

**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

13 JUNE 2016

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 13 June 2016 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**

**PART A – ITEMS FOR DISCUSSION AND DECISION
(WHITE PAPERS)**

- 4 **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).

- 5 **Development Management Plan Policies** - Report of the Head of Development Control.

Summary

The representations received following consultation on the draft Development Management Plan Policies are now referred to the Board, so that it can consider any alterations as the next step towards adoption.

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

- 6 **Submission of Arley 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 Arley 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 Hartshill Neighbourhood Plan for public consultation** - Report of the Assistant Chief Executive and Solicitor to the Council

Summary

This report informs Members of the progress of the submitted Hartshill Neighbourhood Plan and seeks approval to go out for a formal consultation in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

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

- 8 **Annual Performance Report - Report of the Head of Development Control.**

Summary

The annual performance report outlines how the service has managed both planning application and breaches of planning control during 2015/16, enabling comparisons with previous years.

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

**PART C – EXEMPT INFORMATION
(GOLD PAPERS)**

- 9 **Exclusion of the Public and Press**

Recommendation:

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

- 10 **Proposed Tree Preservation Order, Polesworth – Report of the Head of Development Control.**

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

JERRY HUTCHINSON
Chief Executive

Agenda Item No 5

Planning and Development Board

13 June 2016

**Report of the
Head of Development Control**

**Development Management Plan
Policies**

1 Summary

- 1.1 The representations received following consultation on the draft Development Management Plan Policies are now referred to the Board, so that it can consider any alterations as the next step towards adoption.

Recommendation to the Board

- a That the Board agrees to the proposed changes as outlined in this report together with any others that it may wish to make; and**
- b That the revised policies are then taken forward into the new draft Local Plan for North Warwickshire for publication later this year.**

2 Background

- 2.1 Members will recall that work commenced a little while ago on the preparation of a Development Management Plan to supplement the Core Strategy. This would provide the more detailed development management policies to be used in the determination of planning and related applications. Work progressed to the point of there being public consultation on a set of draft policies at the end of last year. That has resulted in sixty-four representations being made. The next step in the process towards adoption of these policies is for the Council to consider the content of those representations and to make any consequential alterations to the draft policies. These would be published, so that formal objections could then be submitted which might result in an Examination in Public of disputed policies in front of a Planning Inspector.
- 2.2 However, Members will be aware that the Council has now taken a decision to combine other matters such as the preparation of the Site Allocations Plan and the revised growth figures, into a single document for publication later this summer – a new Local Plan for North Warwickshire. The Development Management policies, as they may be modified as a consequence of the recent consultation, will also be incorporated into that single document.

Hence any examination of these policies will be considered in the context of the whole new Development Plan.

- 2.3 It is therefore now appropriate for the Board to consider the representations received and to make any alterations to the draft Development Management Policies.

3 The Representations

- ... 3.1 The full set of representations received is attached at Appendix A. These came from a variety of sources - different Agencies, individuals, local interest groups, other Local Authorities and from planning consultants and developers. The Appendix sets out the content of the representation and a proposed response to each.

4 The Responses

- ... 4.1 In terms of co-ordinating these responses, it is considered to be more appropriate to look at each of the draft policies individually. All of the representations common to each draft policy can then be dealt with together. This is attached at Appendix B. It is divided into two sections – A and B. The first deals with the representations received directly referring to named policies and the second deals with all other representations made.

- 4.2 In respect of the first then each policy contains a section outlining in summary the nature of the representations received. Then there is a short commentary on these, giving reasons why a change to the policy is either proposed or not. The revised policy is then set out in full with changes highlighted.

- 4.3 It is therefore suggested that Members go through the policies one by one to either agree or amend the suggested changes. It will also be necessary to look at Section B, covering all other representations received.

- 4.4 Once decisions are made on each policy, the changes, if any, can then be incorporated into the new single document referred to earlier for further consultation.

5 Report Implications

5.1 Legal and Human Rights Implications

- 5.1.1 There will be a further period of consultation and objectors will have the opportunity of representing their case in front of a Planning Inspector at a later date.

