car traffic flow is difficult to maintain, particularly at peak hours.

HGV traffic would result in gridlock.

HGV traffic should not be allowed to turn into the lower High Street.

HGVs trying to leave Station Road in the direction of Lichfield Road have damaged the bridge because they have been unable to make the turn. The only exit from Station Road is onto Gorsey Lane.

The imminent arrival of a supermarket on Station Road is a welcome development and opens up the possibility of replacing additional industrial units, when they are vacated, with houses.

Such change to residential use on the east side of Station Road as far as Temple Way would further relieve this section of Station Road and Cole End bridge from HGV movements.

A Note from the Steering Group

The issue of HGVs leaving the A446 onto the Birmingham Road to access the industrial estate via the crossroads and Cole End Bridge is a problem. Signage on the A446 should reinforce that there is no through route to the industrial estate for HGVs in Coleshill.

Current signage is not sufficient to get this message across to HGV drivers who often find themselves on the Birmingham Road with nowhere to turn around and are forced to access the industrial estate via the Cross Roads and illegally use Cole End Bridge.

Businesses on Station Road need to educate their HGV drivers on the restrictions to stop the use of the Lichfield Road, Cole End Bridge and the Cross Roads.



Articulated lorries, trucks and vans over 7.5 tonnes use Coleshill's ancient bridge illegally to access the industrial estate

CA5: Preservation and Enhancement of Public Footpaths

Responses highlighted that current public footpaths should be protected and, where possible, enhanced. These include:

- Public footpaths affected by future developments (including HS2) to be diverted to create a new and full pathway, and green mitigation measures introduced. Notification of any alterations to footpaths from development should be presented to Coleshill Town Council before work starts.
- Connection of Cole End Walk to the proposed cycle route (see appendix 5b)
- Ensure all existing public footpaths are preserved, easy to negotiate and well directed (to / from town centre)
- New signage to be developed to highlight existing footpaths linking the town centre to other areas such as Coleshill Parkway rail station.
- Investigate health benefits

See appendix C&D for footpath maps & HS2 funding.

Other ideas include:

- Annual Coleshill Town Council reviews of pedestrian safety on all walkways
- Make the High Street a 20mph zone
- Town Council review of signage welcoming people into Coleshill. New signage should say something along the lines of “Welcome to Coleshill, a pedestrian and cycle friendly town”

Our public footpaths provide essential connections to all areas of the town and to vital public transport links to and from Coleshill which can also be linked to increased local economic opportunities.



NWBC Cole End Park and Nature Reserve

Neighbourhood Plan **Questionnaire Responses**

56% Want the upkeep of all green areas and footpaths

31% Want improved pedestrian and cycle routes

PHOTO CREDITS

Front Cover Clockwise from top left

1. St Peter and St Pauls Church and War Memorial: Karen Barrow - North Talk
2. Cole End Bridge: Karen Barrow - North Talk
3. Old Bank House: Karen Barrow - North Talk
4. Coleshill Town Hall: Dominic Moore – Ascension Planning

Main Document

- P2: Bill Richards: Coleshill Town Council
- P5: Coleshill Neighbourhood Plan Steering Group
- P8: Church Hill Farmers Market: Mike Walpole
- P9: Map of the United Kingdom: <http://www.picturesofengland.com/images/mapofengland/england-counties.gif> North Warwickshire map: <https://thecastlelady.files.wordpress.com/2011/12/warwickshire.jpg>
Coleshill Map: www.streetmap.co.uk
- P10: Coleshill High Street: Karen Barrow – North Talk
- P11: Coleshill Stocks: Dominic Moore – Ascension Planning
- P12: Parkfield Road: Dominic Moore – Ascension Planning
- P13: The Star Inn: Courtesy of John Hoyle Coleshill Civic Society
- P14: Old Bank House, Church Hill: Karen Barrow – North Talk
- P15: Conservation Area maps courtesy of NWBC
- P16: Coleshill Town Hall: Helen Moore – Ascension Planning
- P17: Stanhope Way: Dominic Moore – Ascension Planning
- Bellway Homes, Father Hudson's site development: http://media.rightmove.co.uk/dir/109k/108281/53161946/108281_The_Droitwich_July_15_IMG_00_0000_max_656x437.jpg
- P18: <http://www.zoopla.co.uk/for-sale/property/west-midlands/coleshill/birmingham-road/b46-1as/#expired>
- P21: Site Allocations map courtesy of NWBC
- P23: Father Hudson's Bellway Development: http://www.bellway.co.uk/Publish/DevelopmentPlan/fa1f765e-90c9-4766-bbab-a284010f493a/dev_fa1f765e-90c9-4766-bbab-a284010f493a_siteplan_20151913497.jpg

- P24: Coleshill High Street North: Courtesy of John Hoyle, Coleshill Civic Society
- P25: Love Coleshill French Market Photo courtesy of Marie Stephenson of Love Coleshill
- P26: Coleshill Sign Posts, Parkfield Road: Dominic Moore – Ascension Planning
- P27: Penny Johnsons Florist: Karen Barrow – North Talk
- P29: High Street North Offices: Dominic Moore – Ascension Planning
- P30: Coleshill Parkway: http://s0.geograph.org.uk/photos/90/52/905274_893c3469.jpg
- P31: The view from St Peter and St Paul's church tower photo courtesy of John Hoyle, Coleshill Civic Society - circa 1960
- P32: The view from St Peter and St Paul's church tower photo courtesy of Mike Walpole 2015
- P32: Coleshill Industrial Estate Map courtesy of NWBC
- P33: Coleshill House, Station Road: Dominic Moore – Ascension Planning
- P34: Cole End Bridge: Zoe Hillcox – Coleshill Town Council
- P35: Coleshill Crossroads: Dominic Moore – Ascension Planning
- P39: Cole End Bridge: Zoe Hillcox – Coleshill Town Council
- P40: Coleshill Memorial Park: Karen Barrow – North Talk
- P41: Cole End Park Nature Reserve: Dominic Moore – Ascension Planning
- P42: Coleshill's Conservation Area, South High Street: Dominic Moore – Ascension Planning
- P43: Coleshill's Green Spaces Map courtesy of NWBC
- P46: Cole End Bridge: Karen Barrow – North Talk
- P48: Cole End Park Nature Reserve: Dominic Moore – Ascension Planning
- P49: Coleshill Cemetery: Photo courtesy of Coleshill Town Council
- P50: The River Cole / Cole End Bridge: Karen Barrow – North Talk
- P52: Coleshill Blythe Valley: <http://www.bbc.co.uk/history/domesday/dblock/GB-420000-288000/picture/3>
- P54: The Coleshill School: <http://www.tamwortherald.co.uk/images/localworld/ugc-images/276332/Article/images/22732123/6756879-large.jpg>
- P56: Coleshill's United Church: John Hoyle Coleshill Civic Society

FINAL STATEMENT

COLESHILL'S NEIGHBOURHOOD PLAN

When Coleshill Town Council decided to authorise the setting up of a steering group to create a Neighbourhood Plan for our town, it was realised that its success would be dependent on the co-operation of individuals, families, community groups and organisations. That's because such a plan must reflect comments from the community. We had confidence that we would receive a positive response to our written and on-line questionnaires and that proved to be the case.

Regulations seem to change quickly and often. County Council electoral boundaries have changed. Numbers of MPs are to be reduced. It seems likely that there will be a West Midlands Combined Authority which brings together seven of the largest councils in our region from Coventry to Wolverhampton. The High Speed rail link will also pass very close to our town.

NWBC has now decided to join this consortium. However, for the foreseeable future Coleshill will continue to function within the borough authority.

The NWBC Local Plan describes Coleshill as a market town within the green belt.

Our historic parish boundaries remain intact and projected future development plans are containable within the town's limits.

Responses from the local residents to the steering group have overwhelmingly shown that Coleshill has a clear community identity which is viewed as supportive and friendly. There are issues which need attention but, on balance, people do like living here - it's seen as a good place to raise a family.

If the Neighbourhood Plan is accepted by local referendum, it will become an official planning document which must be consulted when considering planning applications in our town.

It is relevant and local and has been created thanks to the responses of people who live and work here.

Agenda Item No 7

Planning and Development Board

6 March 2017

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Austrey Neighbourhood Plan for Referendum

1 Summary

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

Recommendation to the Board

That the Austrey Neighbourhood Plan be taken forward to referendum.

2 Consultation

- 2.1 Councillors Humphreys and Davey 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. Once a neighbourhood plan is 'made' 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. There are now 9 designated Neighbourhood Plan areas within the Borough.

4 Austrey

- 4.1 Austrey Parish Council had their designation approved at full council on 25 September 2013. The Parish Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan in February 2015. North Warwickshire Borough Council formally consulted on the plan for 6 weeks until 3 November 2016. All comments from the NWBC consultation were then passed to the Independent Examiner.
- 4.2 Austrey is the 4th Neighbourhood Plan that has been formally examined by an Independent Examiner. Robert Yuille was appointed by North

Warwickshire Borough Council in 2016 with the approval of Austrey Parish Council. The examiner produced a report with recommendations for changes to be made to the submitted Austrey Neighbourhood Plan and its associated documents. If these changes were made then the Austrey Neighbourhood Plan could go forward to referendum.

- 4.2 It is recommended that the Council is satisfied, in light of the modifications that the Austrey Neighbourhood Plan, as revised, now complies with the legal requirements and basic conditions set out in the Localism Act 2011, and can therefore proceed to referendum.

5 Finance and Value for Money Implications

- 5.1 The Borough Council is able to claim up to £30,000 for this Neighbourhood Plan – the first payment of £5,000 was made following designation of the neighbourhood area. This recognises the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan. A second payment of £5,000 will be made when the local authority publicises the Neighbourhood Plan prior to examination. The third payment of £20,000 is made on successful completion of an independent examination. For future Neighbourhood Plans the total amount the Borough Council will be able to claim is £25,000 as we will no longer be able to make a claim on designation.

5.2 Legal and Human Rights Implications

- 5.2.1 The process conforms to the legal requirements for Neighbourhood Plans.

5.3 Human Resources Implications

- 5.3.1 Staff time is expected to be provided by the Borough Council to support and advise the Parish Council and community in taking forward a Neighbourhood Development Plan. However the amount of staff time will be limited, essentially to an advisory role, due to the other work priorities of the Forward Planning Team and that this role must be provided to the other Parishes who are also considering undertaking Neighbourhood Plans.

5.4 Environmental and Sustainability Implications

- 5.4.1 Each Neighbour Plan will need to consider the effects of the Plans contents in terms of environmental and sustainability issues in accordance with the relevant regulations.

5.5 Links to Council's Priorities

- 5.5.1 The designation of the Neighbourhood Plan Designation Area will have links to the following priorities;
1. Enhancing community involvement and access to services
 2. Protecting and improving our environment
 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	Austrey NP Steering Group	Austrey Neighbourhood Plan	Aug 2016
2	Austrey NP Steering Group	Consultation Statement	Aug 2016
3	Austrey NP Steering Group	Basic Conditions Statement	Aug 2016
4	Austrey NP Steering Group	Environmental Report	Aug 2016



Austrey Neighbourhood Plan 2014-2029



CONTENTS

BASIC CONDITIONS.....	4
INTRODUCTION.....	5
Parish Profile	
Legal Framework	
SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE.....	8
Background	
Objectives and Policies	
Contributions to Sustainable Development	
Legal Framework	
SECTION 2: HOUSING DESIGN.....	14
Background	
Objectives and Policies	
Contributions to Sustainable Development	
Legal Framework	
SECTION 3: HOUSING DEVELOPMENT.....	16
Background	
Objectives and Policies	
Proposed Sites for Development	
A. Hollybank Farm	
B. Crisps Farm / Glebe Field	
C. Applegarth / The Croft	
Contributions to Sustainable Development	
Legal Framework	
CURRENT APPLICATIONS.....	28
NEXT STEPS.....	29
Appendix 1: Evidence Base.....	30
Appendix 2: NPPF References.....	32
Appendix 3: Core Strategy References.....	34
Appendix 4: Community Consultation.....	36

BASIC CONDITIONS

BASIC CONDITIONS

- This document is a Neighbourhood Development Plan, as defined by the 2011 Localism Act
- The Policies included in this Plan comply fully with all relevant European, national and regional policies and procedures
- The official qualifying body for the submission of this Plan is Austrey Parish Council
- This Plan covers the period 2014-2029
- The Policies detailed in this Plan relate only to housing development and make no reference to “excluded development”
- This Plan relates only to the neighbourhood area defined by the boundaries of the Parish of Austrey
- This is the only Neighbourhood Development Plan in place today relating to the Parish of Austrey


INTRODUCTION

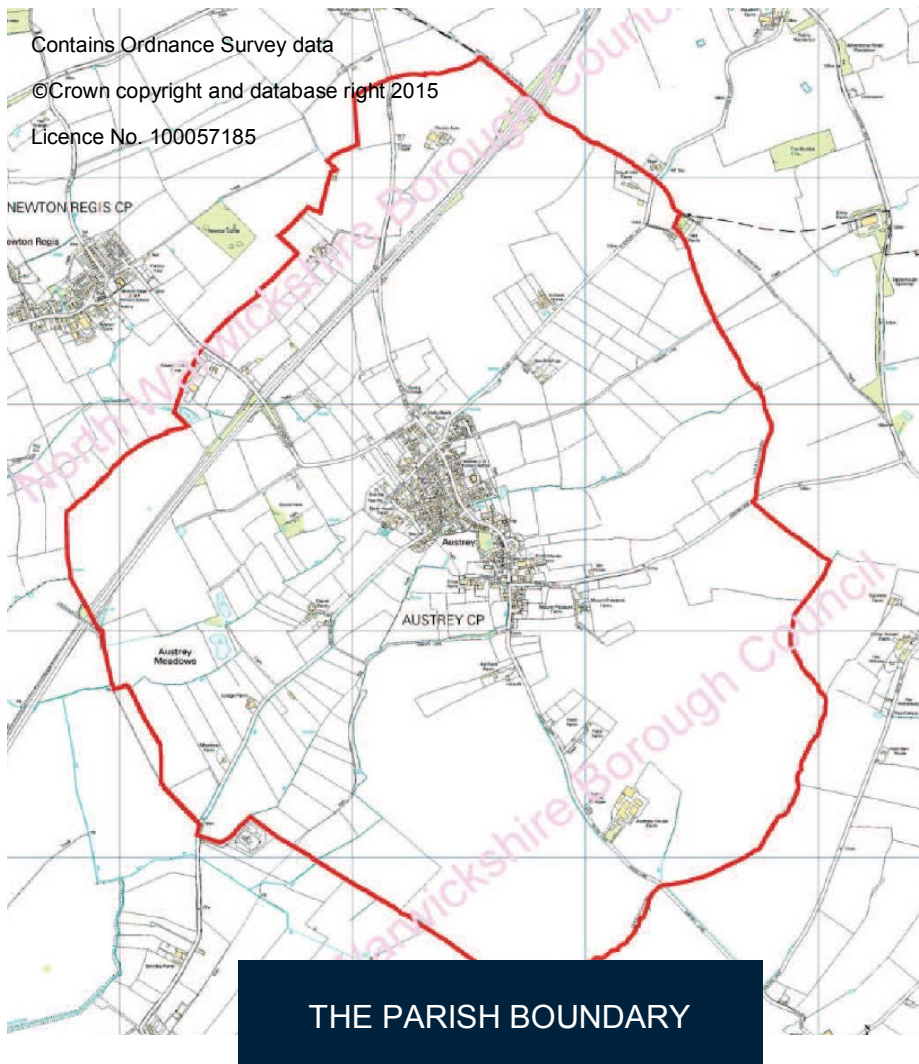
This is a Neighbourhood Plan as defined by the 2011 Localism Act. It provides planning guidelines for the Parish of Austrey, as detailed in the map below.

The Plan has been produced by Austrey Parish Council as the official qualifying body, together with a Steering Group comprising representatives from different parts of the local community.

It draws on the views and aspirations of those living in Austrey, and has been supported by the Forward Planning Department of North Warwickshire Borough Council.

This Plan covers development needs for the period 2014-2029 but will be re-visited from time to time to ensure continuing alignment with the changing requirements of the village and of North Warwickshire as a whole.

The Plan covers key aspects of neighbourhood planning, section by section. Each of these sections starts with a background explanation and goes on to highlight the objectives, and detail the Policies (AP1—AP13) designed to meet those objectives. Each section also references the relevant legal framework, demonstrating compliance, and the ways in which the policies contribute to the sustainable development of our village ( leaf motif).



INTRODUCTION

PARISH PROFILE

Austrey is a small, rural village in North Warwickshire, situated close to the borders with Leicestershire, Staffordshire and Derbyshire. It is surrounded by attractive, rolling countryside and open, green fields, and yet is conveniently located close to the country's key motorway network (M42, M1, M6). The current plans for HS2 show the line cutting across the corner of the playing fields to the west of the village.



MOTORWAY NETWORK

Today, the Parish comprises approximately 400 dwellings in a variety of design styles, and has around 1,000 residents.

Austrey has a rich history stretching back to medieval times. There are ancient earth-works in Bishops Field, and ridge and furrow formation has survived in several fields in and around the village. A century ago, it was home to artisans, farmers and local tradesmen. 25 years ago, a large proportion of residents were commuting to nearby conurbations such as Birmingham, Coventry, Nottingham and Leicester. Today, an increasing proportion of residents work from home, at least part of the time.

The village has limited facilities, including a primary school, two churches, a general store/ Post Office, one public house and a village hall. There are currently no medical services in Austrey. As a result of the limited facilities, there are few job opportunities with employers based in the Parish.

Those living in Austrey are highly dependent on private transport. There is a limited bus service to Tamworth, but no direct service to Atherstone or Ashby-de-la-Zouch, the nearby market towns.

Austrey has an aging community with more elderly residents wishing to remain in the village through retirement, and the relatively high house prices presenting a challenge for some young families with children wishing to live in Austrey.

There is a strong sense of community, with a number of local societies and associations thriving as a result. These include the recently formed Austrey Residents' Association. In addition, there is a popular festival and bonfire each year, and there have been some well-attended street parties. The Open Gardens event attracted over 300 visitors in 2014. It is largely because of this vitality that Austrey was named Warwickshire's Calor "Village of the Year" in 2008.

"Rural North Warwickshire: a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents, is sensitive to the local environment, and contributes to a high quality of life."

NWBC Core Strategy, 2014

INTRODUCTION

LEGAL FRAMEWORK

There are two policy documents that provide the main legal framework for the Austrey Neighbourhood Plan:

1. The National Planning Policy Framework

This document (NPPF) establishes the government's national planning policies. It came into force in March 2012 to guide regional and local planning authorities when making planning decisions.

The NPPF requires that Neighbourhood Plans meet the development needs of the local planning authority (NWBC) as a minimum. Communities may decide to go beyond this minimum requirement if additional development is considered beneficial to local residents.

The NPPF is clear in establishing a number of basic principles relating to development:

- *It should support the strategic development needs set out in the Borough's Local Plan*
- *It should be designed to improve the places where people live, incorporating high quality design and a good standard of amenity*
- *It should protect the diversity of different areas*
- *It should support the move to a low-carbon future and drive the three aspects of sustainability: economic, social, environmental*
- *It should conserve and enhance the natural environment, encouraging the re-use of land where possible*
- *It should promote "mixed use" developments*
- *It should protect and conserve heritage assets*
- *It should encourage full use of public transport, walking and cycling*
- *It should improve health, social and cultural well-being*

2. NWBC's Core Strategy

North Warwickshire Borough Council adopted the Core Strategy in October 2014. This forms a key part of the Local Plan, and it is this document which is used to determine the extent and location of housing development across the Borough.

The 2014 Core Strategy requires that Austrey provides a minimum of 40 additional dwellings in the Parish in the period to 2029.

SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

BACKGROUND

Austrey has little green space within the village itself, and the two existing play areas for children are not centrally located: there is a small area on Hollybank to the north east, and the main playing field lies half a mile to the north west of the village. It should be noted that the proposed route of the HS2 railway line cuts across the corner of this playing field.

Nevertheless, Austrey is surrounded by open fields, and has been for hundreds of years. These small fields and associated hedgerows are not only important in supporting a rich variety of wildlife species but they give Austrey much of its unique character, and provide residents with relief from the built environment. A number of these small fields forming a “green ring” around Austrey have historically been used for villagers’ recreational activities. These are the former cricket ground, east of Farthings (the old Post Office), and the playing fields on Newton Lane. Other sites in agricultural use have footpaths and permitted rights of way that have been enjoyed for many years and are still frequently used today. These are Bishops Field, south west of the church, and the field to the north east of Hollybank.

There are now few young farmers interested in continuing cottage farming activities around the village, and a real concern that the landscape may change as a consequence of this. The wider Parish is made up of other small fields dating back to the Middle Ages, and a growing number of large ‘prairie-style’ farms where ancient hedges have been removed over time in the interests of more efficient farming. This has contributed to the flooding issues faced by certain parts of the village, following heavy rain. There are several spectacular views of Austrey and the surrounding landscape which also help to give the village a unique sense of place.



Austrey has a number of clubs and societies that enable residents to take advantage of the rural environment to enjoy an active and healthy social life. These include the allotment society, gardening society, archery club, art group, cricket and football clubs, golf society, scouts club, tennis club, Women’s Institute and the walking group.

In the interests of maintaining this vitality, Austrey Parish Council has submitted to NWBC a number of “assets of community interest” which are considered to be important for the sustainability of the local community. These include the Bird in Hand public house and the village shop/Post Office.

OBJECTIVES

1.1 It is one of the basic aims of this Plan to protect the fields surrounding Austrey, as it is this “green ring” which gives the village so much of its character and breath-taking views, and which gives the local community the opportunity to practise the outdoor activities that they enjoy today.

1.2 Given the lack of green space available for public use in Austrey, this Plan also supports the development of a village green and children’s play area in the centre of the village, close to other amenities.

SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

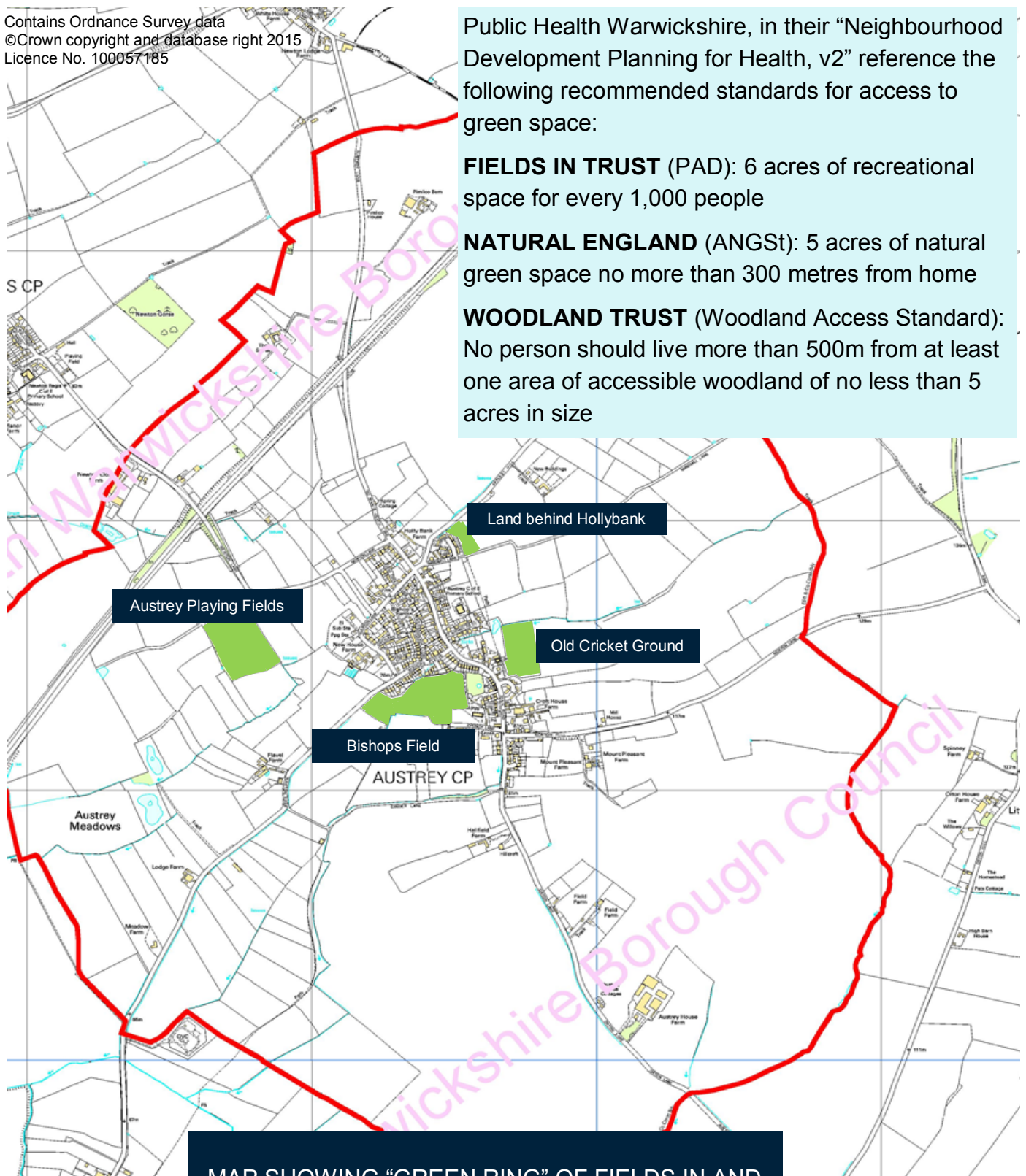
Contains Ordnance Survey data
©Crown copyright and database right 2015
Licence No. 100057185

Public Health Warwickshire, in their “Neighbourhood Development Planning for Health, v2” reference the following recommended standards for access to green space:

FIELDS IN TRUST (PAD): 6 acres of recreational space for every 1,000 people

NATURAL ENGLAND (ANGSt): 5 acres of natural green space no more than 300 metres from home

WOODLAND TRUST (Woodland Access Standard): No person should live more than 500m from at least one area of accessible woodland of no less than 5 acres in size



MAP SHOWING “GREEN RING” OF FIELDS IN AND AROUND THE VILLAGE WHICH HAVE HISTORICALLY PROVIDED PUBLIC ACCESS TO THE COUNTRYSIDE FOR RESIDENTS OF AUSTREY

SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

1.3 It is important for the survival of wildlife in the village that any future development should have minimal impact on its natural habitat. Again this means protecting the small fields and ancient hedgerows that still exist around the periphery of Austrey.

1.4 Likewise, it is important that the quality of life for existing and future residents is not adversely affected by an increased risk of flooding as a result of excessive or ill-conceived development.

1.5 This Plan aims to preserve the “community assets”, as highlighted on page 8. These assets contribute to the quality of life for members of the local community and need support or protection if they are to remain viable.

POLICIES

POLICY AP1: Existing hedgerows, ditches and mature trees in the Parish should be retained and enhanced where possible.

Development that requires the removal of hedgerows or mature trees without the appropriate replacement will be strongly resisted. Where such removal is unavoidable, statutory permissions will need to be obtained from the Local Authority.

Any new landscaping schemes should incorporate appropriate native species, and new hedgerows should be planted to form wildlife-friendly boundaries, in keeping with the surrounding landscape.

POLICY AP2: The playing fields on Newton Lane and the old cricket ground (see map on page 9) should continue to be used for recreational activities. The footpaths across Bishops Field and the field to the north east of Hollybank should continue to give access to the countryside and provide open views as long as there are other sites available which are considered more suitable for housing development.



These areas are considered important in retaining the rural landscape that is so valued by the local community.

This Plan registers the fact that the community has a real interest in this land continuing to be used by the public as it is today, and would prefer it not to be considered for development if there are other more suitable sites available.

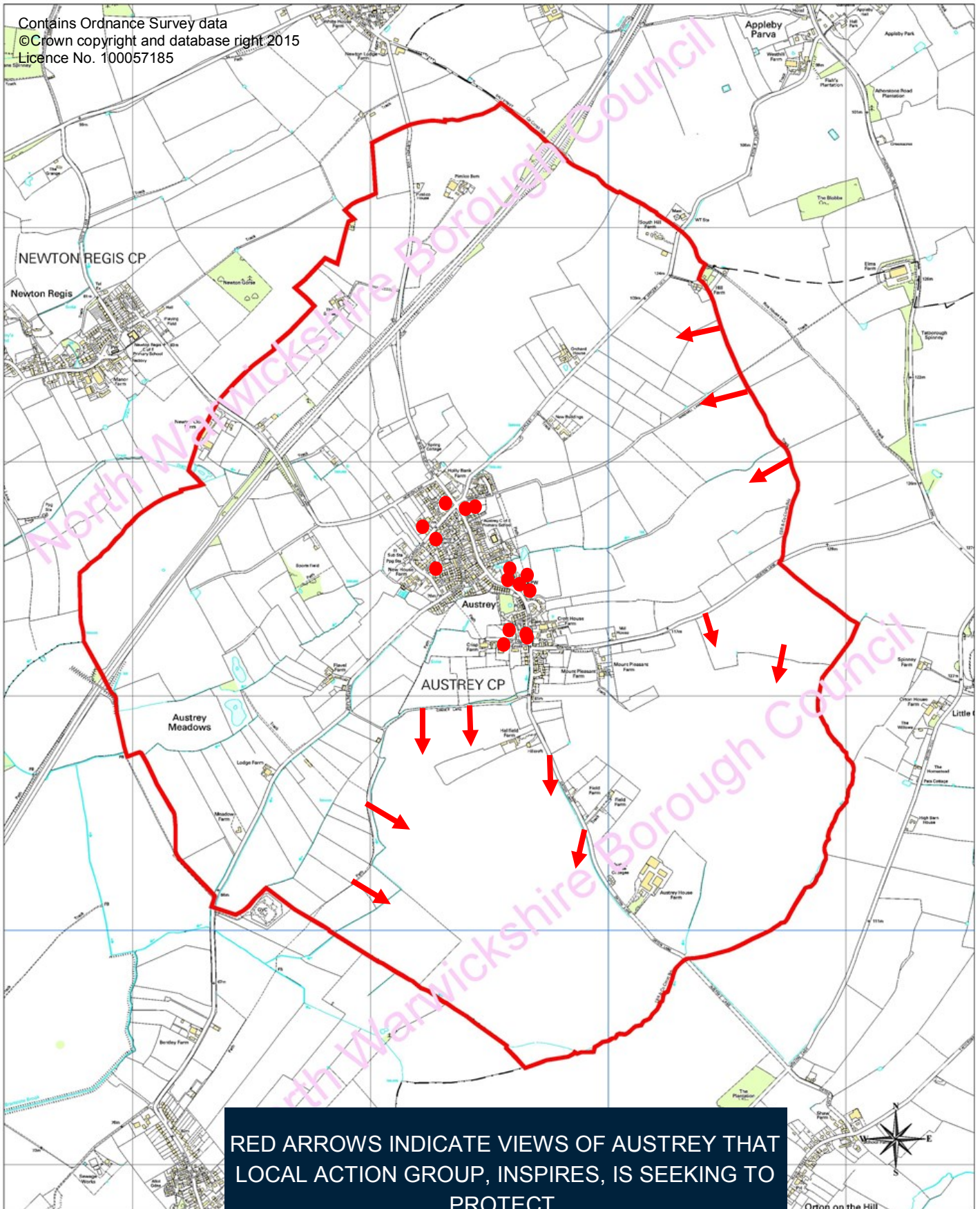
The four areas forming this “green ring” are listed on page 8.

POLICY AP3: Any new development should ensure that the views of Austrey and the surrounding countryside, as shown on the map on page 11, are not compromised by such development.

In addition to their status as listed buildings, local action group, InSpires, supports the protection of the views and setting of historic churches in and around the villages of Austrey, Warton and Orton on the Hill for future generations.

InSpires wishes to protect the countryside from unwarranted development by protecting various vistas into and out of the village, as indicated on the map on page 11. This Plan supports their objectives by ensuring that no development has any detrimental impact on these important views.


SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE



SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

Although renewable energy projects such as wind farms will be supported where they respect the capacity and sensitivity of the landscape and the community, such development will not be supported should it have a detrimental impact on the views of Austrey, or upon the setting of important or historic buildings, such as the Grade II* listed St. Nicholas Church.

POLICY AP4: Local farmers will be supported in their attempts to diversify, providing that such diversification respects the character and beauty of the countryside, and has no detrimental impact on others in the village.

- 
- i) Conserving local wildlife habitat
 - ii) Protection of the historic environment
 - iii) Securing the future of local assets
 - iv) Enhancing the quality of life for present and future residents
 - v) Supporting diversification for sustainable farming
 - vi) Securing the key vistas of the Parish

NATIONAL AND EUROPEAN AGRICULTURAL POLICY

The planning system at local level has limited control over the local landscape of Austrey. As the majority of land in Austrey Parish is farming land, overall control is at a national/European level with regard to farming policies and subsidies.

HEDGEROW REGULATIONS 1997

The hedgerows around the village are valued by residents. Any removal without replacement may need permission from the Local Authority. It is expected that, where necessary, this will be done in consultation with Austrey Parish Council.

NATIONAL PLANNING POLICY FRAMEWORK REFERENCES

- § 28: Supporting a prosperous rural economy
- § 69: Promoting healthy communities
- § 109: Conserving and enhancing the natural environment

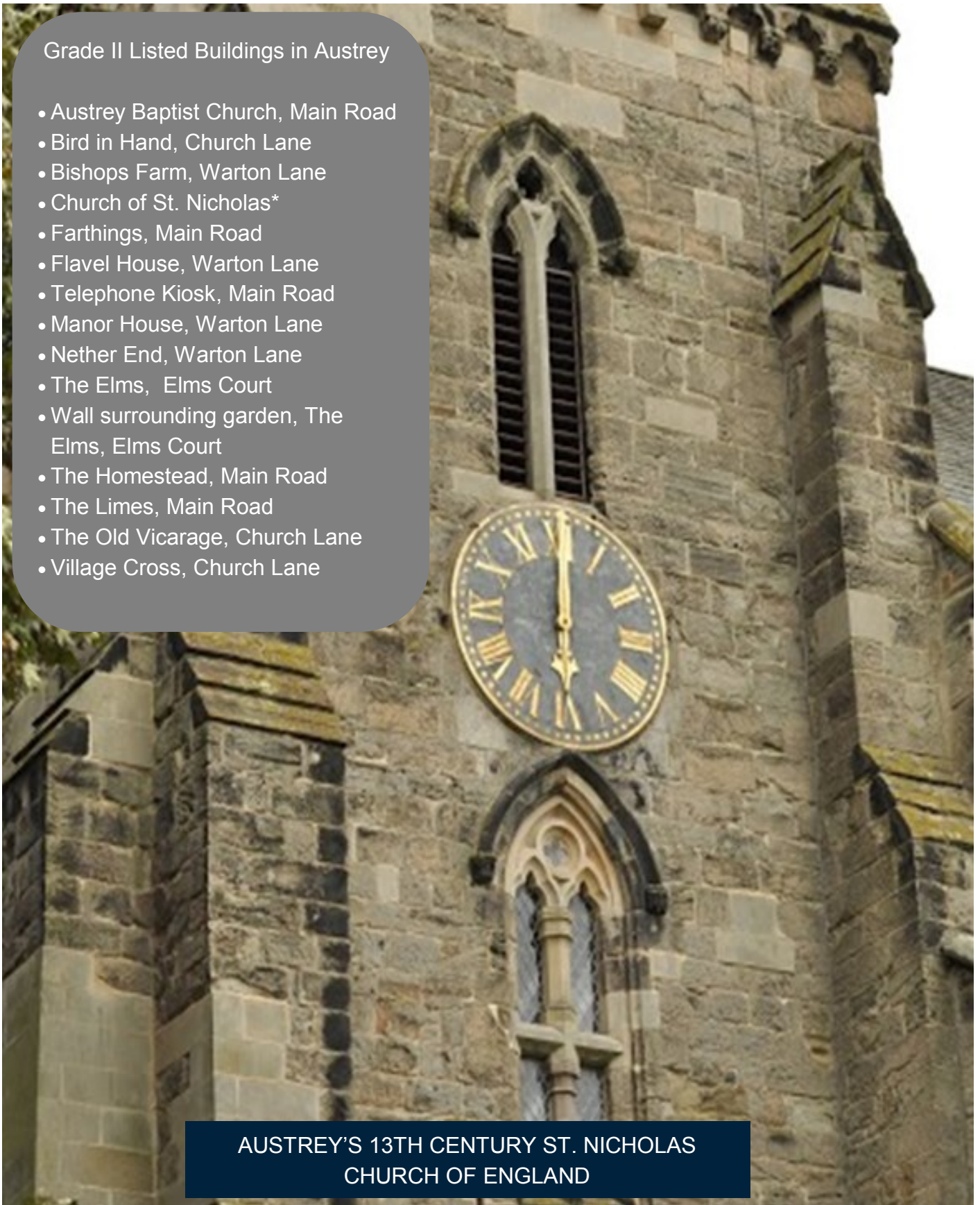
NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

- NW12: Quality of development
- NW13: Natural environment
- ENV4: Trees and hedgerows

SECTION 1: ENVIRONMENT, LANDSCAPE AND WILDLIFE

Grade II Listed Buildings in Austrey

- Austrey Baptist Church, Main Road
- Bird in Hand, Church Lane
- Bishops Farm, Warton Lane
- Church of St. Nicholas*
- Farthings, Main Road
- Flavel House, Warton Lane
- Telephone Kiosk, Main Road
- Manor House, Warton Lane
- Nether End, Warton Lane
- The Elms, Elms Court
- Wall surrounding garden, The Elms, Elms Court
- The Homestead, Main Road
- The Limes, Main Road
- The Old Vicarage, Church Lane
- Village Cross, Church Lane



AUSTREY'S 13TH CENTURY ST. NICHOLAS
CHURCH OF ENGLAND

SECTION 2: HOUSING DESIGN

BACKGROUND

Good quality housing design covers a wide range of requirements for modern living. These may include anything from the amount of space provided inside and outside the property, to parking facilities, safe access and even the quality of the broadband connection.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

National Planning Policy Framework, 2012
Paragraph 56

OBJECTIVES

2.1 It is important for the protection of Austrey's setting as a small, rural village that any new development be of an appropriate scale, height, material and style, in keeping with other properties in the village.

2.2 Austrey has a wide range of different styles of buildings. This Plan does not provide a prescriptive design guide, but seeks to ensure that any new development is sympathetic towards listed or other important buildings.

2.3 New buildings should be as energy efficient as possible, taking energy supplies from renewable sources where this is feasible and does not impact on the landscape.

2.4 Good quality design is in everyone's interest, from existing and prospective residents to those concerned about global warming, but it is understood that any development should be financially viable whilst, at the same time, aiming to enhance the quality of life.

POLICIES

POLICY AP5: All new dwellings should comply with the "Building for Life 12" (BfL12, The Design Council) guidelines and the 16 design criteria making up the "Lifetime Home Standards" guidelines (Habitneg Housing Association, 2011)

These are supported by national government and NWBC. BfL 12 uses a traffic light system, and compliance requires a minimum of 10 "greens" and no "reds" for the 12 key elements of development:

- Meeting local housing requirements
- Character
- Car parking
- Facilities and services
- Connections
- Public transport
- Working with the site and its context
- Creating well-defined streets & spaces
- Easy to find your way around
- Streets for all
- Public and private places
- External storage and amenity space

The Lifetime Home Standards ensure that homes are designed to be flexible so that they can be adapted for use in later life.

POLICY AP6: Developers of any new housing in Austrey should first carry out a survey to assess the viability of using on-site sources of renewable energy, such as solar panels, and ensure that the new buildings are designed to be energy efficient.

This should take into account any government support such as feed-in tariffs for electricity generated on-site and fed into the grid.

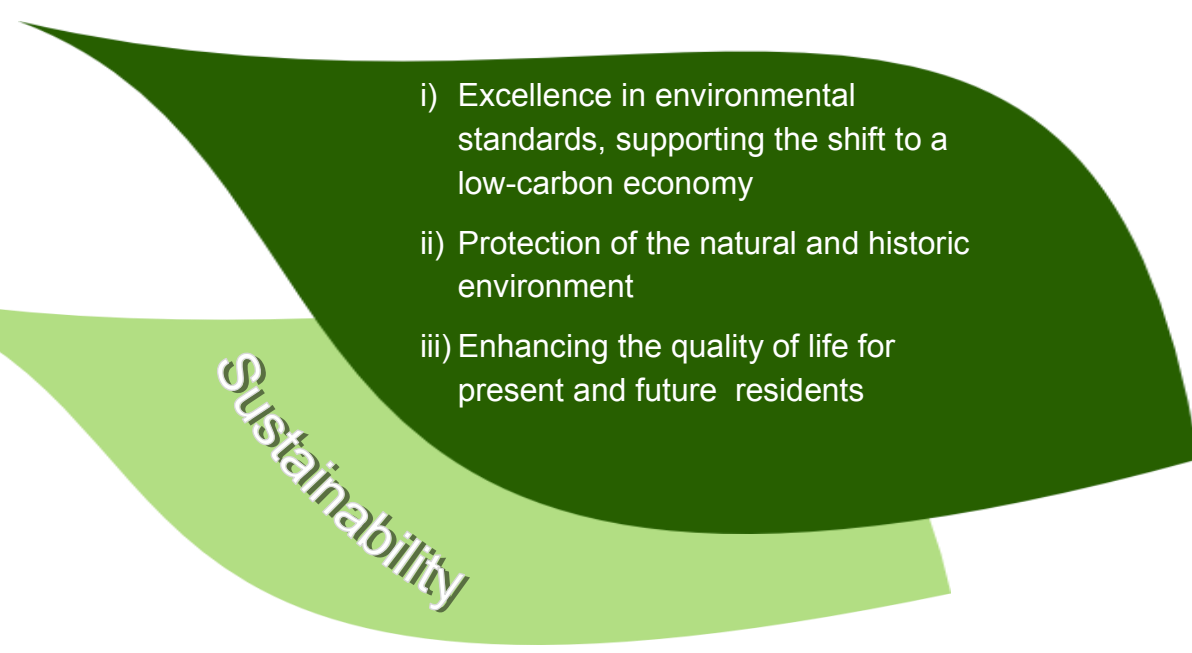
SECTION 2: HOUSING DESIGN

POLICY AP7: Any new housing should be built in accordance with Home Office standards, “Secured by Design” and “Safer Places”.

These are design guidelines intended to reduce the risk of crime in any new development.

POLICY AP8: Any new development should comply with the accepted standards applied by the local Planning and Highways Authorities and should strive to achieve a “five minute walkable neighbourhood”, encouraging the use of sustainable, active transport (walking and cycling).

This ensures that such development retains as much of the existing character of the area as possible, and that there is no adverse impact on road safety or the quality of life for those living nearby.

- 
- i) Excellence in environmental standards, supporting the shift to a low-carbon economy
 - ii) Protection of the natural and historic environment
 - iii) Enhancing the quality of life for present and future residents

Sustainability

NATIONAL PLANNING POLICY FRAMEWORK REFERENCES

- §9: Achieving sustainable development
- §17: Core planning policies
- §58: Requiring good design
- §69: Promoting healthy communities
- §95, 97, 100: The challenge of climate change

NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

- §3.2: Spatial vision
- NW10: Development considerations
- NW11: Renewable energy and energy efficiency
- NW12: Quality of development
- ENV12: Urban design

SECTION 3: HOUSING DEVELOPMENT

BACKGROUND

2014 Core Strategy

NWBC's Core Strategy, approved in 2014, calls for the development of a minimum of 40 new houses in Austrey by 2029.

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

AUSTREY.....40

NWBC Core Strategy 2014

Although North Warwickshire has now met its targets in terms of housing allocation for the Plan period, it is anticipated that surrounding Boroughs may turn to North Warwickshire for support. Under the terms of the 2011 Localism Act, local Planning authorities have a legal "duty to cooperate" with neighbouring authorities if it means that cross-boundary solutions can be found for any shortfall in housing supplies.

2011 Census

The 2011 census data provides useful insight into the demographic trends likely to impact housing needs in Austrey over coming years.

It has been a growing concern for the Parish Council that Austrey has an aging population.

- In 2011, 60% of village residents were of working age, and fewer than 20% were above retirement age
- A comparison of the 2001 and 2011 census data reveals that the number of residents in the age group 25-44 reduced from 270 (27% of the total) to only 165 (18%) over this ten year period
- At the same time, the number of children below the age of 10 almost halved from 135 in 2001 to only 76 in 2011

These trends have significant implications for the social sustainability of the village and the viability of its services.