5.2 Sustainability and Environmental Implications

5.2.1 These policies are predicated on maintaining a balance between a sustainable pattern of new development in the Borough and the protection of its environmental assets.

5.3 Links to the Council's Priorities

5.3.1 The policies seek to protect the rural character and heritage of the Borough through the management of new sustainable development.

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

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

REF NO	NAME	ORGANISATION	Policy	Representation	Response
DMP1		Coleshill Town Council	None	1. General support for the proposed policies 2. There is a need for additional burial land in the town and sites should be designated 3. There is a need for additional car parking in the town	1. No comment 2. The DM Plan is not the place for this type of allocation. It would be appropriate for the Coleshill Neighbourhood Plan to look at this along with the Town Council searching for sites itself and then for the Borough Council to comment on. 3. The DM Plan is not the place for this type of allocation. However it is acknowledged that there may well be an issue here and thus it is proposed to identify the general point in a change to policy DM 5.
DMP2		The Campaign for Real Ale	DM13	1. There is a need to evidence that community facilities have been appropriately marketed to accompany the submission of development proposals for their change of use. This should be written into DM Policies.	1. Noted and added to DM13
DMP3		Highways England	DM5; DM11 and DM1	1. Policy DM5 (b) needs expanding so as to align with the NPPF by ensuring that Travel Plans relate to development proposals other than for major developments and that their content is broader than that as drafted. 2. There should be reference to the national advice for the design of roads in policy DM 11 3. There should be reference to the strategic highway network too in DM11. 4. Policy DM14 needs to expand on the A5 Study just as there is for HS2 in this policy.	1. This is agreed and it is proposed to widen the description of the purpose and content of Travel Plans in DM5 (c). 2. The existing Core Strategy NW10 refers to standard specifications, so there is no need to add further references. No change is proposed. 3. This is agreed and it is proposed to add this to DM11 4. This is agreed and it is proposed to add a section to DM14.
DMP4		Historic England	DM10 and DM11	1. Whilst supportive of Policy DM10, it needs expansion so as to better align with the NPPF and there is a need to refer to consequential impacts of other developments – particularly traffic impacts. 2. Whilst supportive of Policy DM11, it needs expansion in respect of the proposed re-use of rural heritage buildings.	1. This is agreed and the wording of DM10 is proposed to better align with the NPPF and to include the additional matter of assessing traffic impacts on the significance of heritage assets. 2. This is agreed and it is proposed to expand DM11 so as to include additional criteria as recommended.
DMP5		The Woodland Trust	DM5	1. Policy DM5 should also include “natural green space” as an asset and feature within the layouts of new development proposals.	1. This is agreed and it is proposed to add this to DM 5 (a).
DMP6		The Woodland Trust	DM9	1. There needs to be reference to the planting of new trees within Policy DM9. 2. There needs to be explicit recognition in Policy DM9 that ancient woodland will be protected and not lost.	1. This is agreed and it is proposed to add this to DM9. 2. This is agreed and it is proposed to make this explicit in DM9.
DMP7		The Woodland Trust	DM9	1. Core Strategy NW15 needs to explicitly recognise that ancient woodland should not be lost.	1. It is not possible to amend an adopted Core Strategy Policy in this DM Plan but a change is proposed to Policy DM9 to accommodate the concern – see Number 6 above.
DMP8		Nether Whitacre Parish Council	DM1; DM2, DM11	1. There is support for policy DM1 2. There is support for the 30% figure in DM2 but there is a request that the calculation of volume is made explicit	1. Noted 2. Noted and agreed. It is proposed to alter DM2 (b) to make this explicit