AUSTREY HOUSING NEEDS SURVEY

In November 2013, Austrey Parish Council, working in partnership with NWBC, commissioned a detailed "Housing Needs Survey" to provide input for this Neighbourhood Plan. 300 surveys were distributed to residents of Austrey, and 31% were completed and returned. The following feedback was received:

- 92.5% of residents currently live in owner-occupied housing; 5.5% rent from the local authority; 2% rent from private landlords
- 83% said that their home is the right size for their current needs, but only 53% felt that it was the right size to meet their future needs
- 50% would like to move to a smaller house in the next 20 years. Of these, 75% expressed a preference for a bungalow; 67% would like to be close to village amenities; 64% would opt for a low maintenance property; 62% would like a small garden; and 54% would like attractive views
- 65% felt that Austrey currently has the right housing mix for local people and their families
- Austrey needs to attract more young families to ensure that the village services such as shop, school and pub remain viable. 85% felt that energy efficient housing was an important factor in attracting young families; 76% felt that the walking distance to the primary school would be a deciding factor; 75% felt that properties should be visually attractive
- The majority of residents believe that Austrey should develop homes for local people (81%) and homes for first time buyers (74%) over the course of the next 20 years
- 65% thought that Austrey should not seek to provide affordable homes for people who do not live, work, or have a family connection in the village

SECTION 3: HOUSING DEVELOPMENT

OBJECTIVES

3.1 It is a priority for this Plan that Austrey meets its legal requirements in terms of housing provision.

3.2 It is important too that this Plan provides for an adequate supply of the right type of housing to meet the specific needs of present and future generations of villagers. Recent surveys suggest that there is a preference in the local community for a supply of low maintenance bungalows for those seeking to down-size, and for attractive, energy efficient homes likely to attract young families to the Parish.

3.3 Where possible, the Plan aims to ensure that the village is able to grow in an organic and controlled way, in line with local facilities and infrastructure.

3.4 The development of businesses in the village is supported, whereby local employment can be created without adverse impact on the surrounding area.

3.5 It is understood that any new development should include a mix of housing types to ensure it is financially viable.

3.6 The Plan sets out to ensure that any new housing development is located within easy walking distance of the village facilities such as the shop, school, churches and pub. This will help to ensure their viability in the long term. By enabling people to walk or cycle rather than drive to local amenities, this Plan also supports the shift to low-carbon living and a healthier life-style .

3.7 By ensuring that further development is located close to local amenities, this will provide a better quality of life for new residents by shifting the centre of the village away from the M42 motorway and proposed HS2 rail link, and from the associated noise nuisance.

3.8 The Plan aims to provide a measure of protection for Austrey's natural and historic environment, helping to retain the attractive rural character of the village, its rich heritage of listed buildings, and its unique sense of place.

3.9 This Plan supports renewable energy projects and new transport links that improve the quality of life for residents, but at the same time, seeks to ensure that such projects enhance rather than detract from the rural landscape.

CRITERIA FOR SELECTION OF SITES

Each of the sites available for development at the time of writing has been considered in detail by the Parish Council, together with a Steering Group of representatives from all ends of the village.

Each site was reviewed on its own merits, taking into consideration any particular advantages or disadvantages that each proposed development might bring.

Only those sites scoring higher than 50% have been included in this Plan.

Each site was then rated against a set of criteria provided by an independent planning consultant. A link is provided on page 30 to the detailed score card, but the key criteria used can be summarised as follows:

- Proximity to shop and village centre
- Proximity to other amenities (church, chapel, village hall, school, pub)
- Requirement for the type of housing planned
- Additional benefits or risks to the community (e.g. parking for the village hall; increased risk of flooding)
- Visual impact, particularly with regard to listed buildings and/or the rural landscape and views
- Any other considerations (e.g. improvement of existing brownfield site)

The results were found to be fully aligned with the findings of the survey carried out by Austrey Residents' Association in December 2014.

SECTION 3: HOUSING DEVELOPMENT

POLICIES

POLICY AP9: For the period to 2029, we expect the following 3 sites identified to deliver the housing needs for Austrey: Hollybank Farm (A); Crisps Farm / Glebe Field (B); Applegarth / The Croft (C), along with any windfall sites as outlined in AP10.

This will not only meet the minimum requirements of NWBC's Core Strategy, but also takes into account the anticipated request for further housing to support the shortfall in neighbouring Tamworth.

According to detailed sustainability and other assessments carried out by NWBC, these sites are deliverable and suitable for development.

POLICY AP10: It is accepted that there will be additional "windfall" development over the period of this Plan, but this will only be permitted where:

- it relates to small scale development of usually no more than 10 houses within the Plan period
- it helps businesses to create local employment without unacceptable adverse impact on the rural landscape
- it is within easy walking distance of the village centre and key amenities
- it relates to renewable energy projects or new transport links that have no unacceptable adverse impact on the landscape or residents
- it meets the requirements of national and local building standards, and of this Plan

POLICY AP11: This plan welcomes housing development of a type, tenure and mix that reflect the findings of the 2013 Austrey Housing Needs Survey.

PREFERRED SITES FOR DEVELOPMENT

This Plan supports the approved planning applications submitted for the following three sites:

A. Application PAP/2014/0296

Hollybank Farm, No Mans Heath Lane

Demolition and replacement of farm buildings, and construction of 3 x 4 bedroomed houses

B. Application PAP/2014/0569

Crisps Farm / Glebe Field

Construction of up to 40 dwellings of various types and sizes, and incorporating a proportion of affordable housing, a village green with children's play area, and parking for St. Nicholas Church and the village hall

C. Application PAP/2014/0157

Applegarth / The Croft, Norton Hill

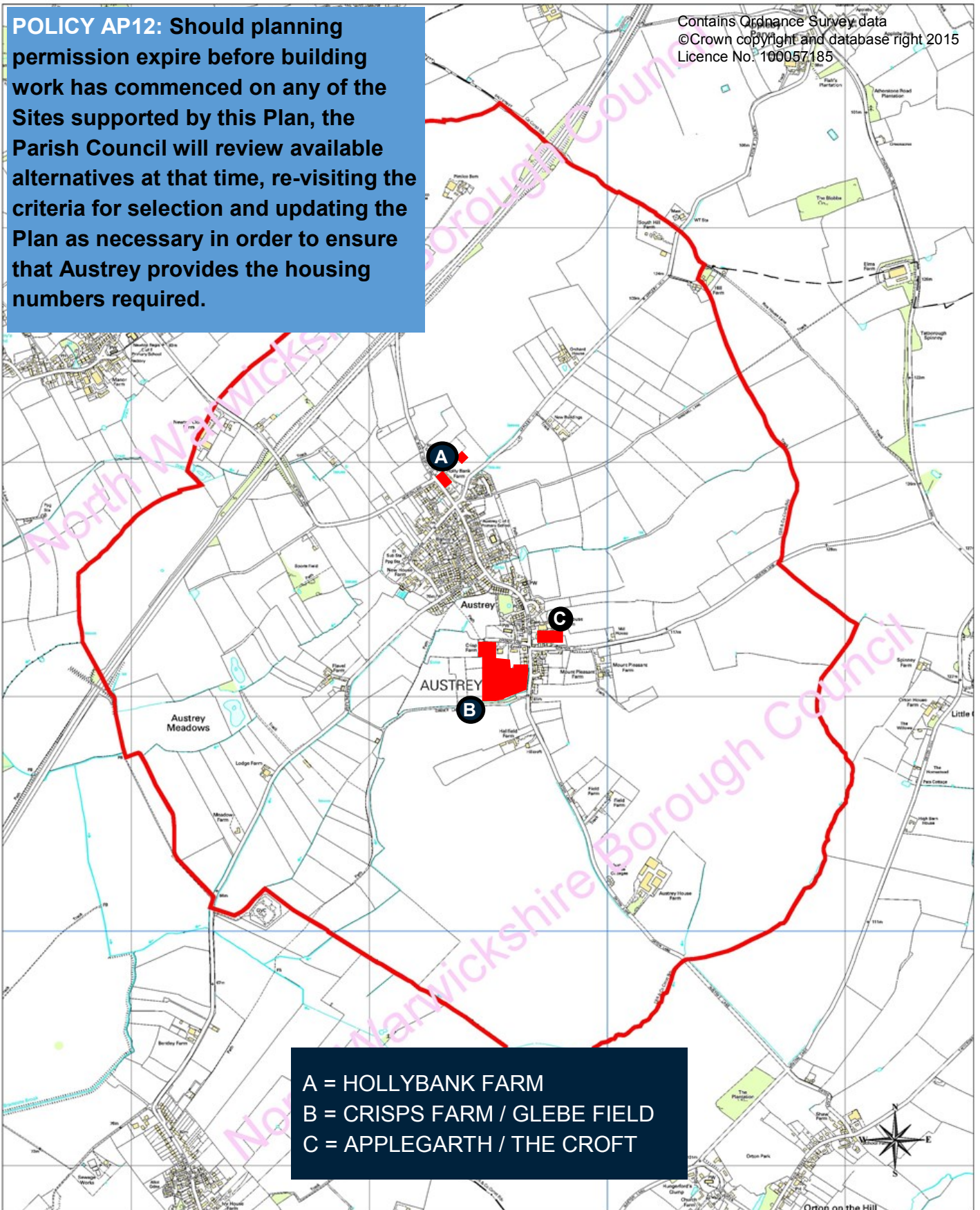
Construction of 14 homes of various types and sizes, incorporating a proportion of affordable housing and an area of community green space

At the time of writing, planning permission has been granted by NWBC for all three sites. More detailed descriptions of each of these sites follows.

SECTION 3: HOUSING DEVELOPMENT

POLICY AP12: Should planning permission expire before building work has commenced on any of the Sites supported by this Plan, the Parish Council will review available alternatives at that time, re-visiting the criteria for selection and updating the Plan as necessary in order to ensure that Austrey provides the housing numbers required.

Contains Ordnance Survey data
©Crown copyright and database right 2015
Licence No: 100057185



A = HOLLYBANK FARM
B = CRISPS FARM / GLEBE FIELD
C = APPLGARTH / THE CROFT

SECTION 3: HOUSING DEVELOPMENT

A. HOLLYBANK FARM

Hollybank Farm is a working farmstead situated on the outskirts of Austrey village. The land has been used for agricultural purposes since 1985 and is currently used for breeding ewes and cattle for slaughter. The owner of the site lives in nearby Polesworth. The site is designated as a preferred area for growth in NWBC's Core Strategy and although it lies outside the settlement boundary, it is immediately adjacent to it.

The plans submitted and approved by NWBC for this site provide for the demolition of a number of farm buildings, for their replacement with one general purpose building and three new dwellings. The site covers an area of 0.46 hectares and will provide ample space for residents.

The site will use the existing access route and there should be no danger to pedestrians or cyclists. All existing hedgerow boundaries are to be retained, but some sections will be re-located to improve visibility at the junction with No Man's Heath Lane. The Highways Authority has approved the plans submitted, subject to a widening and resurfacing of the access to ensure that it is safe.

There are existing residential properties to both sides and opposite the proposed site. Core Strategy Policy NW10 requires that there be no loss of amenity for neighbouring properties, and this has been an important consideration in the design. NWBC has stressed the importance of ensuring that the new buildings are of high quality design, and that they respect the distinctive character of the village. The new houses will be similar in scale, appearance and materials to neighbouring properties.

The plans provide for the construction of three detached houses, each with a detached garage. All three properties will have frontages on No Man's Heath Lane, and a rear access route.

REASONS FOR INCLUSION IN THIS PLAN

- ✓ Plans already approved by NWBC
- ✓ Provides housing likely to attract young families
- ✓ Supports local farming activity and retention of "the green ring"
- ✓ Adjacent to settlement boundary
- ✓ Will improve appearance of existing site
- ✓ Minimal impact on existing hedgerows
- ✓ Access approved by Highways Authority
- ✓ Minimal impact on surrounding properties
- ✓ No listed buildings in the vicinity

SECTION 3: HOUSING DEVELOPMENT

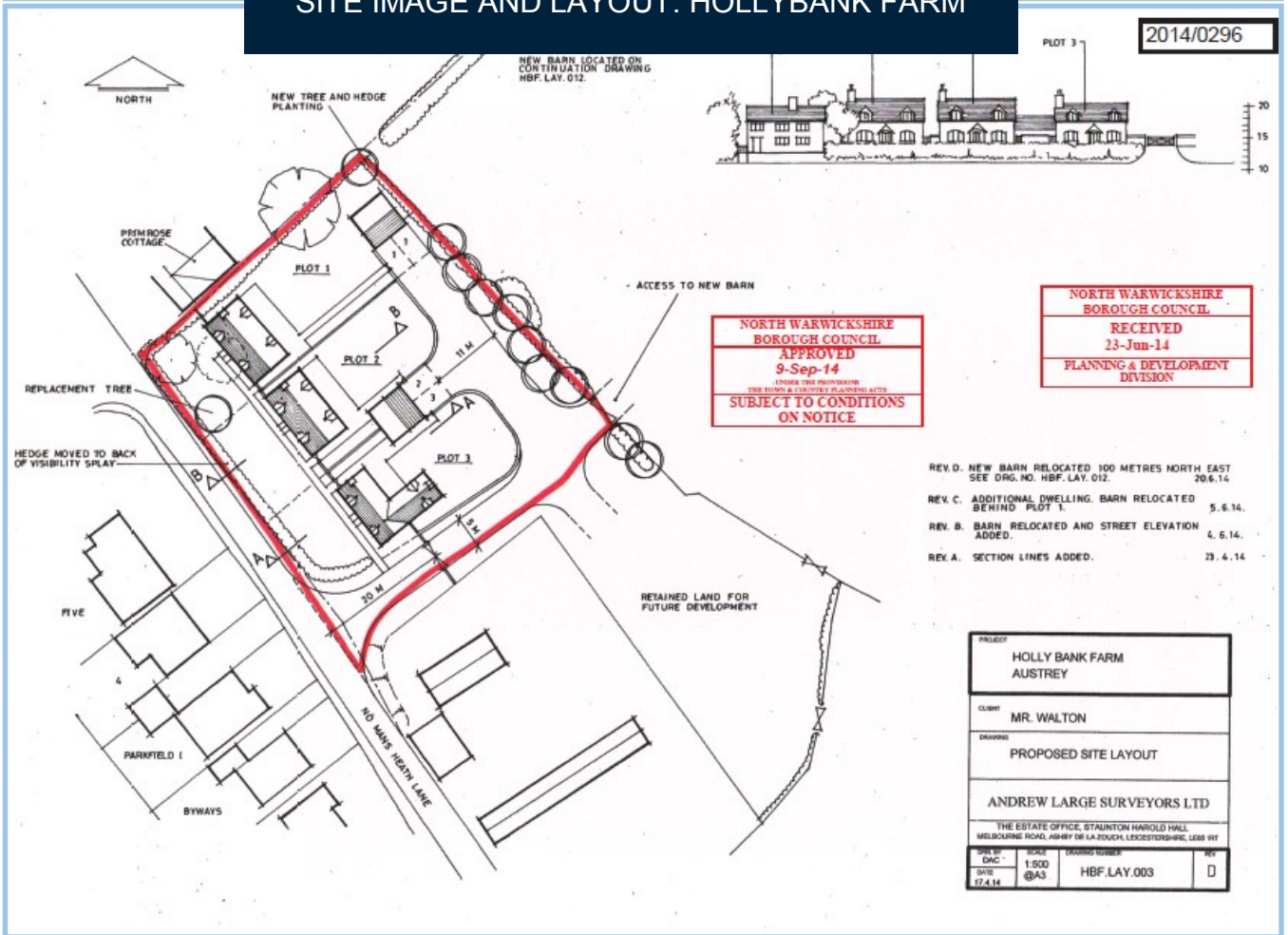


**NORTH WARWICKSHIRE
BOROUGH COUNCIL**
APPROVED
9-Sep-14
UNDER THE PROVISIONS
OF THE TOWN & COUNTRY PLANNING ACTS
**SUBJECT TO CONDITIONS
ON NOTICE**

GENERAL PURPOSE
AGRICULTURAL
BUILDING

3 HOUSES

SITE IMAGE AND LAYOUT: HOLLYBANK FARM



2014/0296

**NORTH WARWICKSHIRE
BOROUGH COUNCIL**
APPROVED
9-Sep-14
UNDER THE PROVISIONS
OF THE TOWN & COUNTRY PLANNING ACTS
**SUBJECT TO CONDITIONS
ON NOTICE**

**NORTH WARWICKSHIRE
BOROUGH COUNCIL**
RECEIVED
23-Jun-14
**PLANNING & DEVELOPMENT
DIVISION**

- REV. D. NEW BARN RELOCATED 100 METRES NORTH EAST
SEE DRG. NO. HBF.LAY.012. 20.6.14
- REV. C. ADDITIONAL DWELLING. BARN RELOCATED
BEHIND PLOT 1. 5.6.14.
- REV. B. BARN RELOCATED AND STREET ELEVATION
ADDED. 4.6.14.
- REV. A. SECTION LINES ADDED. 23.4.14

PROJECT			
HOLLY BANK FARM AUSTREY			
CLIENT			
MR. WALTON			
DRAWING			
PROPOSED SITE LAYOUT			
ANDREW LARGE SURVEYORS LTD			
THE ESTATE OFFICE, STAUNTON HAROLD HALL MELBOURNE ROAD, ASHBY DE LA ZOUCH, LEICESTERSHIRE, LE66 9YJ			
SCALE	DWG NO.	DRAWING NUMBER	REV.
1:500	17.4.14	HBF.LAY.003	D

SECTION 3: HOUSING DEVELOPMENT

B. CRISPS FARM / GLEBE FIELD

An outline application has been submitted jointly by Crisps Farm Ltd, the owners of farm land and buildings to the south and west of Austrey, and the Church of England - Birmingham Diocese, owners of the adjacent plot known as Glebe Field. An outline application has now been approved for this site.

The plans relate to the construction of up to 40 houses on a site of some 3.26 hectares in total, and include provision for public open space in the form of a village green with children's play area, replacing the old agricultural buildings directly opposite the Grade II* Listed Church. The site will also provide off-street parking for both the Church and village hall. There will be a pedestrian / cycle link connecting the village green to the new houses, to the Church and to the amenities in the centre of the village. It is anticipated that these new features will not only be of value to new residents, but that they will also enhance the setting of the Church and the quality of life for existing Austrey residents.

The buildings on the Crisps Farm site are still used to support farming activities such as the provision of livery services, the rearing of cattle and occasional grazing for sheep. It is proposed that these buildings be demolished to make way for the new village green, and that farming activities be continued from new, more efficient buildings in another area of Crisps Farm. This will form part of a separate planning application.

The plans for this site respect its setting adjacent to the Grade II* Listed St. Nicholas Church, and respond sensitively to adjacent houses with a landscaped buffer running along the boundary, and planting along the western boundary to provide a green edge to the settlement.

Where possible, existing hedges and planting will be retained, ensuring a high level of biodiversity and giving the site limited visibility from surrounding public routes.

This site will provide a mixture of detached, semi-detached and terraced houses, suitable both for families and for first-time buyers or those wishing to down-size. The number and type of affordable houses is to be agreed with NWBC.

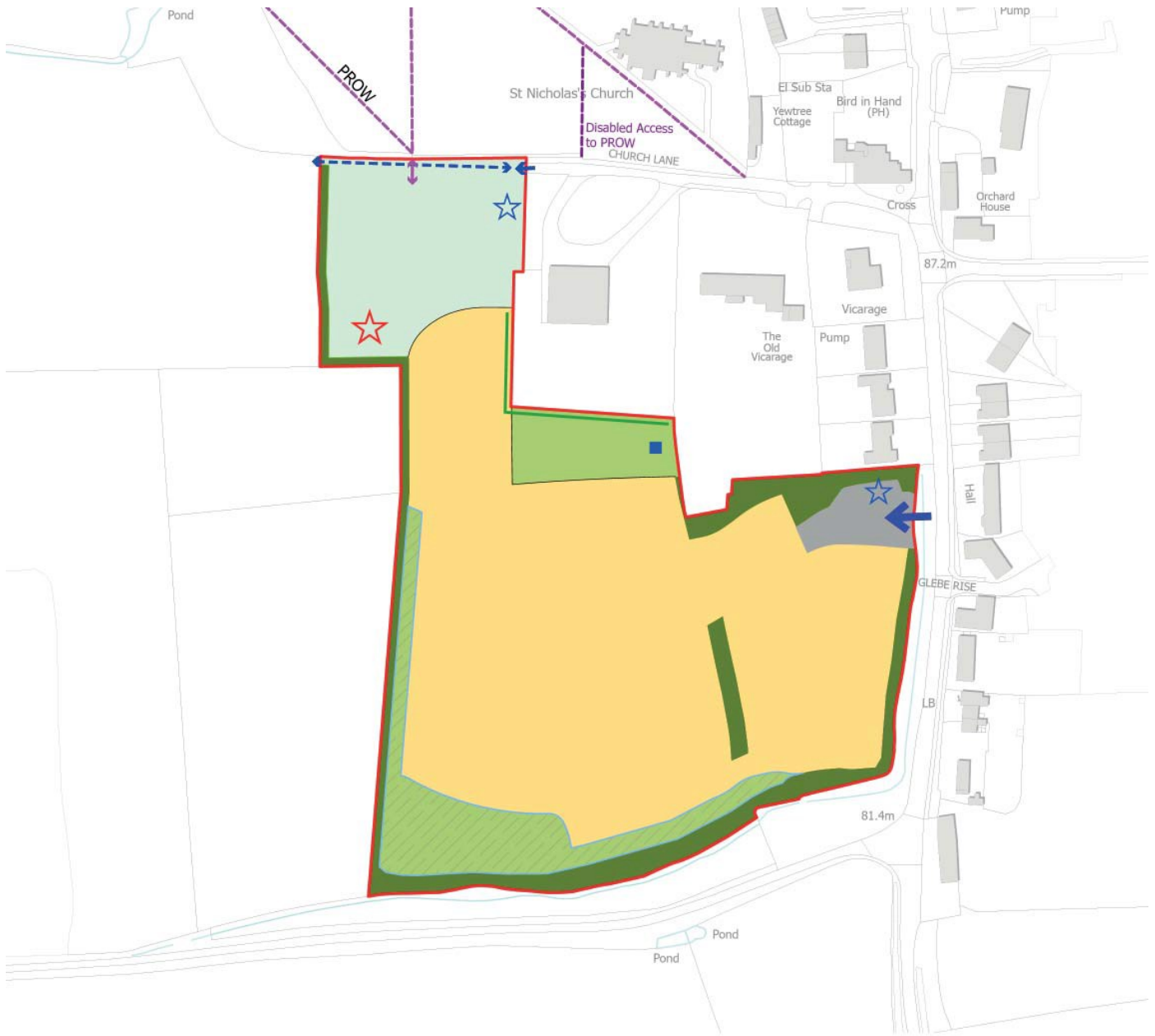
The plans include the provision of a sustainable drainage system (SuDS). This will not only help with surface water drainage on site, but will provide an attractive landscape feature adding further biodiversity.
















As one of the previous landowners has now withdrawn from the process, a reconsideration of the boundary was necessary in order to provide the housing necessary to fund the considerable community benefits.

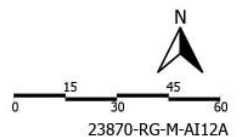
REASONS FOR INCLUSION IN THIS PLAN

- ✓ Site already approved by NWBC
- ✓ Provides for young families and down-sizing
- ✓ Farming activity will be retained and facilities improved
- ✓ Close to village centre and amenities
- ✓ Provision of village green, a children's play area and public parking
- ✓ Biodiversity of the site will be enhanced
- ✓ Access approved by Highways Authority
- ✓ Close consultation with villagers
- ✓ Site layout respects nearby listed buildings

SECTION 3: HOUSING DEVELOPMENT



- | | | |
|--|---|---|
|  Site Boundary |  Existing and Proposed Landscape Vegetation |  Indicative Location for Church/ Village Hall Parking |
|  Residential Development Area (to Include Infrastructure and Incidental Greenspace) |  Drainage Attenuation Feature |  Main Residential Access Point |
|  Village Green |  Indicative Location for Children's Play |  Indicative Location for Electrical Sub-Station |
|  Informal Open Space |  Amenity Planting |  Access Maintained from Church Lane to Agricultural Land |
|  Access Infrastructure |  Pedestrian Access to Definitive Public Rights of Way Routes |  Access Point to Church Parking |



SITE LOCATION: CRISPS FARM / GLEBE FIELD

SECTION 3: HOUSING DEVELOPMENT

C. APPLGARTH / THE CROFT

An outline application has been submitted and approved for the development of 14 dwellings at Applegarth and The Croft, and an associated access road off Norton Hill, to the south east of the village. The respective owners originally submitted two separate plans, each for a smaller number of houses in line with Core Strategy guidelines, but NWBC insisted that they be combined since they share a common boundary.

The site, previously an orchard, is now an area of garden, surplus to requirements. There are a number of dilapidated farm buildings on the site, and it is proposed that these be demolished to make way for the new development, making efficient use of unused land and improving the overall appearance of the area.

The site is located adjacent to other existing buildings on the outskirts of Austrey, within easy walking distance of the village centre.

The plans provide for a mixture of small-medium sized houses, each with a private garden and parking for at least 2 cars. This variety of housing types and the proposed density reflect that of the surrounding area. The building design and materials used will harmonise with other housing in the area. All new houses on this site will use energy efficient means of construction and will be designed to be energy efficient, using renewable energy generated on site where this is viable.

It is proposed that the site will include 6 detached family homes, 6 smaller detached houses, and 2 semi-detached affordable properties, as required by Policy NW6 of NWBC's Core Strategy .

The irregular shape of this site has been a key determining factor in the overall layout, with the access road from Norton Hill widening to form a crescent to the rear of existing properties, Bembridge House and The Cottage. The plans have been adjusted and more bungalows have been included to avoid any overshadowing or overlooking of these two adjacent properties. Appropriate distances between the houses will be maintained, and none of the new properties will be visible from Norton Hill. Existing boundary fences will be retained/renewed with new landscaping where possible.

Initial concern over the visibility splays at the access to Norton Hill have now been resolved, and the Highways Authority confirmed that it had no further objections, subject to a slight modification to the access road.

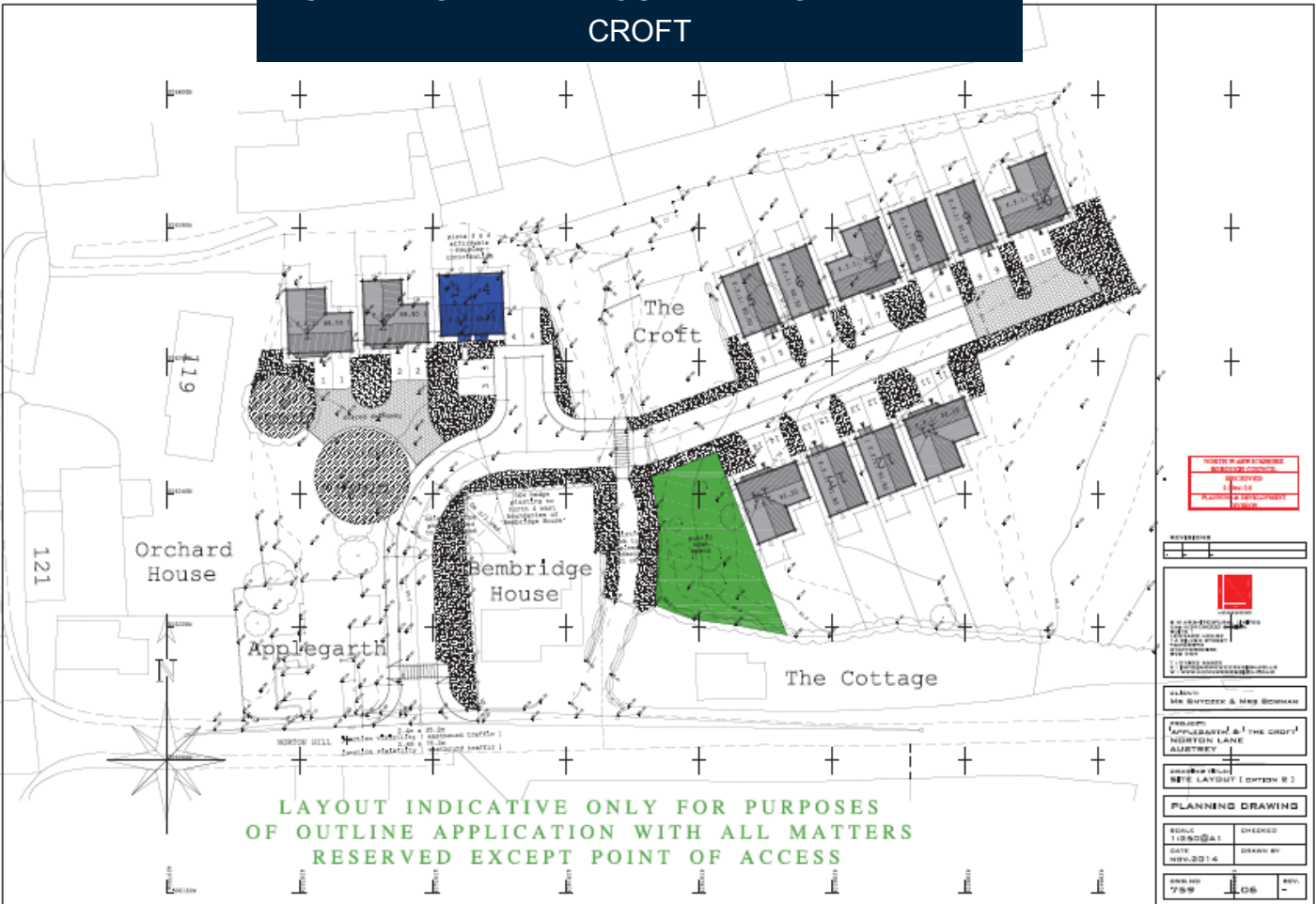
REASONS FOR INCLUSION IN THIS PLAN

- √ Site approved by NWBC & Highways Authority
- √ Provides for young families and down-sizing
- √ Efficient use of land currently not utilised
- √ Close to village centre and amenities
- √ No listed buildings adjacent to the site
- √ Focus on energy efficiency and sustainability
- √ Adjacent to current settlement boundary
- √ Little visual impact on the village

SECTION 3: HOUSING DEVELOPMENT



SITE IMAGE AND LAYOUT: APPLGARATH / THE CROFT



LAYOUT INDICATIVE ONLY FOR PURPOSES OF OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT POINT OF ACCESS

<p>NOTES & APPROVALS</p> <p>APPROVED</p> <p>DATE: 11/11/14</p> <p>PLANNING & STATUTORY</p> <p>REVISION</p>	
<p>RESPONSIBLE</p> <p>DATE</p>	
<p>PROJECT</p> <p>APPLGARATH & THE CROFT</p> <p>NORTON LANE</p> <p>ALBURY</p>	
<p>DATE</p> <p>NOV. 2014</p>	
<p>PLANNING DRAWING</p>	
<p>SCALE</p> <p>1:1000 @ A1</p>	<p>CHECKED</p> <p>DATE</p> <p>NOV. 2014</p>
<p>NO. 759</p>	<p>REV.</p> <p>06</p>

SECTION 3: HOUSING DEVELOPMENT

The three sites selected for new housing contribute to sustainable development in the following ways:

ENVIRONMENTAL

- i) Visual improvements in the historic setting of the Grade II* Listed St. Nicholas Church
- ii) Support for local farming activities and protection of the “green ring”
- iii) Pedestrian routes and cycle ways encouraging low carbon living
- iv) Protection of hedgerows
- v) Sustainable drainage systems (SuDS)
- vi) Housing within easy walking distance of local amenities
- vii) Energy efficient buildings using renewable energy supplies where viable
- viii) Support for renewable energy projects
- ix) Increased bio-diversity through planting
- x) Efficient use of land by replacing old buildings with more functional new ones

ECONOMIC

- i) Financial support for village facilities through contributions made by developers
- ii) Proximity of housing to local shop and pub supporting their financial viability
- iii) Support for local businesses in providing employment opportunities
- iv) Ensuring village grows in a controlled way, in line with infrastructure



SOCIAL

- i) Village green boosting the potential for community activities outdoors
- ii) Housing to attract young families, ensuring social sustainability of the village and school
- iii) Provision of housing supply that will meet the needs of future generations
- iv) Support for services to ensure the health and social well-being of the community



SECTION 3: HOUSING DEVELOPMENT

NATIONAL PLANNING POLICY FRAMEWORK REFERENCES

- §17: Core planning policies
- §38: Supporting sustainable transport
- §50: Delivering a wide choice of high quality homes
- §58: Requiring good design
- §69: Promoting healthy communities
- §100: The challenge of climate change
- §109: Conserving and enhancing the natural environment
- §126, 129: Conserving and enhancing the historic environment

NORTH WARWICKSHIRE BOROUGH COUNCIL REFERENCES

- §3.2: Spatial vision
- NW2: Settlement hierarchy
- NW6: Affordable housing provision
- NW10: Development considerations
- NW12: Quality of development
- NW14: Historic environment
- ENV12: Urban design
- ENV16: Listed buildings

UK GOVERNMENT: LOCALISM ACT

- Part 6, Chapter 1, §110: Duty to co-operate in relation to planning of sustainable development

DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

- Code for Sustainable Homes—Technical Guidance



MIX OF HOUSING STYLES IN AUSTREY



PLANNING APPLICATIONS IN PLAN PERIOD

Supported by this Neighbourhood Plan, and planning permission granted:

Application Reference	No. of Dwellings	Location
PAP/2014/0569	40	Crisps Farm / Glebe Field, Main Road
PAP/2014/0157	14	Applegarth / The Croft, Norton Hill
PAP/2014/0296	3	Hollybank Farm, No Man's Heath Lane
TOTAL	57	

Not expressly supported by this Neighbourhood Plan, but have also had planning permission granted:

Application Reference	No. of Dwellings	Location
PAP/2015/0466	2	To the rear of 4 Warton Lane (REPLACES PAP/2014/0399 for 3 houses)
PAP/2014/0433	4	To the rear of Manor Croft, Warton Lane
PAP/2014/0626	2	The Crisp, Church Lane (replacing one to be demolished)
PAP/2015/0144	5 (+2)	Hollybank Farm, No Man's Heath Lane (replaces PAP/2014/0296 above)
PAP/2014/0301	4	Adjacent to pumping station, Warton Lane (rejected by NWBC but granted on appeal)
PAP/2014/0302	10	Adjacent to The Headlands, Warton Lane (rejected by NWBC but granted on appeal)
TOTAL	+24	

Not supported by this Neighbourhood Plan and rejected by NWBC:

Application Reference	No. of Dwellings	Location
PAP/2014/0446	30	To the north of Manor Barns, Newton Lane
PAP/2015/0149	4	The Homestead, off The Green
TOTAL	34	

Applications pending:

Application Reference	No. of Dwellings	Location
PAP/2015/0350	23	To the north of Manor Barns, Newton Lane (replaces PAP/2014/0446)
TOTAL	23	

NEXT STEPS

Neighbourhood Plans must follow a rigid examination, consultation and approvals process before they can be accepted as a legal document. This involves the following steps:

1

6 weeks consultation period, where members of the local community, together with any external stakeholders, are invited to review and comment on the contents of the plan. **COMPLETED**

2

The Parish Council will review the feedback and make any necessary amendments to the Plan. **COMPLETED**

3

The Parish Council will submit the final Plan to North Warwickshire Borough Council, who will carry out a further 6 weeks' consultation.

4

The Parish Council will work with the Local Authority to appoint an independent examiner who will check that the Plan meets all the necessary conditions.

5

Following any modifications required by the examiner, the Plan is submitted to a local referendum for residents of Austrey.

6

If a majority of residents participating in the referendum vote to accept the Plan, the Borough Council is legally obliged to adopt its policies as part of their Local Plan, alongside the Core Strategy.

If a majority of residents participating in the referendum vote to reject the Plan, amendments should be made and consulted upon accordingly.

APPENDIX 1: EVIDENCE BASE

The following documents form the evidence base used when drawing up this Neighbourhood Plan. Copies can be accessed on-line, using the links provided. If you do not have access to the internet but would like to see any of these documents, please contact a member of the Parish Council.

SOURCE TITLE	PUBLISHED BY	LINK
Austrey Parish Council Meeting Minutes	Austrey Parish Council	http://www.austrey.co.uk/PCMeetings
Austrey Village Plan, 2009	Austrey Parish Council	http://www.austrey.co.uk/PCVillagePlan
Austrey Website	Austrey Parish Council	http://www.austrey.co.uk
Building for Life Guidelines (BfL)	Design Council	http://www.designcouncil.org.uk › Knowledge & resources › Guide
Case for Space	Royal Institute of British Architects (RIBA)	http://www.architecture.com/files/ribaholdings/policyandinternationalrelations/homewise/caseforspace.pdf
Census, 2011	UK Government	http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDomainList.do?
Climate Change & Renewables: Planning Guidance Notes	NWBC	http://www.northwarks.gov.uk/info/200181/climate_change/860/climate_change_and_global_warming_sustainability/8
Code for Sustainable Homes, 2006	UK Government	http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf
Common Agricultural Policy	European Union	http://www.europeanlawmonitor.org/eu-policy-areas/the-eu-common-agricultural-policy.html
Core Strategy, 2014	NWBC	http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/4
Criteria for Selection of Sites 2014	Austrey Parish Council	Contact parishcouncil@austrey.co.uk
Hedgerow Regulations	UK Government	https://www.gov.uk/countryside-hedgerows-regulation-and-management
Housing Needs Survey	NWBC	http://www.northwarks.gov.uk/downloads/file/5320/austrey_housing_needs_survey_2013
HS2 Plans	UK Government	https://www.gov.uk/government/organisations/high-speed-two-limited .
Lifetime Home Standards	Habinteg Housing Association	Contact parishcouncil@austrey.co.uk
Listed Buildings in Austrey	English Heritage	http://www.britishlistedbuildings.co.uk/england/warwickshire/austrey

APPENDIX 1: EVIDENCE BASE

SOURCE TITLE	PUBLISHED BY	LINK
Local Plan, 2006	NWBC	http://www.northwarks.gov.uk/info/200297/forward_planning/870/north_warwickshire_local_plan_2006
Localism Act, 2011	UK Government	http://www.legislation.gov.uk/ukpga/2011/20/contents
National Planning Policy Framework (NPPF), 2012	UK Government	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Neighbourhood Development Planning for Health	Public Health Warwickshire	Contact parishcouncil@austrey.co.uk
Renewable Heat Incentive	UK Government	https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies/supporting-pages/renewable-heat-incentive-rhi
Safer Places Guidelines	UK Government	http://www.securedbydesign.com/pdfs/safer_places.pdf
Secured by Design Guidelines	UK Government	http://www.securedbydesign.com/professionals/guides.aspx
Strategic Housing & Land Availability Assessment	NWBC	https://secure.northwarks.gov.uk/downloads/file/5281/strategic_housing_land_availability_assessment_shlaa-december_2014
Strategic Housing & Market Assessment	NWBC	http://www.northwarks.gov.uk/downloads/file/5063coventry_and_warwickshire_joint_strategic_housing_market_assessment_november_2013
Sustainable Drainage Systems (SuDS)	UK Government	https://www.gov.uk/government/consultations/sustainable-drainage-systems-changes-to-the-planning-system
Survey of Austrey Residents	Austrey Residents' Association	Contact parishcouncil@austrey.co.uk
Works to Trees & Hedgerows: Guidance Notes	NWBC	http://www.northwarks.gov.uk/info/200296/development_control/891/works_to_trees_and_hedgerows

APPENDIX 2: NPPF REFERENCES

The Policies in this Neighbourhood Plan (AP1-AP13) are fully aligned with the following sections of the Government's National Planning Policy Framework (NPPF)

SECTION	LINKING WITH POLICIES IN THIS PLAN
Achieving sustainable development	<p>§ 9. AP1; AP2; AP3; AP4; AP5; AP7; AP8</p> <ul style="list-style-type: none"> Improving the conditions in which people live, work and take leisure
Core Planning Policies	<p>§ 17. AP4; AP5; AP6; AP7; AP8; AP10</p> <ul style="list-style-type: none"> Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value Conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
Supporting a prosperous rural economy	<p>§ 28. AP4</p> <ul style="list-style-type: none"> Promote the development and diversification of agricultural and other land-based rural businesses
Supporting sustainable transport	<p>§ 38. AP8</p> <ul style="list-style-type: none"> Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties
Delivering a wide choice of high quality homes	<p>§ 50. AP10 AP11; AP12</p> <ul style="list-style-type: none"> Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand
Requiring good design	<p>§ 58. AP1; AP2; AP3; AP4; AP5; AP7; AP8; AP10; AP11</p> <p>Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation Are visually attractive as a result of good architecture and appropriate landscaping <p>§ 66.</p> <p>Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably</p>

APPENDIX 2: NPPF REFERENCES

SECTION	LINKING WITH POLICIES IN THIS PLAN
Promoting healthy communities	<p>§ 69. AP1; AP2; AP5; AP7; AP8; AP10 Planning policies and decisions...should aim to achieve places which promote:</p> <ul style="list-style-type: none"> • Opportunities for meetings between members of the community who might not otherwise come into contact with each other • Safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion <p>§ 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> • Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services <p>§ 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them</p>
Meeting the challenge of climate change, flooding and coastal change	<p>§ 95 AP5; AP6 <ul style="list-style-type: none"> • When setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards <p>§ 97 <ul style="list-style-type: none"> • Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems... <p>§ 100 <ul style="list-style-type: none"> • Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, </p></p></p>
Conserving and enhancing the natural environment	<p>§ 109. AP1; AP2; AP3; AP4; AP10 <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes... • Minimising impacts on biodiversity and providing net gains in biodiversity where possible </p>
Conserving and enhancing the historic environment	<p>§ 126. AP3; AP10 Local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment...In developing this strategy, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring • Opportunities to draw on the contribution made by the historic environment to the character of a place <p>§ 129. <ul style="list-style-type: none"> • Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting...) </p>

APPENDIX 3: CORE STRATEGY REFERENCES

The Policies in this Neighbourhood Plan (AP1-AP13) are fully aligned with the following sections of NWBC's Core Strategy, 2014, and Saved Policies from the Local Plan, 2006

SECTION	LINKING WITH POLICIES IN THIS PLAN
Spatial Vision	<p>§ 3.2 AP1; AP2; AP3; AP4; AP5; AP6; AP7; AP8; AP9; AP10</p> <ul style="list-style-type: none"> The Borough will accommodate development in a balanced and sustainable way, placing a high priority on the quality of life, ensuring the protection, restoration and enhancement of valuable natural and historic resources... New homes...will be integrated carefully into the Borough's existing areas, respecting local distinctiveness
Settlement Hierarchy	<p>NW2 AP11; AP12</p> <ul style="list-style-type: none"> Category 4: Development will be limited to that identified in this Plan or has been identified through a Neighbourhood or other locality plan
Affordable Housing Provision	<p>NW6 AP12</p> <p>Schemes of 15 or more dwellings:</p> <ul style="list-style-type: none"> 30% of housing provided on site will be affordable Except in the case of Greenfield (previously agricultural use) sites, where 40% on-site provision will be required <p>Schemes of between 1 and 14 inclusive units:</p> <ul style="list-style-type: none"> 20% affordable housing will be provided. This will be achieved through on-site provision or through a financial contribution in lieu of providing affordable housing on site
Development Considerations	<p>§ 7.46 AP2; AP5; AP8; AP10</p> <ul style="list-style-type: none"> Open spaces, whether publicly or privately owned, are important within settlements as they break up the built form and contribute to local identity <p>NW10</p> <p>Development should:</p> <ul style="list-style-type: none"> Be targeted at using brownfield land in appropriate locations, reflecting the settlement hierarchy Maintain and improve the provision of accessible local and community services Promote healthier lifestyles for the community to be active outside their homes and places of work Encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities Provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards Expand or enhance the provision of open space and recreation facilities Avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing... Protect and enhance the historic environment
Renewable Energy and Energy Efficiency	<p>NW11 AP5; AP6</p> <ul style="list-style-type: none"> Smaller schemes will be encouraged to seek the introduction of renewable energy and energy efficiency schemes at the outset to avoid costly retrofit

APPENDIX 3: CORE STRATEGY REFERENCES

SECTION	LINKING WITH POLICIES IN THIS PLAN
Quality of Development	<p>§ 7.57 AP1; AP5; AP6; AP7; AP10</p> <ul style="list-style-type: none"> The Borough Council is committed to using the BfL standard within new residential developments <p>§ 7.59</p> <ul style="list-style-type: none"> The Council recognises the importance of planning development to reduce the opportunity for crime.....The Borough Council will use the Secured by Design principles which are widely accepted to contribute to lowering crime rates <p>NW12</p> <p>All development proposals must:</p> <ul style="list-style-type: none"> Demonstrate a high quality of sustainable design that positively improves the individual settlement’s character, appearance and environmental quality of an area Deter crime Sustain, conserve and enhance the historic environment Provide, conserve and enhance biodiversity
Natural Environment	<p>NW13 AP1; AP2; AP3; AP4</p> <ul style="list-style-type: none"> The quality, character, diversity and local distinctiveness of the natural environment will be protected and enhanced. In particular within identified landscape character areas, development will conserve, enhance and where appropriate, restore landscape character
Historic Environment	<p>NW14 AP10</p> <ul style="list-style-type: none"> The quality, character, diversity and local distinctiveness of the historic environment will be conserved and enhanced in particular
Trees and Hedgerows	<p>ENV4 AP1</p> <ul style="list-style-type: none"> Development will not be permitted if it would result in the loss of trees, woodlands or hedgerows that in terms of their historical, ecological, townscape or landscape significance make a positive contribution to the quality of the local environment
Urban Design	<p>ENV12 AP2; AP5; AP7</p> <p>Development will only be permitted if:</p> <ul style="list-style-type: none"> Spaces that make a positive contribution to the public realm are provided and/or improved The design and layout reduces opportunities for crime
Listed Buildings ...	<p>ENV16 AP10</p> <ul style="list-style-type: none"> Development that would detract from the character, appearance or historic value of a listed building (including any building within its curtilage) ... will not be permitted

APPENDIX 4: COMMUNITY CONSULTATION



This Plan has been prepared by members of Austrey Parish Council together with a Steering Group of 7 active volunteers from different parts of the village. The work of this group has been supported by an independent Planning Consultant, and by the Forward Planning Office at NWBC.