REF NO	NAME	ORGANISATION	Policy	Representation	Response
				3. There is support for DM2(e) in respect of changes of use to residential development.	3. Noted but it has to be acknowledged that the NPPF does not differentiate between uses. Moreover there are current Government proposals set out in a consultation paper that may result in the wording of the NPPF being altered so and to enable residential redevelopment of brown-field land even within the Green Belt. This would be a fundamental change and thus it is proposed to omit this section of DM2 until the matter is resolved and because Core Strategy policies NW1 and NW2 are sufficient to cover the matters of sustainable development and the sustainable location of all new development.
				4. There is a query as to how Policy DM11 relates to new permitted development rights enabling changes of use to residential use.	4. Permitted Development Rights still apply but only within the terms and conditions as set out in the Permitted Development Order. This policy applies to cases that are excluded from the Order. No changes are proposed
DMP9	Mr Kovach		None	1. The housing number for Shuttington in Core Strategy NW5 has been changed from a maximum to a minimum.	1. It is not possible to amend Core Strategy policies through this DM Plan. For clarity however the housing figures have always been minimum figures.
				2. The area identified for the Meaningful Gap will allow significant opportunity for new housing developments in the Shuttington area	2. The process for defining the Meaningful Gap is being carried out separately to the DM Plan. Objections about the draft definition have already been considered and an area now acknowledged by the Council for development management purposes. This representation is best dealt with as part of that procedure moving towards adoption. The DM plan will only describe how development proposals are to be dealt with in the defined gap.
DMP10	Mrs Kovach		None	1 and 2 – As above in number 9	1 and 2 – As above in number 9
DMP11	The Theatres Trust		DM13	1. There is support for DM13	1. Noted
DMP12	Mr O'Mara		None	1. As above at Number 9	1. As above at number 9.
DMP13		St Modwen Developments Ltd	DM4 and DM12	1. Policy DM4 seeks to impose Green Belt restrictions on non-Green Belt sites.	1. It is agreed that there is some confusion here and given that Core Strategy Policies NW1 and NW2 deal with sustainable development and the sustainable location of all new development it is considered that this DM policy should be removed.

REF NO	NAME	ORGANISATION	Policy	Representation	Response
				<p>2. Policy DM12 is more restrictive than Green Belt policy in saying what new development might be allowed within the Meaningful Gap. There is no need for this as Core Strategy NW19 provides the criteria and moreover the Inspector dealing with NW19 did not consider that there should be a "blanket ban" on new development here. Moreover the policy ignores potential employment needs emerging from the sub-region. The policy should be deleted.</p>	<p>2. The provision of the Meaningful Gap is a strategic requirement of the Core Strategy 2014. The Council has prepared the "Meaningful Gap Assessment Report" as evidential background in order to act as a material planning consideration when applying Core Strategy Policy NW19 for the purposes of development proposals. It defines the geographic extent of the Gap. Promoters of prospective development proposals therein will thus have to argue their case either through the normal development management process or through representations made at any Examination into this DM Document or the Site Allocations Document. The latter will apply to representations received by neighbouring Planning Authorities. In order to meet the requirements of Core Strategy policy NW19, the Gap has to be defined and guidance given on how to meet the objective of retaining the separate identities of Polesworth, Dordon and Tamworth. The DM policy does this by providing criteria against which to assess development proposals. Those criteria provide guidance on how to achieve that objective. They are bespoke to seeking the objectives of policy NW19 and thus have no resonance with the Green Belt. No changes are proposed.</p>
DMP14		Tamworth Borough Council	DM12	<p>1. Tamworth BC objected to the spatial definition of the Gap as commenced by NWBC and considers that DM12 is premature given that there is still some way to go towards final adoption. Moreover there are outstanding employment issues to be resolved that could result in land being needed in NWBC to accommodate growth.</p>	<p>1. As above in number 13.</p>
DMP15	Mrs Tattersall		None	<p>1. Supports the Core strategy and strategic objectives</p>	<p>1. Noted</p>
DMP16		Atherstone Civic Society	DM1; DM2, DM3, DM4	<p>1. There is support for DM1</p>	<p>1. Noted</p>
				<p>2. There is support for DM2 and the definitions including resisting housing redevelopment on brownfield land outside of development boundaries.</p>	<p>2. Noted but see response at number 8.</p>
				<p>3. There should not be changes of use allowed to B8 from B1 and B2 because of increased HGV use. B8 should be confined to the large logistics sites – DM3.</p>	<p>3. The policy does actually exclude B8 uses from two sites because they are not linked to the primary road network. All the other sites are and they are established estates. Moreover it is not possible to prescribe uses in the way proposed. No changes are proposed.</p>
				<p>4. Cycle routes should be encouraged and there is an increasing need for more town centre car parking provision either on-site or through commuted sums – DM5</p>	<p>4. This is agreed and DM5 is proposed to include these matters – see response to number 1 too.</p>