The Objectives and Policies making up this Plan are the result of extensive consultation with the residents of Austrey. This has taken place through a variety of channels, as follows:

- Regular discussions during Open Forum sessions attracting 20-30 members of the community at the monthly Parish Council Meetings in Austrey Village Hall
- Frequent updates in the Austrey News quarterly newsletter which is hand-delivered to 400 households in the Parish, and posted on the village website

- An extensive survey was conducted in 2009 to support the Village Plan. Feedback was received from 50% of households in Austrey. Although somewhat dated, has been considered in the formulation of the Objectives and Policies included in this Plan
- A detailed Housing Needs Survey was carried out in 2013 by Austrey Parish Council in conjunction with NWBC. 25% of households participated and their feedback has been a driving factor in the development of this Plan
- Open meetings have taken place in 2013 and 2014 whereby members of the Parish Council have been available to discuss the Plan with over 100 local residents, using maps and a video to help clarify the proposals made
- In September 2014, an early draft of the Plan was circulated to all households in the Parish. Feedback from 51 residents was analysed and used as the basis for setting up the Steering Group and re-writing the Plan in its current form
- For more details, please see separate Consultation Statement



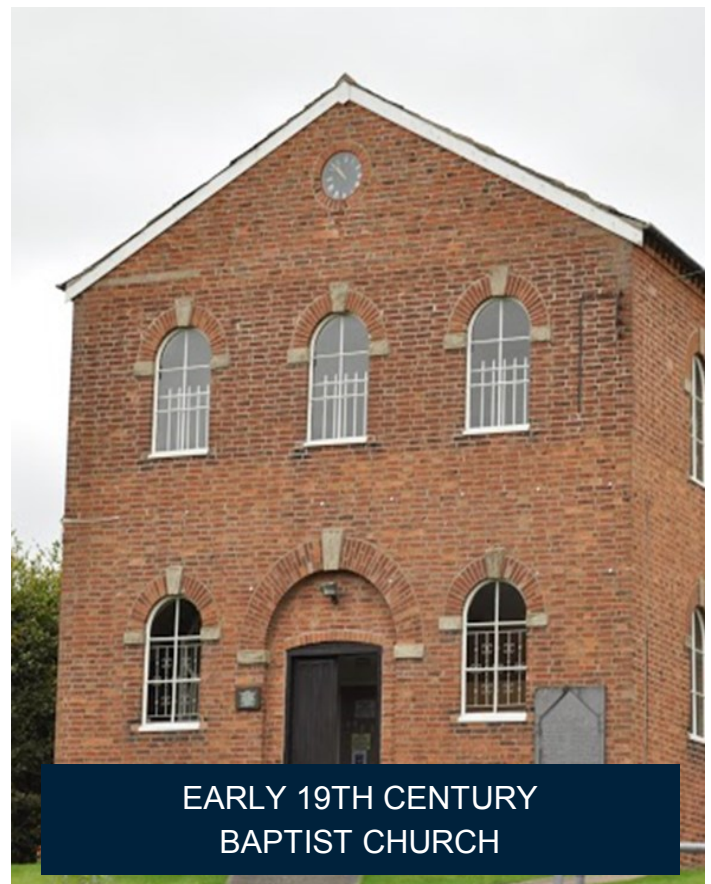
APPENDIX 5: INFRASTRUCTURE PROJECT LIST

As the village continues to grow throughout the Plan period, the residents of Austrey would like to see the Community Infrastructure Levy (CIL) monies invested in the village to support this growth. A number of indicative projects have been highlighted, as follows:

- Continuing investment in street lighting in other parts of Austrey
- Speed awareness signs on roads where speeding can be an issue
- Investment in flood prevention along Warton Lane
- Re-surfacing of the unadopted road, Yew Tree Court
- Security cameras to help crime prevention
- Central storage unit for village equipment used by the various clubs and societies

- Attractive village signs upon entry to Austrey
- Installation of salt/grit bins around the village
- A marquee or similar for outdoor events
- A ride-on mower for maintenance of playing fields
- All-weather sports facility with flood lights
- Re-surfacing of the playing fields' car park
- Mitigation of impact of HS2
- Floodlights for St Nicholas Church
- Funding for maintenance of village hall
- Additional notice boards for village news
- Improved maintenance of the public foot-paths in and around Austrey

This list will be reviewed and updated on a regular basis and new projects are identified.



EARLY 19TH CENTURY
BAPTIST CHURCH

Austrey Parish Council

20 Main Road

Austrey

Atherstone

CV9 3Eh

Chairman

Diana Davies

Telephone

01827 830380

Email

parishcouncil@austrey.co.uk

Website

www.austrey.co.uk

Agenda Item No 8

Planning & Development Board

6 March 2017

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Hartshill Neighbourhood Plan for Adoption

1 Summary

- 1.1 This report informs Members of the progress of the Hartshill Neighbourhood Plan and seeks approval to adopt in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

Recommendation to the Board

That the Hartshill Neighbourhood Plan be adopted and form part of the Development Plan

2 Consultation

- 2.1 Councillors Bell and Henney have been sent a copy of this report for comment. 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. Once a neighbourhood plan is 'made' 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. There are now 9 designated Neighbourhood Plan areas within the Borough.
- 3.2 The Regulations were amended in October 2016 and this now means that following a successful referendum, the Neighbourhood Plan has to be made which means "adopted" within 8 weeks of the date of the referendum

4 Hartshill

- 4.1 Hartshill is the second Neighbourhood Plan to be formally examined by an Independent Examiner and go forward to referendum. There is a requirement that 51% of those who vote must support the document for the Borough Council to consider adopting the Plan.
- 4.2 The referendum took place on Thursday 17th February and the results are as below

Question: Do you want North Warwickshire Borough Council to use the Neighbourhood Plan for Hartshill to help it decide planning applications in the neighbourhood area?	Votes Recorded	Percentage
Number cast in favour of a Yes	453	86.9%
Number cast in favour of a No	67	12.9%

4.3 There is clearly good support for the Plan and it is recommended that the Plan be adopted.

5 Finance and Value for Money Implications

5.1 The Borough Council can claim up to £25,000 for each Neighbourhood Plan – the first payment of £5,000 was made following designation of the neighbourhood area. A second payment of £20,000 is made once the date for referendum has been set following a successful examination. These payments recognise the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan. They will also cover the cost of the referendum and will assist in producing the Plan.

5.2 Legal and Human Rights Implications

5.2.1 The process conforms to the legal requirements for Neighbourhood Plans.

5.3 Human Resources Implications

5.3.1 Staff time is expected to be provided by the Borough Council to support and advise the Parish Council and community in taking forward a Neighbourhood Development Plan.

5.4 Environmental and Sustainability Implications

5.4.1 Each Neighbour Plan will need to consider the effects of the Plans contents in terms of environmental and sustainability issues in accordance with the relevant regulations.

5.5 Links to Council's Priorities

5.5.1 The designation of the Neighbourhood Plan Designation Area will have links to the following priorities;

1. Enhancing community involvement and access to services
2. Protecting and improving our environment
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	Hartshill Neighbourhood Plan Team and Hartshill Parish Council	Neighbourhood Plan	December 2016



HARTSHILL

NEIGHBOURHOOD

DEVELOPMENT PLAN



REFERENDUM PLAN



December 2016

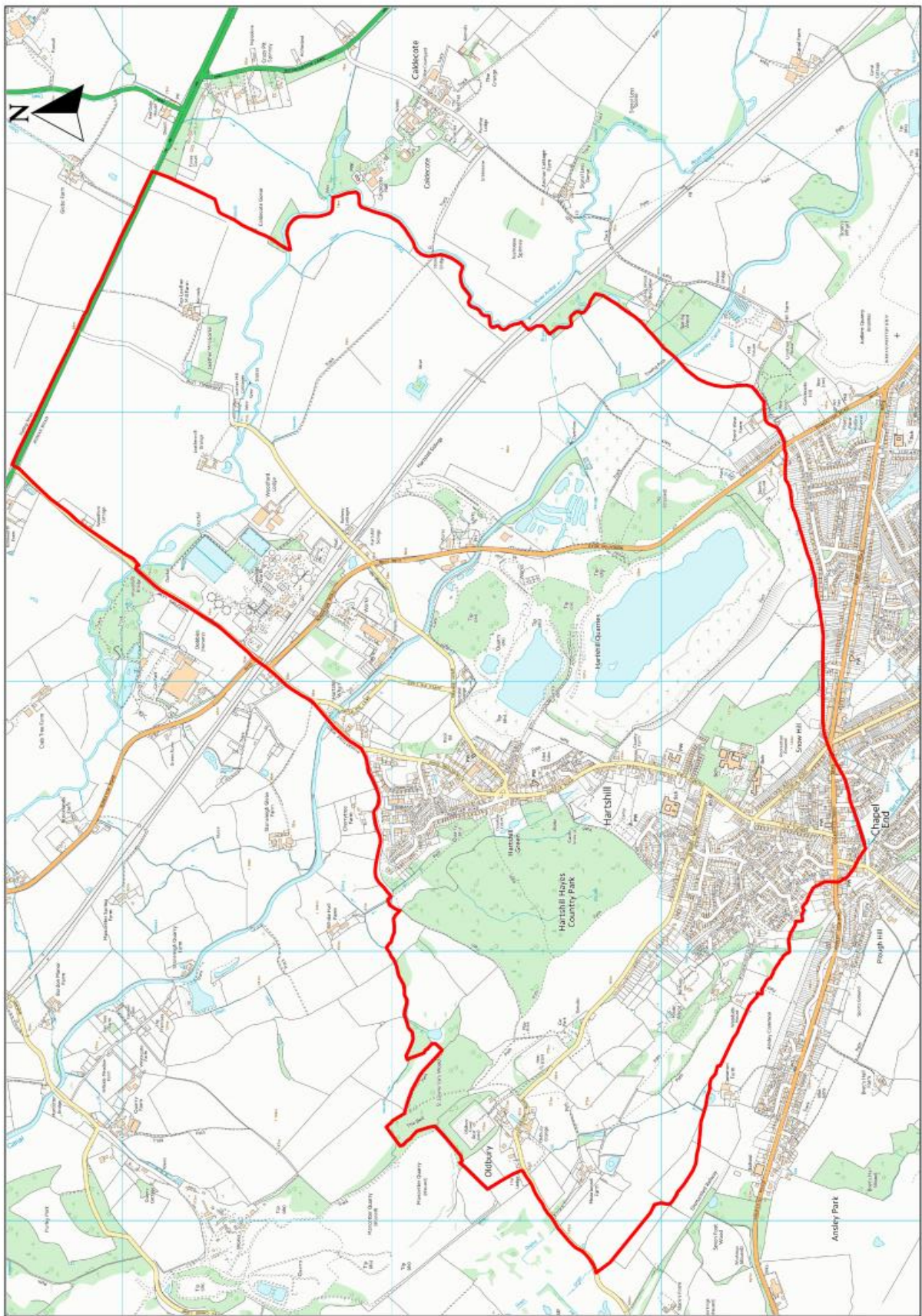


Table of Contents

Chapter	Page Number
1.0 Introduction and Background	4
2.0 A Neighbourhood Plan for Hartshill Parish	6
3.0 National and Local Planning Policy Context	7
4.0 Key Issues for Hartshill	14
5.0 Vision and Objectives	21
6.0 Neighbourhood Plan Policies	23
7.0 Monitoring and Review	52
Appendix 1	
Assessment Local Green Spaces and Open Spaces in Hartshill	53

Figure 1 – Hartshill Designated Neighbourhood Planning Area

© Crown copyright and database rights [2015] Ordnance Survey 100055940
Hartshill Parish Council (Licensee) License number 0100057087



1 - Introduction and Background

Introduction

- 1.1 Hartshill is a village, albeit a large one, of 1,500 homes, about three miles north-west of Nuneaton town centre, situated between this large modern town and the smaller more rural market town of Atherstone. The community here consider themselves to live in a rural village, despite its close proximity to Nuneaton. Hartshill also has strong links with Atherstone as both fall within the boundaries of North Warwickshire Borough Council.

Background

- 1.2 There have been settlements in this village since prehistory; the village's significant heritage boasts a Bronze Age and Anglo-Saxon burial site, an Iron Age hill fort, numerous Roman kilns, site of a motte and bailey castle and also the remains of a Norman castle.
- 1.3 A motivating factor in drawing people to this area for the past 5000 years has been its unique geology, Hartshill's rich resources resulted in this area continuously being the focus of quarrying and mining activity; from coal and manganese in Roman times through to the quartzite and diorite still being quarried locally in Mancetter today. The work generated from mining and quarrying has not only shaped the population here, but also the landscape, and although the quarries while working may have been an eyesore, when decommissioned they have been taken over by flora and fauna, leaving large areas of protected local wildlife sites.
- 1.4 George Fox, the founder of Quakerism, used the barn of The Grange, a Tudor building which still stands, to start the Quaker movement as a reaction against the corruption of mainstream religion, and this area has been a melting pot of non-conformism from the 1700's. Chapel End was once, as its name suggests, the 'chapel' end of Hartshill, with non-conformist Congregationalists and Methodists. The Church of England establishment was a latecomer with Holy Trinity Church not being completed until 1848.
- 1.5 Although it is important to be aware of the past, the village should not be seen as a museum, and the community has grown to include new estates, which in turn brings Hartshill closer to the neighbouring villages of Ansley Common, Galley Common and the Camp Hill area of Nuneaton. Despite being geographically close to these communities, they all retain their unique identities, and Hartshill is now probably best known for its extensive woodland known as the Hayes, its heritage, its excellent schools and the

very modern Saria Group Ltd factory which is the second largest employer in the village.

- 1.6 The chapels at Chapel End may no longer be used for worship but this area is still a dynamic busy part of the village, and is now the 'retail end' of Hartshill with two local small supermarkets, cafe, florist, post office and other local businesses, clubs, and a doctors' surgery. Hartshill is also able to maintain a post office closer to the centre of the village, three pubs, several hairdressers and a thriving community centre, library and HUB.



Chapel, Chapel End

- 1.7 The busy A5 trunk road provides our north eastern boundary which in turn gives residents easy access to the M42, M69 and M1.
- 1.8 In the current climate of rapid expansion, the challenge for the village is to retain a sense of community, generated by the people who live there building a strong foundation for the future.

2.0 A Neighbourhood Plan for Hartshill

- 2.1 The Localism Act 2011 gives parish councils the power to prepare a statutory Neighbourhood Development Plan. Such a plan will be used to help promote, guide and control development in the local area.
- 2.2 These new powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework.
- 2.3 Hartshill Parish Council applied to North Warwickshire Borough Council for designation as a Neighbourhood Planning Area. This designation was approved on 25th of February 2015 for the whole of the parish council area, see Figure 1, page 4.
- 2.4 The Hartshill Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors and local residents using the process set out by government (Figure 2).

Figure 2 – Neighbourhood Plan Preparation Process



3.0 National and Local Planning Policy Context

3.1 Neighbourhood Plans are required to sit within the framework of national and local planning policies, and to be in general conformity with those policies. This section summarises the principal national and local planning policies which provide the planning framework for the draft Hartshill Neighbourhood Plan.

National Planning Policy Framework (NPPF)¹ and National Planning Practice Guidance

3.2 The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

3.3 Our neighbourhood plan takes full account of the NPPF. Key paragraphs of relevance to the Hartshill Neighbourhood Plan include the need to deliver sustainable development.

3.4 Para 7 of NPPF states that there are three dimensions to sustainable development: economic, social and environmental. To deliver such development plans should do this by:

1. Building a strong, competitive economy.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3.5 When it comes to neighbourhood plans NPPF advises that:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.” (NPPF, para. 183).*

3.6 And in para 184 goes on to state that:

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”

3.7 But outside of these strategic elements set out in North Warwickshire’s Core Strategy neighbourhood plans will be:

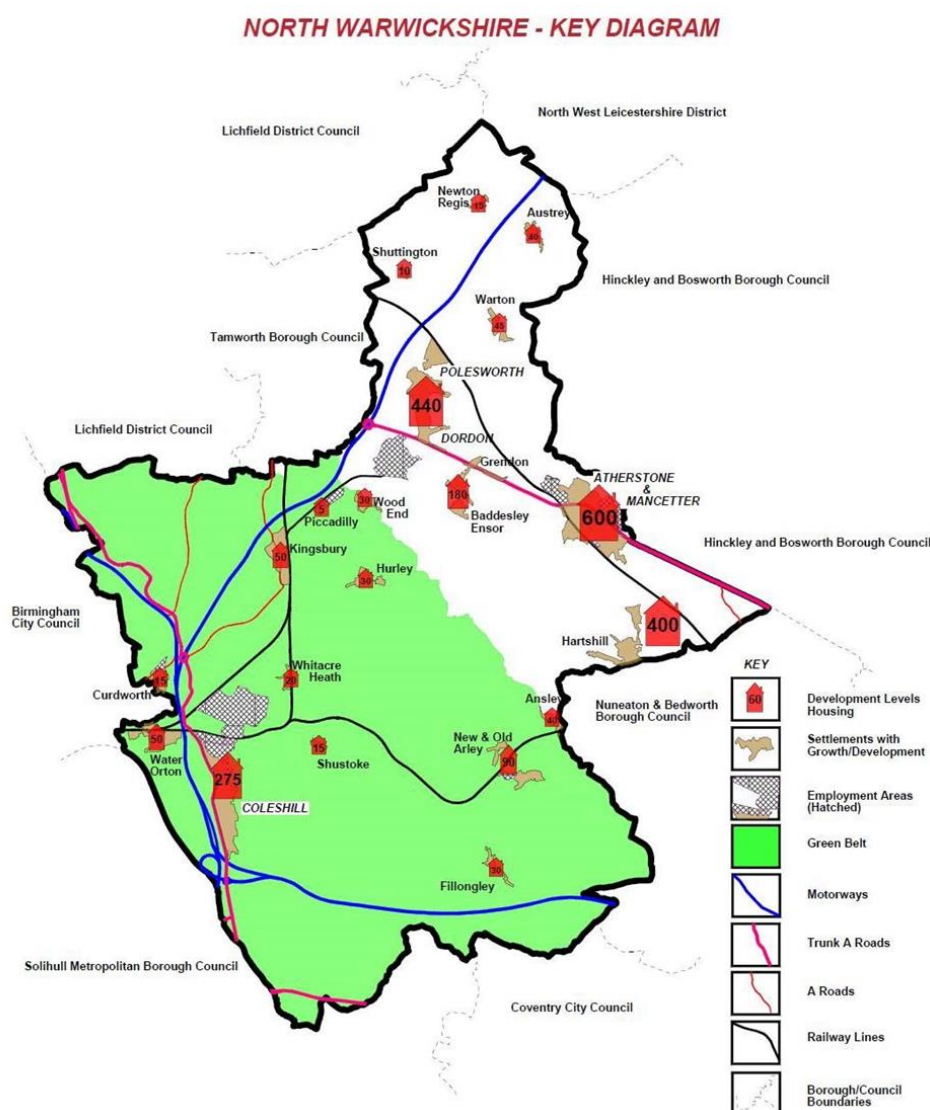
“able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.” (NPPF, para. 185).

- 3.8 Significantly, paragraph 198 of NPPF states that **“where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”**.
- 3.9 Government also produces planning guidance this is contained in the National Planning Practice Guidance and the Hartshill Neighbourhood Plan has been prepared to take full account of this guidance.

Strategic Planning Policy

- 3.10 Our Neighbourhood Plan must be in “general conformity” with the adopted planning policies for North Warwickshire. At the moment, these are the policies in the North Warwickshire Core Strategy, adopted in October 2014.

Figure 3 – North Warwickshire Core Strategy – Key Diagram (Source: North Warwickshire Core Strategy)



- 3.11 Policy NW2 of the Core Strategy identifies Harshill with Ansley Common as a Local Service Centre (a category 3a settlement). Within such settlements development will be permitted in or adjacent to development boundaries that is considered "appropriate to its place in the settlement hierarchy.
- 3.12 Policy NW5 of the Core Strategy sets out how the minimum 3,650 dwellings that need to be built in North Warwickshire, 2011-2029, will be split between the various settlements. It should be noted that the new Draft Local Plan August 2016 states in Policy LP6 that there will be a minimum of 5,280 dwellings (net) built between 2011 and 2031. There is an aspiration to deliver a further 3,790 dwellings giving a total new housing figure of 9,070 dwellings. Policy LP39 of the emerging Draft Local Plan seeks more than 1,000 new dwellings in Hartshill and Ansley Common with sites north and south of Coleshill Road, Ansley Common supplementing the site for 400 dwellings off Church Road, Hartshill.
- 3.13 Policy NW6 identifies the level of affordable housing. This will be 30%, on site provision, except in the case of greenfield sites where the level will be 40% on site, on sites of 15 or more dwellings; and 20% on sites of 1 to 14 dwellings, on these smaller sites this provision could be on site, or a financial contribution for off-site provision.
- 3.14 Policy NW20 Services and Facilities says new schools will be pursued including redevelopment at Hartshill. Policy NW22 seeks the provision of "necessary services, facilities and infrastructure.
- 3.15 There are a number of other policies relevant to our Neighbourhood Plan and these are referred to where appropriate.
- 3.16 As well as the Core Strategy, North Warwickshire are currently preparing a Local Plan to merge their Core Strategy, Site Allocations and Development Management documents into one single plan. The August 2016 version of this new Draft Local Plan is expected to go out for consultation in November 2016. It has significant implications for our Neighbourhood Plan.
- 3.17 The most significant of these is the policy following paragraph 15.55 for Land off Church Road, Hartshill, site allocation HAR3. This is reproduced in full below, although could be subject to change as consultations have not taken place on the Draft Local Plan.