REF NO	NAME	ORGANISATION	Policy	Representation	Response
				5. DM6 is supported but it does not address the poor quality of applications and the lack of understanding on design by applicants and their agents. Only plans drawn by qualified architects should be validated – DM6.	5. The Council has an adopted Validation Requirements Document and this is used to validate applications. Whilst the feeling behind the representation is understood, it is not possible to prevent choice or to discriminate in this way. No changes are proposed.
				6. All new buildings should be fitted with solar panels – DM7	6. The approach here is recognised and the solution of having solar panels is one of the measures that can be taken further with developers under Core Strategy NW 11 during the application process. It is not possible to proscribe this solution. No changes are proposed.
				7. There is support for DM8	7. Noted
				8. There is support for DM9	8. Noted
				9. There is support for DM10 but again only plans drawn by a qualified professional source should be validated. A local list of heritage assets should be followed up.	9. As above at response 5. The onus is on the Council through its validation process to seek to improve the quality of all submissions.
				10. There is support for DM11 but there should be some restriction on B8 uses and where historic buildings are re-used.	10. It is proposed to change DM11 in line with the representation made under number 4. This should address part of this representation. Restriction of B8 uses is considered to be too drastic a resolution. If adverse traffic impacts are evidenced in a particular case then they can be used in a refusal.
				11. There is support for DM13 but say that some concentrations can be beneficial.	11. Noted
				12. There needs to be recognition in DM14 of the A5 issues	12. This has been accepted under number 4 above.
				13. There are additionally several comments on a number of Core Strategy Policies.	13. It is not possible to amend Core Strategy policies through this DM Plan.
DMP17		Warwickshire and West Mercia	DM13	1. There are bespoke internal procedures that are undertaken by the Police prior to declaring any facility redundant, and these should be explicitly recognised in DM13.	1. It is agreed that this can be a material consideration to be weighed in the overall balance and thus it is proposed to recognise this in a change to DM13.
DMP18		Warwickshire and West Mercia	DM6	1. There needs to be greater detail added to the need to reduce crime through good design. Policy DM6 therefore needs to be expanded.	1. This is acknowledged and it is proposed to amend DM6 (a) accordingly.
DMP19		Warwickshire and West Mercia	None	1. Police infrastructure should be recognised as a proper area for the subject of Section 106 contributions as supported by several appeal decisions.	1. Core Strategy NW22 sets out the Council's priorities in respect of contributions under Section 106 not being as yet a CIL Charging Authority. Police infrastructure is not included. However if evidence is supplied in response to any development proposals that suggests that such a contribution is appropriate and meets the Regulations then it will be weighed in the overall balance against the priorities already adopted by the Core Strategy. The Council will consider adding police infrastructure to the schedule relating to its charging policy under CIL. No changes are thus proposed.