Land off Church Road, Hartshill

Some 30.6 hectares of land off Church Road, Hartshill is allocated for a minimum of 400 dwellings with associated infrastructure.

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

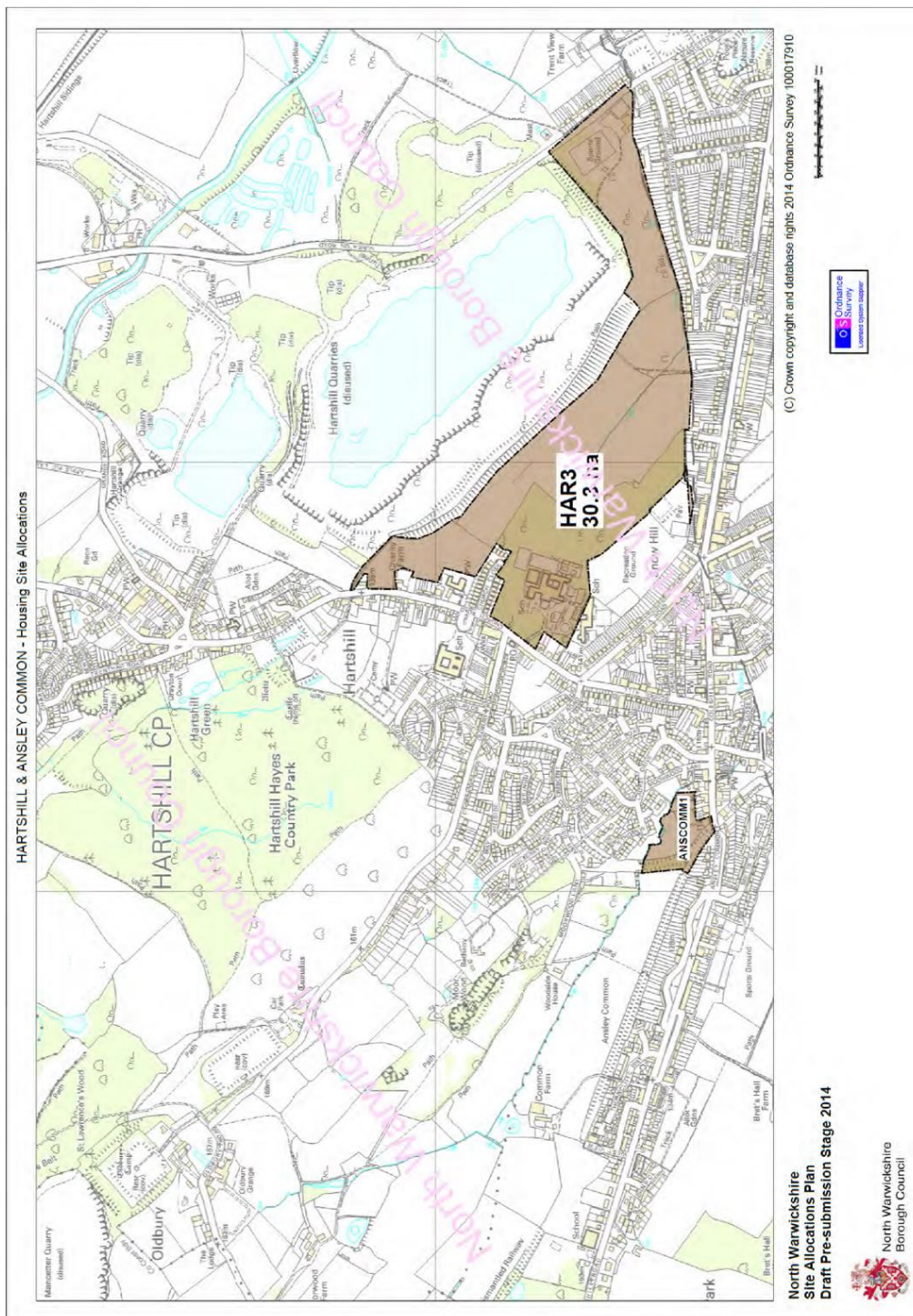
- A through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;
- Access and parking issues addressed;
- A range of house types to include housing for the elderly and young people; and
- A net improvement in educational, sport and recreation facilities within and adjoining the site to include educational infrastructure to assist the adjoining secondary school and nearby primary schools as well as the retention and long term management of designated Local Wildlife sites.

3.18 Site HAR3 is shown in Figure 4. This 30.3 hectare site, including the school is considered suitable for new housing development of a minimum 400 homes.

3.19 The site is to meet longer-term housing requirements. Areas to the north west of the site are potentially operational for mineral extraction. The owner is keen to secure the site and the quarry's long-term use and release land for housing.

Figure 4 – HAR3 – Land at Hartshill Quarry (Source: North Warwickshire Site Allocations Plan)

© Crown copyright and database rights [2015] Ordnance Survey 100055940 Hartshill Parish Council (Licensee) License number 0100057087



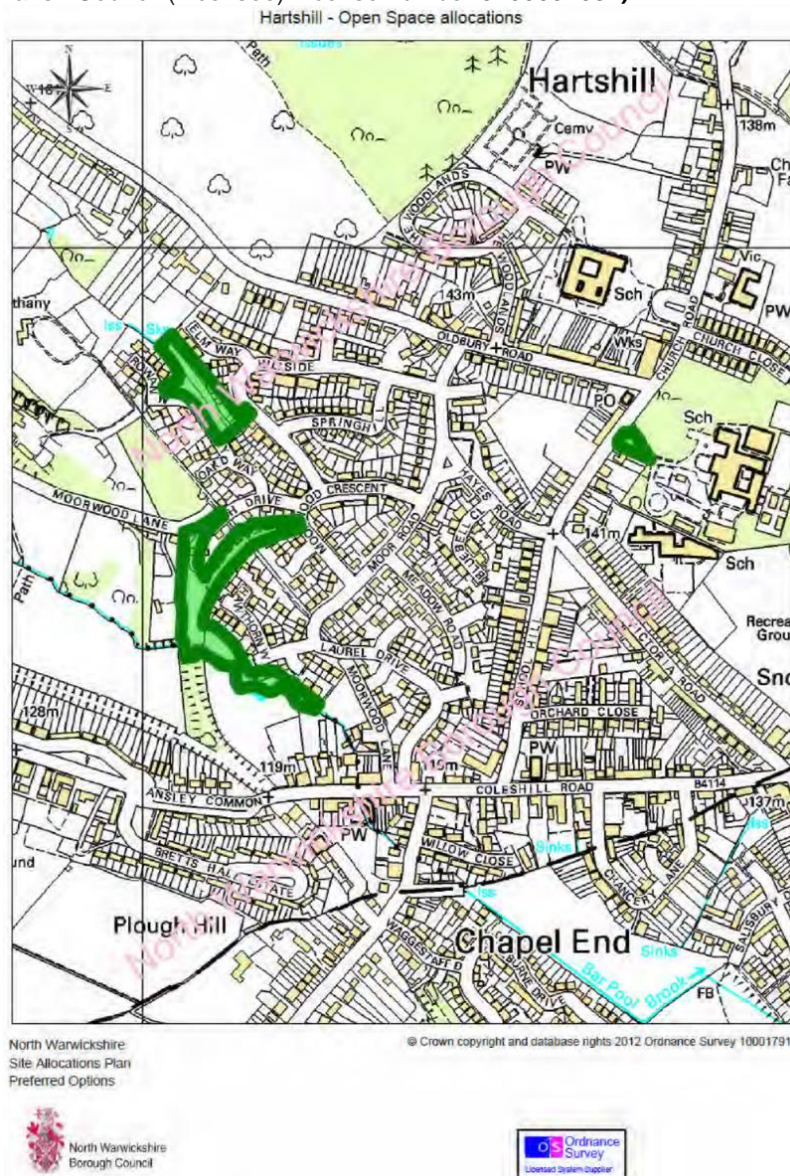
3.20 A number of site specific issues for site HAR3 were highlighted in the Site Allocations Plan and remain relevant including the:

- need to mitigate any impact;

- ❑ need for older peoples housing identified in Hartshill Parish Plan;
- ❑ potential funding contribution to a new school;
- ❑ potential archaeological significance;
- ❑ potential sewerage and drainage issues; and
- ❑ potential for more development in the long-term if infrastructure issues can be dealt with.

3.21 As well as HAR3 the emerging Local Plan identifies 82-102 Coleshill Road, Chapel End as a Neighbourhood Centre; and three open space allocation, see Figure 5.

Figure 5 – Hartshill Open Space Allocations (Source: North Warwickshire Site Allocations Plan © Crown copyright and database rights [2015] Ordnance Survey 100055940 Harshill Parish Council (Licensee) License number 0100057087)



4.0 Key Issues for Hartshill

4.1 In developing the Hartshill Neighbourhood Plan a number of key planning issues have been identified for the plan to address (see also Figure 6):

- a) **Schools** – the issue of what uses could go on the school site should they become available needs to be addressed. This should include examining options for co-location. There is a big issue with school catchment areas;
- b) **Drainage** problems, particularly those arising from land now part of HAR3, should be addressed;
- c) **Housing** – particularly the level of growth proposed in the parish at Hartshill Quarry and in neighbouring areas such as at Plough Hill Road;
- d) **Traffic management** issues need to be addressed. In particular, by creating a new through route across Land at Hartshill Quarry (Site Allocations Proposal HAR3);
- e) A safe network of **footpaths and cycleways** should be addressed;
- f) **Greenspaces** should be protected and new ones formed;
- g) **Wildlife** should be protected;
- h) Development should have appropriate **infrastructure** in place, and existing infrastructure should be upgraded to take account of the impact of new development, including a new health centre;
- i) **Village Green**;
- j) **Car parking** issues need to be addressed, in particular by providing adequate car parking provision at the senior school and in any development of Land at Hartshill Quarry (Site Allocations Proposal HAR3);
- k) The village needs to retain its **identity**;
- l) **Type and tenure of new housing** needs to be addressed;
- m) HAR3 should include **buffer zones** and be well-designed.
- n) **Sport and recreation** facilities should be protected and improved. And, to meet the area's growing population additional provision should be made when necessary;
- o) The need to protect **local heritage** and history e.g. Hartshill Hayes.

4.2 These issues were identified by the Steering Group through a variety of consultations (Table 1)²:

Figure 6 – Hartshill Neighbourhood Plan Informal Consultation Responses

² A full summary of the feedback from the Drop-in is available on the Parish Council web site.

Schools do not have the capacity to extend; also traffic is already a problem

Is there assurance that our long established wild life site will be respected?

School places are already limited – what is the impact? Children already in the area will suffer

Hartshill Hayes cannot exist as a wild life area without green corridors

Why are you not building on the old annexe site?

Result will be too much traffic also sewerage already flows under bridge

Requirement for retirement apartments for ageing population

Flyer through doors to let people know web address for Hartshill Parish Council and Hartshill & District Residents Association. Sort out infrastructure

If development goes ahead on HAR3 then Hartshill will become a suburb of Nuneaton. I am proud to live in Hartshill. I do not want to become part of Nuneaton.

What about School places? I already have to drive past our local school as there are no school places. Local schools should be filled with local children. Are there plans to build a new school?

Traffic congestion through Hartshill

Infrastructure first, development second

Poor Hartshill! Too many building plans to congest the area evermore

Where are they parking cars? Especially at school times BIG PROBLEM NOW! So this will be increased

- 4.3 Consultations sought views on the emerging draft neighbourhood plan at a drop-in on the 14th of August 2015 and at the Hartshill Big Day Out on the 27th of September.
- 4.4 We have also carried out consultation with local schools. Consultation with the local junior school about how they would like Hartshill to develop in the future gave the following results:
- ❑ In terms of activities, the pupils would like a sports hall, gym, cycle lanes/paths, and some sort of facility for older children.
 - ❑ The pupils were interested in working in places such as car/bike repairers, gyms/dance studios, food factories, cafes and as beauticians.
 - ❑ They would like to travel in more eco-friendly ways and for Hartshill to have better access to buses, trams and trains and more cycle lanes.
 - ❑ They would like a mix of sustainable housing ranging from flats to larger houses, and a much larger school that would cater for 4-18 year olds.
 - ❑ About half of the children would like to remain in Hartshill as adults, the rest wishing to move to bigger towns and cities.
- 4.5 Our work with the senior school revealed, in contrast to the Junior School students, that, perhaps unsurprisingly, senior school students wanted to buy their own homes, would like to work within the area but wanted to use their own transport to access their workplace. Walking was preferred to cycling and they wanted to see more varied sports activities offered locally. They highlighted that career demands would make them leave the area. A large majority would like to see more varied sports activities available locally.
- 4.6 We have also engaged actively with the local planning authority and, through the Parish Council members of the Steering Group, have been in close contact with Tarmac, owners of HAR3 the largest development site in the area, in the development of this neighbourhood plan.
- 4.7 The complete timeline for preparing the Hartshill Neighbourhood Plan is shown in Table 1.
- 4.8 Finally, our neighbourhood plan has been screened for the purposes of Strategic Environmental Assessment (SEA). This has concluded that the environmental impacts of the draft plan will not trigger the need for a full SEA.

Table 1 – Hartshill Neighbourhood Plan Timeline

June 23rd 2014	Hartshill Parish Council/Hartshill & District Residents Association meet with North Warwickshire Borough Council.
July 1st 2014	Inception/Steering Group Meeting at Community Centre.
July 4th 2014	Consultation meeting with Ansley Parish Council, Hartshill Parish Council (HPC), Hartshill and District Residents Association (H&DRA) and Kirkwells Planning Consultancy. HPC need to decide at next meeting whether to go ahead with a NP either as one council or jointly with Ansley PC.
July 9th 2014	Hartshill Parish Council apply to North Warwickshire Borough Council for designation of a Neighbourhood Area. Comments on application to be made by 6 th November 2014.
August 7th 2014	North Warwickshire Borough Council (NWBC) due to other consultations, is unable to commence consultation until September 2014.
August 2014	Hand delivered letters to all residents informing them of the Parish Council's application for the Designation of a Neighbourhood Area.
August 28th 2014	Supporting Communities in Neighbourhood Planning - Grant applied for: £7,000.00. Grant offer: £4,400.00
September 17th 2014	Meeting with Marcus Jones MP at Hartshill School.
October 14th 2014	Inception/Steering Group Meeting at Community Centre.

October 14th 2014	H&DRA Summary of Inception/Steering Group Meeting.
October 2014	Kirkwells produce Issues & Objectives paper.
November 2014	Kirkwells – Key Issues, Objectives, Policy Options, and 1 st Discussion Draft of Hartshill Neighbourhood Plan.
November 2014	Kirkwells produce National & Local Planning Policy Assessment.
November 12th 2014	Responses received via NWBC to Hartshill Designation.
November 13th 2014	Meeting organised by Marcus Jones MP with senior staff at Hartshill Senior School, Head teacher and Executive Teacher Junior School, H&DRA and HPC. Michael Drayton Junior School (MDJS) confirmed they have a full roll and wanted to stay on their current site, unlike MJDS, Hartshill senior school buildings are in a very poor condition and have a life expectancy of 5 to 10 years, they are full to capacity. Both schools want to see a resolution to the traffic congestion in the village.
November 20th 2014	Steering Group meeting at Community Centre.
November 2014	Parish Council/Posters/Hand delivered to local business premises.
December 5th 2014	Hartshill Parish Council meets with Tarmac and Marcus Jones MP.

December 2014 to January 2015	Chairman Councillor John Randle, Councillor Christine Sharp, Mr Bernard Paintin, Claire King, Michael Drayton Junior School.
January 2015	H&DRA /HER Maps.
February 2015 25th	Amended Pen Portrait of Hartshill – Claire King.
February 2015 26th	Steering Group Meeting – 2 nd draft discussion.
February 2015 26th	NWBC - Approval of Designation Area for Neighbourhood Plan.
March 2015 Leaflet Drop	H&DRA/Parish Council.
March 25th 2015	Open day/Drop in Session at Community Centre.
April 8th 2015	Meeting with Dorothy Barratt & Sue Wilson at office of NWBC – Parish Councillors, Members of H&DRA and Michael Wellock.
April 10th 2015	Collate feedback from Open Day/Drop in Session at Community Centre held 25 th March 2015.
April 15th 2015	Steering Group meeting at Community Centre.
April 17th 2015	Community Rights Programme, funded by the Department for Communities and Local Government – Grant Award £3,572.00.
June 3rd 2015	HPC and H&DRA meet with Neil Beards (Lafarge) and Graham Fergus (First City Property Consultant). Outline plans for HAR 3 expected by end of 2015 for 550 houses. Some HAR3 owned by Hanson. Public consultation by Lafarge in 6 months' time.
June 18th 2015	Steering Group meets to discuss draft NP. Agree to begin consultation on the draft plan in Autumn 2015.
August 14th 2015	Neighbourhood plan consultation drop-in session.
27th of September 2015	Hartshill Big Day Out.

26th of October to 7th of December	Regulation 14 consultation on Draft Plan.
December 2015	Draft Plan revised to take account of comments received during consultation.
March 2016	Hartshill Parish Council approve revised Draft Plan for submission to North Warwickshire Borough Council.
June – August 2016	North Warwickshire Regulation 16 consultation – 11 responses
October 2016	Independent examination report published. Examiner recommends that the plan, once modified, proceeds to Referendum.

5.0 Vision and Objectives

Vision

5.1 Our Vision for Hartshill is that in 2029:

The natural historical landscape of Hartshill will have been protected and positively enhanced by new development. Everyone will have worked together with awareness in order to preserve the rural identity of Hartshill and to create a sustainable community of which we are all proud.

Aims

5.2 Our aims for the Hartshill Neighbourhood Plan are:

- ❑ **The need to preserve Hartshill's village identity.**
- ❑ **The need to ensure appropriate infrastructure is provided in any future development.**
- ❑ **The need to ensure future development of HAR3 is handled in a way that any impacts on the existing village are minimised and any benefits maximised.**
- ❑ **The need to ensure that the future planning of the schools sites is handled appropriately should they come forward for redevelopment.**

Objectives

5.3 To achieve this vision our neighbourhood plan will work to the following objectives:

OBJECTIVE 1 - To protect and improve the parish's key greenspaces.

OBJECTIVE 2 - To improve access, car parking, and traffic issues at the schools.

OBJECTIVE 3 - To ensure new development makes the area better not worse.

OBJECTIVE 4 - To ensure infrastructure meets the needs of existing and new development;

OBJECTIVE 5 - To ensure there is the right mix of new homes in terms of type, size and tenure;

OBJECTIVE 6 - To minimise impact of through traffic;

OBJECTIVE 7 - To protect local wildlife;

OBJECTIVE 8 - To protect and improve local heritage;

OBJECTIVE 9 - To maximise the benefits of any Community Infrastructure Levy collected in the area;

OBJECTIVE 10 - To protect and enhance community facilities; and

OBJECTIVE 11 - To ensure the health and well-being of all.

OBJECTIVE 12 - To ensure that Land at Hartshill Quarry (HAR3) is developed in a way that minimises impact on the existing community, including school and health facilities, whilst maximising the benefits and contributing to community development in the village. We will do this by setting out a detailed planning framework in our Neighbourhood Plan.



War Memorial

6.0 Neighbourhood Plan Policies for Hartshill Parish

6.1 This section sets out the planning policies of the Hartshill Neighbourhood Plan. In the future these will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit. Each policy is listed under the appropriate objective so that you can see how the Neighbourhood Plan will deliver the change we want.

OBJECTIVE 1 – To protect and improve the parish's key greenspaces.

POLICY H1 – PROTECTING LOCAL GREEN SPACES

The local green spaces listed below and shown on Figure 7 will be protected from inappropriate development. Development of these spaces will only be permitted in very special circumstances where harm to the local green space, and any other harm, is clearly outweighed by other considerations.