REF NO	NAME	ORGANISATION	Policy	Representation	Response
DMP20		Lichfield DC	DM12	1. The approach towards the Meaningful Gap is premature as it has not yet been geographically defined formally and there are still outstanding issues in respect of resolving employment needs which might result in land being identified for such purposes. Policy DM12 should be removed.	1. As above under number 13.
DMP21	Mrs C Sharp		None	There is insufficient infrastructure to support large population increase	It is agreed that this will be challenging but the combined use of Section 106 Agreements and CIL should ensure that there is adequate provision. Moreover consultation with the appropriate Agencies will give a proportionate response as to what provision should be made.
DMP22		Hartshill Parish Council	None	1. Section 106 contributions should be focussed on community facilities not infrastructure.	1. The purpose of Section 106 is to mitigate against adverse impacts in respect of infrastructure provision. It is not to be used to finance community facilities. These can be sourced through Local Homes Bonus monies that come to Parish Councils or possibly through CIL if they are to be included in the Council's charging schedule. No changes are proposed.
DMP23	Mr D Ormerod		All	1. The policies are supported	1. Noted
DMP24	G Roberts		None	1. Section 106 money should be used for community facilities not infrastructure	1. As above under Number 22
				2. Infrastructure should be in place prior to large developments commencing.	2. This will be achieved by planning condition and/or Section 106 phasing requirements.
DMP25	J Randle		All	1. Support for the DM Plan	1. Noted
DMP26	J Thomason		All	1. Support for the DM Plan	1. Noted
DMP27	P Wood		All	1. Support for the DM Plan	1. Noted
DMP28	Mr Fletcher		None	1. Concern is expressed about housing proposals in Shuttington where Core Strategy policies require constraint or very limited numbers of new housing.	1. The Core Strategy policies remain as adopted policy. Any applications that are submitted will need to be assessed against those policies. At present the proposals referred to are not the subject of any application. If one is received then there will be full consultation at that time.
DMP29	Mrs Fletcher		None	1. As above under number 28	1. As above under number 28
DMP30	Mr Lloyd		None	1. As above under number 28	1. As above under number 28
DMP31		NHS Property Services	DM13	1. Healthcare facilities should be explicitly referenced in DM13	1. This is agreed and reference can be made in DM13
				2. There are also internal NHS procedures that have to be followed prior to any NHS facility being deemed not to be needed. This should be recognised in DM13.	2. Similarly here the internal procedures can be recognised as a material planning consideration which will be assessed along with all others when applications are received.
DMP32		Sport England	DM5	1. There is support for DM5	1. Noted
DMP33	Mr and Mrs Axe		All	1. Support for the overall Plan	1. Noted
				2. It is suggested that part of the Station Road Industrial Estate be rezoned for housing so as to remove HGV traffic.	2. This is not possible as this land is in Flood Zone 3 and residential development could not be supported.
DMP34		Savills (UK) Ltd	DM14	1. DM14 should also refer to local infrastructure and proposals that address such issues should be supported.	1. This is acknowledged and DM 14 can be changed to include this.
				2. There should be a policy on enhancing and conserving bio-diversity.	2. It is considered that the NPPF, Core Strategy policies NW15 and 16 and draft policy DM9 provide appropriate coverage of this issue.

REF NO	NAME	ORGANISATION	Policy	Representation	Response
DMP35		Ansley Parish Council	None	1. Noted but the DM policies are generic policies applicable to all development proposals and can thus proceed without reference to Site Allocations. 2. The reasons behind recent planning decisions are explained in the accompanying reports. 3. This can not be modified as NW10 is an adopted Core Strategy policy. However point 7 of the policy relates to new development whereas point 8 relates to the loss of facilities. 4. There is insufficient space to do so because of the proximity of the common administrative boundary	1. Noted but the DM policies are generic policies applicable to all development proposals and can thus proceed without reference to Site Allocations. 2. The reasons behind recent planning decisions are explained in the accompanying reports. 3. This cannot be modified as NW10 is an adopted Core Strategy policy. However point 7 of the policy relates to new development whereas point 8 relates to the loss of facilities. 4. This is not an issue for this DM document as it would introduce a change in strategic policy. It is an issue which will thus need to be considered as part of the on-going wider review for the emerging Local Plan
DMP36		The Coal Authority	None	1. It supports Core Strategy Policies NW10 and 19	1. Noted
DMP37		Ansley Parish Council	As 35	1. All as number 35	1. All as number 35
DMP38	E Hollins		None	1. Objects to the proposed housing numbers for Hartshill	1. This is adopted Core Strategy policy and can not be modified here.
DMP39	R Williams		DM2	1. Draft Policy DM2 is not in line with the NPPF because the 30% figure will prohibit and prejudice the expansion of small businesses which are important to local economic development and growth as well as for employment generation.	1. The figure is for guidance only, it is not mandatory. Each application will still be considered on its merits and the onus is on the applicant to evidence his case to show why a larger amount of new development should proceed. No change is proposed.
DMP40		The Mobile Operators Association	None	1. There should be a specific policy in the DM plan for telecomm applications	1. It is not considered that there is a need for this as the NPPF and Core Strategy policies NW10 and NW12 adequately deal with the matter. No change is proposed.
DMP41		Stoford Properties Ltd	DM2	1. Draft policy DM2 should recognise that strategic employment needs would be a very special circumstance.	1. It is agreed that this might be the case but it is not for the DM policies or the Council to pre-empt that case. The onus remains on the applicant to forward the evidence he considers outweighs the presumption of inappropriateness. It is for the Council then to assess that evidence along with all other considerations. No change is proposed.
DMP42		Warwickshire Wildlife Trust	DM5; DM8 and DM9	1. Policy DM5 needs expansion to include references to bio-diversity and to the need to provide sustainable drainage systems. 2. Policy DM8 is supported but can be expanded to include reference to the hydrological and ecological impacts of new developments referred to under this policy. 3. Policy DM9 is supported but can be clarified so as to ensure that all nature conservation features should be allowed to mature not only trees and hedgerows. 4. It considers that Core Strategy NW15 needs expansion to include reference to what should be included in planning submissions.	1. This is agreed and a proposed change is made 2. This is agreed and a proposed change is made 3. This is agreed and a proposed change is made 4. This relates to a Core Strategy policy and this can not be modified at this time.

REF NO	NAME	ORGANISATION	Policy	Representation	Response
DMP43		Hallam Land Management	DM12	1. Policy DM12 is premature as the geographic extent of the Meaningful Gap has not been formally adopted and there are outstanding objections to that being promoted by the Council and because it is being drafted in advance of Site Allocations for both housing and employment purposes.	1. As above under number 13
DMP44		Public Health Warwickshire	DM2; DM3, DM4 and	1. There is overall support for the housing policies.	1. Noted
				2. There needs to be more made of access to services particularly for the Gypsy and Traveller community.	2. Noted and policies DM 5 and 14 can refer to increasing the opportunity to access new developments by all sections of the community.
				3. There is support for DM3 and DM4	3. Noted
				4. There is support for DM2 (a)	4. Noted
				5. There is support for DM5.	5. Noted
				6. There is no overall policy on Health and Well-Being	6. Noted but this will be taken on board in any review of the Core Strategy. However it is proposed to make references to this in policy DM13.
DMP45	D Archer		None	1. There is an objection to the proposals to build more houses in the Shuttington area and thus to reduce the scale of the Meaningful Gap.	1. As per number 28 above.
DMP46		Severn Trent Water Ltd	All	1. No specific proposals	1. Noted
DMP47		Tetlow King Planning	DM1 and DM2	1. Policy DM1 is inconsistent with DM2 as it doesn't refer to affordable housing being appropriate outside of development boundaries.	1. Agreed that there is confusion here and thus Policy DM1 is proposed to deal only with agricultural dwellings and those that are needed for rural enterprises.
				2. Policy DM2 is inconsistent with the NPPF as there is no reference therein to alternative approaches to different uses for redevelopment proposals of brown field land	2. It is proposed to delete this section of DM2 as above under number 8.
				3. There is a need to review Core Strategy NW6 in light of recent Ministerial Statements	3. Core Strategy NW6 will need to be reconsidered against up to date national policy when it is reviewed.
DMP48		JVH Planning	DM3	1. There is reference to several Core Strategy policies which it is said will need to be brought up to date very soon because of emerging regional and sub-regional challenges	1. Noted and the emerging position will have to lead to a review
				2. Policy DM 3 fails to recognise the strategic significance of Hams Hall and the possibility of its extension.	2. Any expansion of Hams Hall will be into the Green Belt. It is thus not the place of the Council or the DM Plan to either alter Green Belt boundaries; to pre-empt future applications or indeed the considerations that would be argued by any prospective developer. The onus is on him to argue that case.
				3. It is difficult to comment on policies when there is no Site Allocations to consider them against	3. These DM policies are generic policies affecting all development proposals. They are not conditioned or pre-empted by Site Allocations.
DMP49	Mr and Mrs C Lyon-Green		None	1. As per number 28 above	1. As per number 28 above
DMP50		Coppice Garden Centre Ltd	DM2 and DM4	1. The figures in DM2 are too strict without any supporting evidence and the policy does not accord with the NPPF in respect of how it deals with redevelopment proposals as the NPPF does not differentiate between uses.	1. The figure is not mandatory and is used as a guide. It was first introduced in the 2006 Local Plan and has been supported since then on appeal. It is important that the openness of the North Warwickshire Green Belt is retained due to the substantial pressure and challenges that it will face from emerging regional requirements. No change is proposed – see above under number 8.