1. Grange Road Recreation Ground
2. Nathaniel Newton Trust Allotments
3. Field next to the Nathaniel Newton allotments



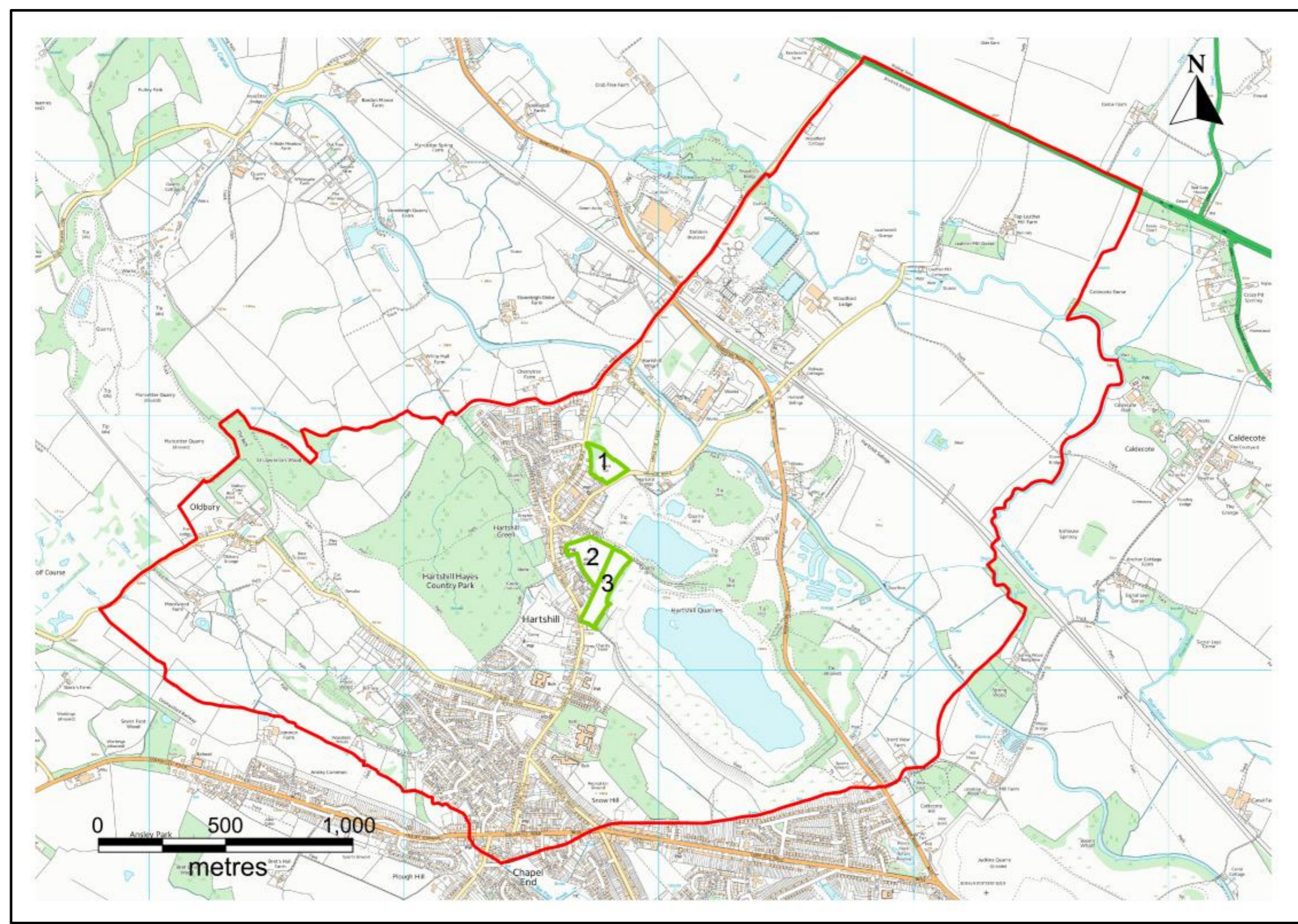
Nathaniel Newton Allotments

Background/Justification

- 6.2 National planning policy allows local communities to identify local green spaces. These spaces should be:
- ❑ in reasonably close proximity to the community it serves;
 - ❑ demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - ❑ where the green area concerned is local in character and is not an extensive tract of land.
- 6.3 Once identified such areas should only be developed in “very special circumstances”. All of the open spaces in Hartshill have been assessed against the criteria in the NPPF, see Appendix 1, and those identified in Policy H1 are considered to be local green spaces that warrant this highest level of protection.

Figure 7 – Local Green Spaces

(© Crown copyright and database rights [2015] Ordnance Survey 100055940 Hartshill Parish Council (Licensee) License number 0100057087)



POLICY H2 – PROTECTING OPEN SPACES

The open spaces listed below and shown in Figure 8 should be protected:

- 1. Land next to the Canal Wharf**
- 2. Cemetery**
- 3. Castle**
- 4. The Hollows**
- 5. Hartshill Green**
- 6. The Hollows**
- 7. Hartshill Hayes**
- 8. St Lawrence's Wood**
- 9. The Top Meadow, Oldbury Hills**

Development of these areas will only be supported in the following circumstances:

- a) When it can be clearly demonstrated that the open space no longer performs at least one of the following functions:**
 - i. Provides opportunities for formal recreation;**
 - ii. Provides opportunities for informal recreation;**
 - iii. Has wildlife value;**
 - iv. Has landscape or scenic value;**
 - v. Affords, or is part of, a significant view;**
 - vi. Is and essential link to other open spaces or green infrastructure; or**
 - vii. Enhances the setting of a heritage asset of designated or non-designated importance.**

OR

- b) When the space performs at least one of the functions listed in (a) i to vii and development is proposed that development includes a proposal to replace the space to be lost to an equivalent, or better standard in a location that can be suitably accessed by the local community within or adjoining the parish.**

Background/Justification

- 6.4 Hartshill is fortunate due to its history and location to have a number of open spaces, both within, and surrounding the village. These spaces perform a number of functions: opportunities for formal and informal recreation; affording or being part of significant views; being havens for wildlife; or linking one green space to another as part of the green infrastructure network of the parish. This policy seeks to protect these open spaces unless they no longer

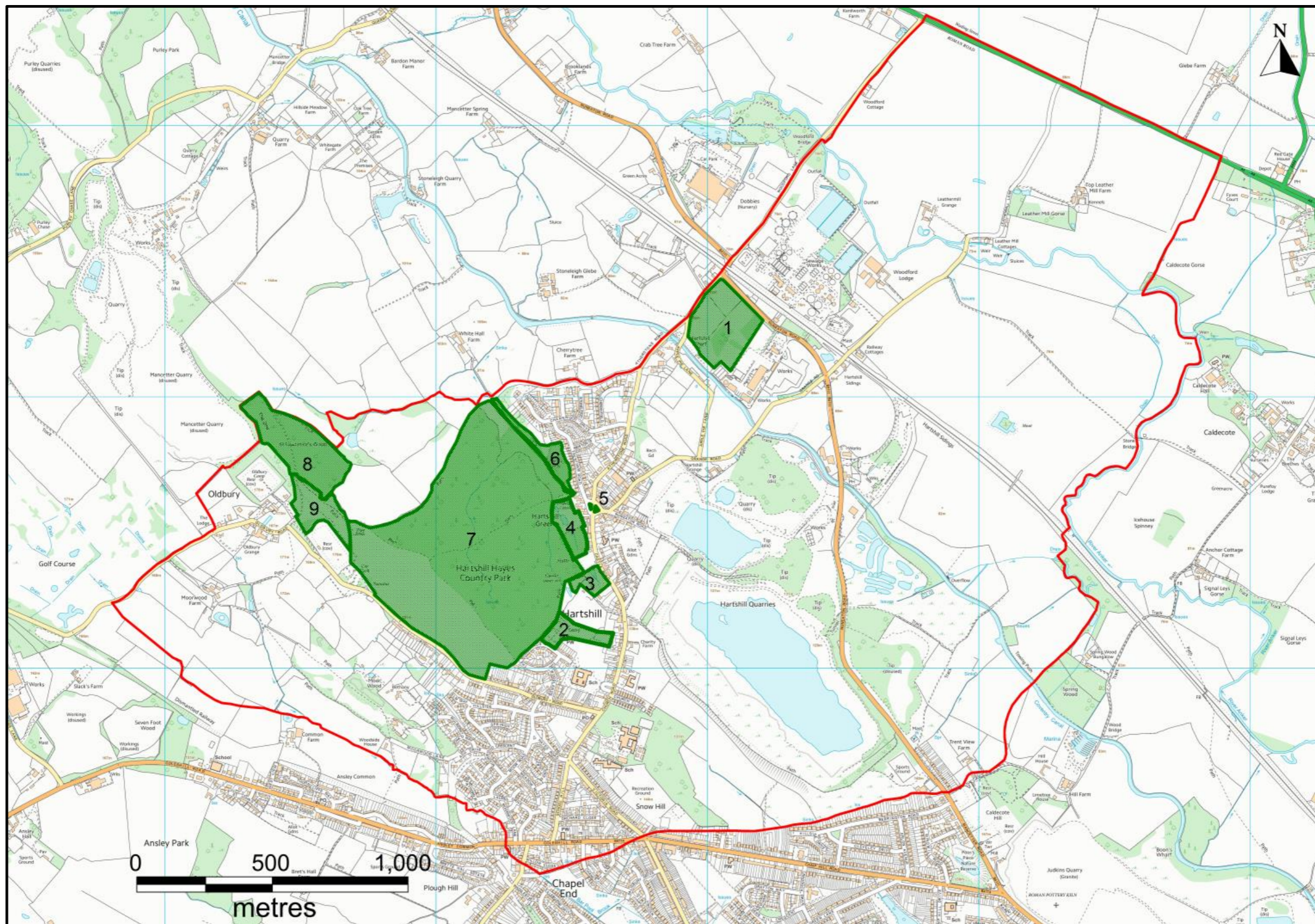
perform any of the functions listed in Policy H2; or if they do, only allowing their redevelopment, if equivalent, or better provision, can be made elsewhere in a location accessible to the Hartshill community.



Hartshill Green

Figure 8 – Protected Open Spaces

(© Crown copyright and database rights [2015] Ordnance Survey 100055940 Hartshill Parish Council (Licensee) License number 0100057087)



OBJECTIVE 2 - To improve access, car parking, and traffic issues at the schools.

POLICY H3 – CAR PARKING AND ACCESS AT SCHOOLS AND NURSERIES

New development at local schools and nurseries should, where necessary, include suitable measures to reduce the need to travel by private car and improve access and car parking provision at the establishment by including:

- a) The provision of new car parking where it would not adversely affect residential amenity;
- b) Improved access and drop-off points; and
- c) Incorporating measures to improve walking, cycling and public transport to and from the sites.

Background/Justification

- 6.5 The nursery, infant, junior and senior schools have a combined total of 1,800 places. This generates a significant number of journeys by private car in the morning and early afternoon. All of this traffic uses Church Road within a short timeframe causing congestion, road safety issues and problems for local residents. Local roads and footways were not designed for this level of traffic. When new development is proposed at such establishments it will be assessed for any impact it may have on local roads and the need for improvements to car parking, access, drop-off points, and measures to reduce reliance on the private car by parents and teachers. When adverse impacts are identified the development proposal should include suitable measures to reduce these impacts.

OBJECTIVE 3 - To ensure new development makes the area better not worse.

POLICY H4 – GOOD QUALITY DESIGN IN HARTSHILL

All new development should respond positively to local character and distinctiveness by:

- a) Preserving and enhancing the locally distinctive built, historic and natural environment;

- b) Designing to take account of site characteristics and surroundings, including:**
 - i. Layout – the predominantly green appearance of the area should be maintained and enhanced with appropriate green space and planting of trees and shrubs;**
 - ii. Siting;**
 - iii. Scale;**
 - iv. Height to be compatible with the surrounding area;**
 - v. Proportions and massing;**
 - vi. Reduced energy consumption that maximises passive solar gain and the potential to utilise solar energy;**
 - vii. Architectural detailing;**
 - viii. Landscaping;**
 - ix. Materials; and**
 - x. Domestic extensions to be designed to appear to be an integral part of the original design of the house.**
- c) They have no significant adverse impact on residential amenity for existing and future residents;**
- d) They do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;**
- e) They utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;**
- f) They minimise resource use towards zero carbon dioxide emissions;**
- g) They provide easy access for all members of the community;**
- h) They create safe environments that minimise opportunities for crime; and**
- i) They incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies.**

Background/Justification

- 6.6 Promoting good design is a key aspect of the planning system. This policy sets out how planning applications will be assessed. It sets more detailed criteria than those in *Core Strategy* Policies NW10 and NW12. Promoting good design is one of the objectives of national planning policy.

OBJECTIVE 4 - To ensure infrastructure meets the needs of existing and new development.

POLICY H5 – ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE

Any additional infrastructure needs generated by proposed new development should be taken in to consideration before planning approval is granted. Approvals where appropriate should be conditioned so that the necessary infrastructure is in place at appropriate times in the phasing of the development.

In particular, the following will be taken in to account when assessing proposals:

- a) Site access and the need for any additional road capacity, including on the A5, and public transport provision;**
- b) New infrastructure to ensure the development is accessible by foot and by cycle;**
- c) Surface water drainage by using, where appropriate, Sustainable Drainage Systems (SuDS); and**
- d) The need for any additional capacity in local services such as health and schools.**



Traffic congestion

Background/Justification

- 6.7 One of the key issues raised throughout consultation on the Hartshill Neighbourhood Plan (Figure 6) has been the need to ensure that new development takes place with the necessary infrastructure in place to support the development and to mitigate any adverse impact that the development may have on existing infrastructure. This policy will be used to assess new development and will seek to ensure that residents' concerns and fears are not realised.

OBJECTIVE 5 - To ensure there is the right mix of new homes in terms of type, size and tenure

POLICY H6 – HOUSING MIX

All residential proposals will be expected to contain a suitable mix and variety of house types to meet the changing demands and needs of a changing and ageing population. This provision should include a proportion of bungalows, subject to site size, location and character of the surrounding residential area.

Background/Justification

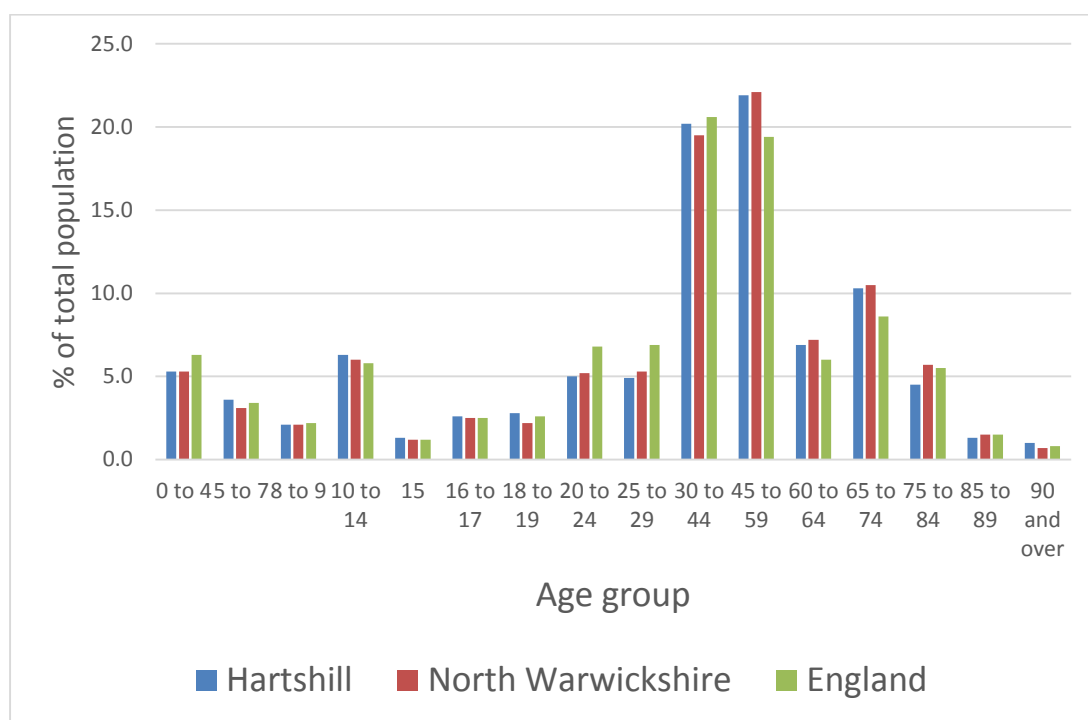
- 6.8 Policy NW6 of the North Warwickshire Core Strategy seeks on-site provision of 30% affordable housing, 40% on greenfield sites, on sites of 15 or more dwellings. On sites of 1 to 14 dwellings, 20% provision will be sought and this

could be provided on-site or as a financial contribution to off-site provision. Affordable homes are defined in national planning policy as:

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”

Such homes should be provided across the Land at Hartshill Quarry (HAR3) site. As far as possible, they should not be in sizeable groups or clusters and should be indistinguishable in design and materials from homes for sale.

Figure 9 - Hartshill Population Profile (2011 Census)



6.9 To meet the differing needs of the local community a range and mix of house types and sizes should be provided across the site the population. One way in which developers can do this is by adopting the Lifetime Homes Standard to meet the needs of all residents as they get older or if they have mobility problems. Hartshill’s population like that of North Warwickshire as a whole and England continues to age: in 2011, 23% of the population in Hartshill parish was over 60 years of age. Over the plan period the number of over 60s will increase substantially (Figure 9). To meet the specific needs of the ageing population 1 bed bungalows and sheltered accommodation should be provided on the site.

OBJECTIVE 6 - To minimise impact of through traffic.

POLICY H7 - TRAFFIC AND TRANSPORT IN THE VILLAGE

Proposals to reduce vehicular traffic, improve the flow of traffic through the village and improve the overall provision of car parking in and around the village will be supported.

Background/Justification

- 6.10 Hartshill village experiences significant traffic problems, especially at peak hours and at school drop-off and pick-up times. The level of new development proposed for the area could, potentially, make this worse. Detailed planning policy to help mitigate the worst of these impacts is included elsewhere in this plan in the policies for land at Hartshill Quarry, but there will be other times when such issues will need to be addressed and such measures will be supported.

OBJECTIVE 7 - To protect local wildlife.

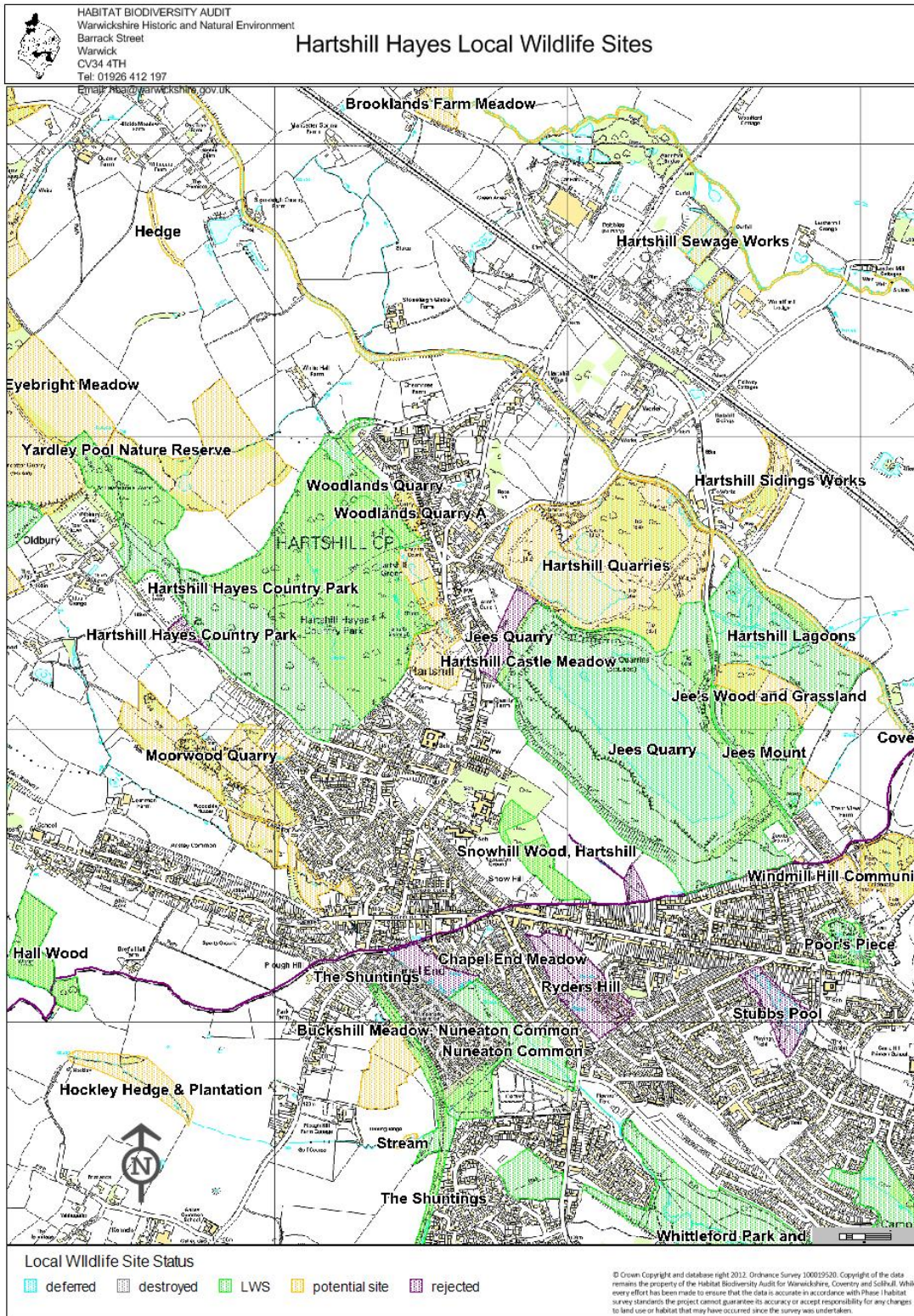
POLICY H8 – PRESERVING AND ENHANCING LOCAL WILDLIFE AND HABITATS

Designated wildlife sites will be protected in accordance with their importance. Where significant harm to a designated wildlife site cannot be avoided without adequate mitigation measures, or offsetting contributions agreed, planning permission may be refused.

To secure a net gain in biodiversity development proposals affecting local wildlife and habitat should, where possible, seek to retain and enhance such sites. To achieve this, proposals will be assessed against the following:

- a) That any identified harm to a designated or non-designated natural environment asset can be suitably mitigated;**
- b) That the proposal includes features that would lead to a net increase in biodiversity;**
- c) That, where practicable, the proposal enhances and adds to ecological and habitat networks such as wildlife corridors and stepping stones;**
- d) The creation of new habitats;**
- e) The protection and recovery of priority species and other species populations; and**
- f) The inclusion of features to support particular species, such as bat boxes.**

Figure 10 – Local Wildlife Sites (Source: Warwickshire Habitat Biodiversity Audit)



Background/Justification

- 6.11 National planning policy advises that plans should contribute to and enhance the natural environment. Policy H17 will be used to ensure that the existing wildlife and habitat resources of the parish are protected and enhanced. The assessment of proposals will be in accordance with the existing hierarchy of designated sites. However, planning applications will also be assessed for the impact they may have on, or around, non-designated assets and the potential they offer to enhance local wildlife, habitats and ecological networks. This policy is also in accordance with policies NW13 “Natural Environment” and NW15 “Nature Conservation” of the *North Warwickshire Core Strategy*. Hartshill has a number of important habitats from the Hartshill Hates SSSI that supports two types of breeding birds on the National Red List as endangered; and Common Lizard at the Jees Quarry Local Wildlife Site.



Snowhill Wood

OBJECTIVE 8 - To protect and improve local heritage.

POLICY H9 – HERITAGE ASSETS AND SITES OF LOCAL INTEREST

All new development proposals should seek to conserve and enhance heritage assets by ensuring that:

- a) Where proposals affect these heritage assets directly or indirectly, the harm or loss is out-weighted by the public benefit of this harm or loss; and**

b) New development affecting a heritage asset should enhance and reinforce the local distinctiveness and historic character of the area and proposals should show clearly how the general character, scale, mass and layout of the site, building or extension fits in with or enhances the heritage asset.

Sites of Local Interest in Table 2 should also be conserved as far as possible.

Table 2. Sites of Local Interest

- ❑ Michael Drayton links: the site of his childhood cottage on The Green
- ❑ The existing Friends Meeting House
- ❑ The house on the Green which was an early Friends 'Meeting House', and the burials in its grounds.
- ❑ The site of the now-demolished old lock-up, against the road in the wall of Charity Farm.
- ❑ Fields containing prehistoric settlements towards Caldecote
- ❑ The medieval moat to the right of Leathermill Lane.
- ❑ Sites of Roman kilns
- ❑ The Stag (and Pheasant?) – public house on The Green
- ❑ The Royal Oak Inn– public house Oldbury Road
- ❑ The Malt Shovel Inn – public house Grange Road
- ❑ The Chase Inn - public house Coleshill Road
- ❑ The Conservative Club – Victoria Road
- ❑ The Methodist Chapel –Grange Road Hartshill

Background/Justification

6.12 As well as the statutorily protected heritage assets in the neighbourhood plan area, such as listed buildings, there are a number of assets which have not been designated but are of local, historic interest to the parish of Hartshill. These are identified in Table 2 and will be protected appropriately in line with the NPPF by policy H9.

OBJECTIVE 9 - To maximise the benefits of any Community Infrastructure Levy collected in the area.

Policy H10 – COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy raised in the area will be used to bring forward the following proposals:

- a) A dedicated Youth Club;
- b) Redevelopment of Hartshill Wharf;
- c) Sport development at Snow Hill;
- d) Leisure related activities on land next to Saria; and
- e) Bus shelters.

Background/Justification

- 6.13 Community Infrastructure Levy is a levy raised on new development. In areas with a neighbourhood plan 25% of any levy collected in the area will be made available to the parish council. This policy sets out how any levy made available to Hartshill Parish Council will be spent. North Warwickshire Borough Council have produced a Draft Charging Schedule indicating what levy will be payable and when. Land at Hartshill Quarry based on this draft schedule would be exempt from CIL and any necessary infrastructure arising from the development of that site would be secured through section 106 or other planning obligations.

Objective 10 - To protect and enhance community facilities.

POLICY H11 – PROTECTING LOCAL COMMUNITY FACILITIES

The following community facilities will be enhanced and protected:

- ❑ Royal Oak Public House, Oldbury Road
- ❑ Stag and Pheasant Inn, Hartshill Green
- ❑ Malt Shovel Inn, Hartshill Green
- ❑ The Chase Inn, Coleshill Road
- ❑ The Conservative Club (now The Members Club), Victoria Road
- ❑ The current Society of Friends Meeting House, Castle Road
- ❑ The Methodist Chapel, Grange Road
- ❑ The Community Hub and Library, Church Road
- ❑ Links Nursery and Daycare Centre, Victoria Road
- ❑ Nathaniel Newton Infant School, Victoria Road

- ❑ **Michael Drayton Junior School, Church Road**
- ❑ **Hartshill Academy Senior School and Sports Hall, Church Road**
- ❑ **Linden Care Home, Grange Road**
- ❑ **The Stables Care Home, Castle Road**
- ❑ **The Post Office, Oldbury Road**

The development or change of use of the identified community facilities to non-community uses will not be supported unless the following can be demonstrated:

- a. **The proposal includes alternative provision, on a site within the area, of an equivalent or enhanced facility. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
- b. **Satisfactory evidence is produced that there is no longer a need for the community facility.**



Society of Friends

Background/Justification

- 6.14 Community facilities range from shops to pubs, to community buildings, education and health service buildings. These facilities are part of the glue that binds a community together and helps it function.
- 6.15 Hartshill has a number of these facilities that Policy H11 seeks to protect. Re-development or change of use of the facilities identified under this policy will only be permitted when suitable alternative provision of the asset is proposed

or it can be clearly demonstrated by the applicant that there is no longer a need for the community facility.

- 6.16 As well as seeking to protect the facilities identified under Policy H11, Hartshill Parish Council are also using a separate power in the Localism Act to identify “assets of community value”. Once such an asset is identified, and it may include some of the “facilities” listed in Policy H11, the community would be able, should the asset come up for sale, to bid to buy that asset at market value before it is available for open market sale.

POLICY H12 – HARTSHILL RETAIL CENTRE

To support and enhance the vitality of Hartshill Retail Centre (82-102 Coleshill Road) proposals to improve and expand retail uses (Class A1 in the Use Classes Order) will be supported.

Within Hartshill Retail Centre, when planning permission is required, the loss of existing retail units to non-retail uses will only be supported when clear evidence is available justifying the loss and change of use of the retail unit and that the loss of the retail unit will have no adverse impact on the retail choice and overall viability of Hartshill Retail Centre.



Hartshill Retail Centre

Background/Justification

- 6.17 Policy LP21 of the Draft North Warwickshire Local Plan identifies 82-102 Coleshill Road as a Neighbourhood Centre. Policy H12 of the Neighbourhood

Plan defines this the retail centre. Within this area expansion of retail provision will be supported. When planning permission is required non-retail uses will be restricted in order to retain the level of retail provision in the area.

OBJECTIVE 11 - To ensure the health and well-being of all.

POLICY H13 – HEALTH AND WELL-BEING

To promote healthier lifestyles new development, where appropriate, should seek to incorporate the following:

- a. **Design features that promote walking and cycling, such as suitable siting of buildings and pedestrian and cyclist access points, including public transport;**
- b. **Clear signage to the existing cycle and footpath network;**
- c. **Provision of new links to the cycle and footpath network when these are necessary to make the development accessible to non-car users;**
- d. **A holistic approach, including co-operation and active involvement of the parish council in creating links to key open spaces, green infrastructure; schools, community facilities and public transport; and**
- e. **Provision of suitable information on footpaths, cycleways and public transport within the site and their maintenance.**

To support the health and well-being of the local community the Old School site in Hartshill is identified as a suitable site for a new health centre. Such provision could be made as part of the wider redevelopment of the site.



The Old School Site

Background/Justification

- 6.18 Hartshill should be a place where everyone has the opportunity to enjoy a good standard of health and well-being. Planning and development can make a significant contribution to this by promoting walking over other types of journey; promoting cycling; creating green routes and links; and by providing more tranquil areas for rest and relaxation.
- 6.19 The Old School site in Hartshill is a suitable location for a new health centre. The site is in the centre of the village, on a bus route, close to local schools, near the Post Office and local shops, church and community centre.
- 6.20 The Parish Council will work with key partners to ensure that appropriate information and signage is provided in the area.
- 6.21 This policy will be used to assess development proposals, so that, where appropriate, they make a contribution to making Hartshill a healthier place. This policy is in line with section 8 of the NPPF.

OBJECTIVE 12 - To ensure that Land at Hartshill Quarry (HAR3) is developed in a way that minimises impact on the existing community, including school and health facilities, whilst maximising the benefits and contributing to community development in the village. We will do this by setting out a detailed planning framework in our Neighbourhood Plan.

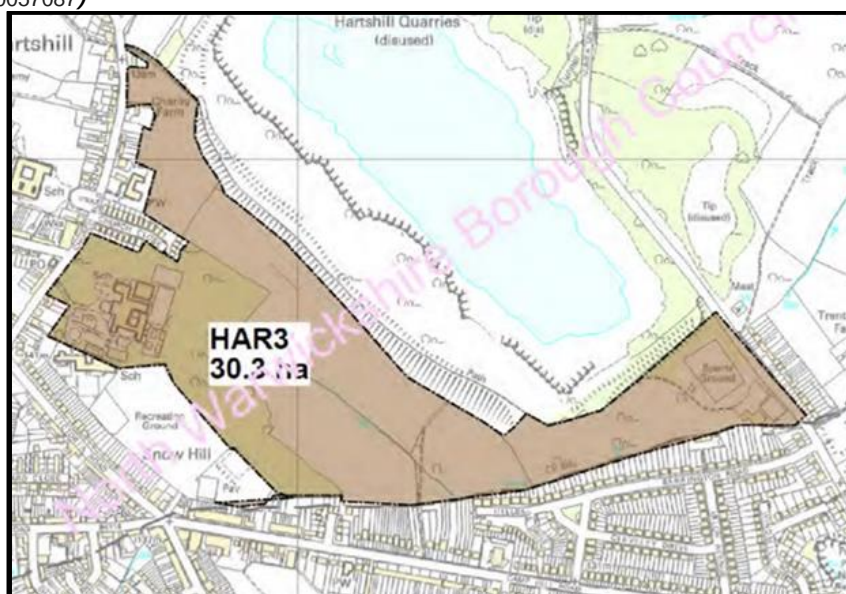
POLICY H14 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK

The long-term development of the land at Hartshill Quarry (Figure 13) should take place in accordance with the following overall site development framework set out below:

- a) Prior to any development commencing the developer(s) of the site should liaise with the Parish Council prior to agreeing a Development Brief/Study, with the Borough Council, to show how the development of the site will be delivered and be in accordance with the agreed Brief/Study. Part of the Brief/Study should set out the necessary infrastructure provision needed to support, or mitigate the impact of development on the site. This should consider increased demand, on the adjoining secondary, infant, junior and nursery schools will be addressed. Together with any other adverse impacts on the wider area that need to be mitigated. The Brief/Study should include timescales for the implementation of this infrastructure;
- b) A Transport Statement or Transport Assessment should be prepared which includes an assessment of impact on access to the A5 trunk road. There should be a fully funded transport and highway plan in place allowing for appropriate vehicular movement west/east through the site. This should incorporate detailed proposals for site access at the west and east entrances to the site, an east-west distributor road, access to the schools, car parking and public transport improvements;
- c) The development is encouraged to adopt a phased approach, such that new housing development is not concentrated solely at either east or west access point to the exclusion of the other;
- d) Before any development commences an agreed plan of measures and mitigations should be in place to ensure designated and non-designated habitats are preserved and enhanced. Where this is not possible for non-designated habitats, their loss should be offset elsewhere within the site, or in a suitable location within Hartshill parish;

- e) A design palette should be in place and agreed with the local planning authority following discussion with the Parish Council. This will cover, amongst other things, overall design style and range of materials;
- f) Existing footpaths across the site should be retained, expanded and enhanced;
- g) The development should seek the retention and enhancement of existing sport and recreation facilities;
- h) An approved plan of measures will be sought before development commences to deal with sewerage and drainage, including off-site impacts. This plan should be reviewed regularly, and remedial measures identified and undertaken as the development progresses; and
- i) A full archaeological survey should be undertaken, if necessary, prior to any development commencing. This should identify features for preservation *in situ*, with suitable measures to aid their interpretation by residents and visitors, and features suitable for preservation off-site or for recording.

Figure 13 – Land at Hartshill Quarry (Source: North Warwickshire Borough Council © Crown copyright and database rights [2015] Ordnance Survey 100055940 Hartshill Parish Council (Licensee) License number 0100057087)



Background/Justification

6.22 Policy NW5 of the *North Warwickshire Core Strategy* identifies Hartshill with Ansley Common as a Local Service Centre. Policy NW5 also sets the housing distribution in North Warwickshire up to 2029 and identifies that a minimum of 400 new homes should be built across the “single network of villages” of Hartshill and Ansley Common.



Land at Hartshill Quarry, looking east

- 6.23 Given the rural nature of the settlements, the topography and other constraints there are limited opportunities to identify sites to meet this minimum target. The Draft North Warwickshire Local Plan identifies land off Church Road, extending to Nuneaton Road in the east and Camp Hill Road in the south, and adjacent to the disused Hartshill Quarry, as a site allocation suitable for a minimum of 400 dwellings with associated infrastructure (HAR3).
- 6.24 The emerging Local Plan also identifies that development of the site will include educational infrastructure to assist the adjoining secondary school and nearby primary schools.
- 6.25 Tarmac own the majority of the site and they are keen to secure the site so that its development can assist in the continued vitality of the village.
- 6.26 Community engagement on the Hartshill Neighbourhood Plan has raised significant issues, both in detailed comments about the future development of the site, and in the number of responses, to the development of this site. However, the Neighbourhood Plan Steering Group and Parish Council believe the best way to move forward is through this Neighbourhood Plan by allowing local people to assist in shaping the future development of the site; and have an influence on the development brief.
- 6.27 Policy H14, therefore, sets out a planning framework against which any planning applications should be assessed. These are considered to be the minimum measures that need to be in place before any development commences. They are in line with the emerging North Warwickshire Local Plan and address some of the concerns of the local community. If approvals are

granted in accordance with this framework, and the more detailed site specific policies included below as policies H15 to H18, the site's impact on the existing community, local assets, infrastructure and resources can be minimised whilst delivering wider benefits to the Borough and the vitality of the village.

- 6.28 North Warwickshire are proposing that section 106 or other undertakings will be used at Land at Hartshill rather than Community Infrastructure Levy. The draft CIL Charging Schedule identified the following:

Hartshill – Site Proposal HAR3 New Distributor Road from Church Road to Mancetter Road or Camp Hill Road, together with Education Contributions towards secondary School and Managed Local Wildlife Site (Snow Hill Wood).

- 6.29 The new development is encouraged to be phased in part to alleviate any initial pressures on the existing communities adjoining the site. In principle, Tarmac have no objections to such phasing.

POLICY H15 - LAND AT HARTSHILL QUARRY - DESIGN

The development at Hartshill Quarry should be of good quality design. To ensure this is achieved development on the site should take account of site characteristics and surroundings and meet the following criteria:

- a) **Layout design should create a sense and appearance of incremental growth. Each phase should be comprised of a layout of legible streets that inter-connect with previous and subsequent phases. Typical, suburban estate type layouts with "loops and lollipops" should be avoided;**
- b) **Individual properties should be sited so as to provide strong, active frontages and to take advantage of the best position on the site to maximise environmental benefits and create opportunities for natural surveillance;**
- c) **Scale and height should vary across the site – with a maximum of two storeys to be the norm – with "landmark" buildings, sometimes being larger, occupying key positions on the site;**
- d) **Individual house designs, materials and architectural detailing should vary across the site, but have a coherence within each phase, and be consistent with the design palette set as part of the site development framework see Policy H1(d) above;**
- e) **Landscaping should be an integral part of the design, should take account of, and preserve, existing features and green areas on the site. Streets should include street trees, and other**

- landscape features, and street furniture that create green, walkable, multi-use thoroughfares;
- f) The design should provide easy access for all members of the community and create a network of streets and other routes that allows significant movement around the site. Strong links should be created with the existing surrounding communities so that the site is fully integrated into the village; and
- g) The layout and form of new development should ensure that the privacy, outlook, sunlight and daylight of existing residents on the site's boundaries are not adversely affected.

Background/Justification

- 6.30 The Quarry site will be developed over the long-term. This policy seeks to ensure that the development is in line with national planning policy by promoting good quality design, and Policy NW12 of the Core Strategy that promotes quality development.
- 6.31 Following community engagement on the Hartshill Neighbourhood Plan it is clear that local people are of the view that the Quarry should be designed in such a way that it is fully integrated with the wider community and, when complete, adds to, and complements, Hartshill as a village.
- 6.32 Policy H15 will ensure that this comes about by setting a detailed set of design criteria for the long-term development of the site.
- 6.33 These criteria will ensure the following:
- ❑ That the site is designed to create a sense, and have an appearance of, incremental, organic growth, typical of a village. The creation of a suburban estate, with standard layout and house types should be avoided;
 - ❑ A development that has a layout of streets on a grid pattern that maximise activity and movement around the site. Again avoiding suburban features with cul-de-sacs and loop and lollipop layouts that favour cars rather than pedestrians;
 - ❑ There should be room for variety across the site, but this should also have a degree of coherence so that jarring juxtapositions of different developers' housing is not created;
 - ❑ Landscaping should be an integral part of the design, rather than an afterthought; and
 - ❑ Design should be sustainable, to ensure there is no adverse impact on residential amenity and that it is resilient to future change.

POLICY H16 – LAND AT HARTSHILL QUARRY - ACCESS AND CAR PARKING

Car parking should be provided at a suitable level for each phase of development. Each dwelling should have sufficient off-road car parking spaces so that on-street parking by residents of the Quarry site is kept to an absolute minimum.

Background/Justification

- 6.34 It is important to ensure that the development of the Quarry site takes place in such a way that car parking problems are avoided both on and off site. This policy will ensure each phase of development provides suitable levels of off-street car parking. Such parking should be designed in accordance with the design policies of this plan.
- 6.35 Development of individual phases will be monitored to assess the level of on-street car parking. If problems arise this may indicate the need for higher car parking standards in later phases of the development.

POLICY H17 – LAND AT HARTSHILL QUARRY - OPEN SPACES AND GREEN INFRASTRUCTURE

Development of the Quarry site should take in to account the existing green infrastructure network on the site. In particular, where possible, the following should be incorporated in to the development of the site:

- a) Inter-connecting networks of green infrastructure to act as wildlife corridors, footpaths, cycle and bridle routes;**
- b) Preservation and enhancement of existing recreation and open spaces;**
- c) Creation of a network of new, inter-connecting open spaces, including play areas. Play areas should have good natural surveillance and be within easily accessible distances by foot; and**
- d) Use of the existing green infrastructure to provide screening opportunities between new development and existing communities and retention of the open space that protect the setting and views of the parish church.**



Land at Hartshill Quarry, view of the parish church



Land at Hartshill Quarry, existing green infrastructure

Background/Justification

- 6.36 The Quarry site has a strong network of existing green infrastructure, some of which is protected as a Local Wildlife Site. This existing network of green infrastructure should be preserved and enhanced for its own inherent value, and for the value it has in being able to shape the phases of new development, particularly in generating a sense of place and organic growth.
- 6.37 As well as retaining the network of existing green infrastructure the size of the site presents numerous opportunities to create new spaces and new green

infrastructure. Overall the potential is there to create a rich site with a hierarchy of inter-connected open spaces that provide opportunities for play, rest, relaxation and wildlife.



Idyllic setting of the parish church from Hartshill Quarry

POLICY H18 – LAND AT HARTSHILL QUARRY – INTEGRATING WITH AND ENHANCING THE VITALITY OF THE WIDER AREA

To ensure that the development of Hartshill Quarry is fully integrated and plays a full role in enhancing the vitality of Hartshill village the development should meet the following:

- a) Use existing, or create new links to the surrounding community and adjoining development phases;**
- b) Include measures such as cycleways, footpaths, bus routes and clear signage to promote the use of local services and facilities including the community centre, churches, shops, schools and pubs; and**
- a) Include appropriate infrastructure for electronic communications networks, including telecommunications and high speed broadband.**

Background/Justification

- 6.38 The Quarry site will play a significant role in meeting the housing needs of a much wider area than Hartshill, but meeting this objective should not be at the expense of the quality of life of the wider community. Policy H18 will be used

to ensure that any development at the Quarry site integrates with, and enhances the vitality of the existing surrounding area and its communities. As well as using key design features on the site to ensure the new development integrates with existing areas, other measures such as signage, footpaths, bus stops and notice boards should be used.



Maintaining community links

7.0 Monitoring and Review

- 7.1 Neighbourhood development plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the Neighbourhood Plan on an annual basis.
- 7.2 Where the need for change is identified we will work with North Warwickshire Borough Council to produce updates and amendments where necessary.
- 7.3 Should significant sections of the Neighbourhood development plan become out of date we will look to review the whole document by producing a new Neighbourhood Plan following the neighbourhood development planning procedure.

Appendix 1

Assessment of Local Green Spaces and Open Spaces in Hartshill

Green Space		Demonstrably Special	Local in Character	Not an Extensive Tract of Land
1	Hartshill Hayes	Historical, wildlife, community, footpaths	✓	✓
2	St Lawrence's Wood	Historical, wildlife, community, footpaths	✓	✓
3	The Eyebright Field	Wildlife, footpaths	✓	✓
4	The footpath (and field) leading down to Whitehall Farm	Footpaths, character	✓	
5	Grange Road Recreation Ground	Community use, footpath, sports ground	✓	✓
6	Snowhill Wood	Historical, footpaths, wildlife, community use	✓	✓
7	The Crarves	Historical, footpath, wildlife	✓	✓
8	Footpath and copse between Snowhill Wood and Quarry Bank	wildlife, footpath	✓	✓
9	Field next to Charity Farm, including mature tree.	Rural character of village	✓	✓
10	Quarry Banks, Inc. Quarryman's Walk	Historical, footpath, wildlife	✓	✓
11	Hartshill Green	Historical, community use	✓	✓
12	Randalls Estate Green	Only green space in estate	✓	✓
13	Grange Road Park	Community use.	✓	✓
14	Trentham Road Green spaces	Community use.	✓	✓
15	Wooded path to the park from Atherstone Road	Wildlife, footpath	✓	✓
16	Nathaniel Newton Trust Allotments	Community use, wildlife, historical	✓	✓
17	Acid Grassland – (Windmill)	Designated local wildlife site, footpaths, community use, historical.	✓	✓
18	Turning circle – Michael Drayton	community use	✓	✓
19	Chestnut trees and green area – at the front of the high school	Wildlife, rural character of village.	✓	✓

20	Blakemore's pools and fields (bottom of St Lawrence's to the Canal.	Wildlife, preserves rural character of Hayes.	✓	✓
21	Morewood – including quarries.	Historical, geological, footpaths, wildlife	✓	✓
22	Footpath from nursing home to Morewood	Character, footpath	✓	✓
23	Amenity land next to Saria	Community, wildlife	✓	✓
24	Sidings land	Wildlife	✓	✓
25	Community orchard	Community, wildlife	✓	✓
26	Castle	Historical, wildlife, rural character	✓	✓
27	The Hollows	Historical, SSI, wildlife, footpaths	✓	✓
28	The Top Meadow, Oldbury Hills	Historical, footpaths, character	✓	✓
29	Cherry Fields	Footpath, community	✓	✓
30	Riding School	Buffer zone around Hayes, character	✓	✓
31	Part of Field behind Snowhill	Buffer zone between build and houses	✓	✓
32	Field by Apple Pie lane	Rural character	✓	?
33	Field by Apple Pie Lane	Rural character	✓	?
34	Trees in HAR 3	3 mature trees in field, wildlife and character	✓	✓
35	Line of trees on Coleshill Road	Character, only trees on the street	✓	✓
36	Footpath behind The Grange	Footpath, historical, wildlife	✓	✓
37	Hedge and ditch on HAR 3	wildlife	✓	✓
38	Coleshill Road flats green space	community	✓	✓
39	Hartshill Quarry mound	Character, wildlife	✓	✓
40	Land next to wharf, Canal	wildlife	✓	✓
41	Footpath from Morewood to the cutting	Footpath, wildlife, character	✓	
42	Old Nuneaton Road, formerly Cut Throat Lane	Footpath,	✓	✓
43	Old right of way through Morewood Farm	footpath	✓	✓