REF NO	NAME	ORGANISATION	Policy	Representation	Response
				2. Policy DM4 is unclear as to whether it applies to both employment or housing uses and in any event it should not apply Green Belt policy to non-Green Belt areas.	2. As above under number 13.
DMP51		The Environment Agency	DM5; DM6 and DM11	1. Policy DM5 is too brief not referring to the Water Directive or to the findings of the Strategic Flood Risk Assessment undertaken. 2. Policy DM6 should include a reference to existing water courses. 3. Policy DM11 should refer to impacts on the foul water facilities in the area.	1. This is agreed and addressed through proposed additions to the policy 2. This is agreed and the policy proposed to accommodate this. 3. Again this is agreed and the policy is proposed to be changed to include this.
DMP52		Coleshill Civic Society	DM1; DM3 and DM9	1. There is support for a number of Core Strategy policies but questions the amount of employment land proposed under NW9. 2. There should be solar panels on all commercial and agricultural buildings. 3. Support for DM1 and DM9 4. There is a concern under DM3 that changes of use to B8 will encourage HGV traffic causing adverse impacts	1. These are Core Strategy policies and can not be modified at this stage. The background evidence for the NW9 figures can be provided 2. As per number 16 3. Noted 4. As per number 16
DMP53		Church Commissioners	DM1 and DM5	1. Policy DM1 is inconsistent with Core Strategy policy NW2 and any future allocations 2. Policy DM5 needs a reference to the future maintenance of open space provision. 3. It is considered that Core Strategy NW22 does need amplifying in respect of CIL and Section 106 contributions particularly for the major highway works that will be needed in Dordon/Polesworth	1. This is agreed and it is proposed to re-title DM1 and focus its attention solely on new dwellings required for rural purposes. 2. Agreed and it is proposed to amend DM5 accordingly. 3. No change is proposed as NW22 sets out priorities. The Charging Schedule for CIL is the proper place to consider specific infrastructure.
DMP54		WHS Plastics Ltd	DM2 and DM4	1. As number 50 above 2. As number 50 above	1. As number 50 above 2. As number 50 above
DMP55		Shuttington Parish Council	None	1. There are concerns that Core Strategy Policies have ignored Shuttington and Alvecote	1. The Core Strategy policies are already adopted and can not be modified at this stage.
DMP56	L Odber		None	1. There is an objection to proposed housing proposals in Shuttington	1. These proposals are speculative but should applications be received there will be full consultation and any decision made will be taken with regard to the Development Plan – here the Core Strategy.
DMP57		IM Properties Ltd	DM2; DM3 and DM4	1. The 30% figure in DM2 needs to be evidenced and it also conflicts with the NPPF by applying a strict figure 2. The reference to local employment provision in DM3 needs definition and there should be support for proposals to enhance the terminal at Birch Coppice 3. Policy DM4 is too restrictive and does not accord with the NPPF.	1. As numbers 8 and 50 above 2. It is agreed that this phrase is confusing and can be deleted. The policy already recognises the significance of the terminal. 3. As number 13 above.
DMP58		Curdworth Parish Council	DM1 and DM3	1. There is support for Core Strategy policies 2. There is support for DM1 3. There is concern that changes of use to B8 under DM3 will have adverse highway and environmental impacts.	1. Noted 2. Noted 3. See number 16 above

REF NO	NAME	ORGANISATION	Policy	Representation	Response
DMP59	G Zimmerman		None	1. There is an objection to housing proposals in Shuttington	1. See 56 above
DMP60		Natural England	DM5 and DM9	1. Green infrastructure should be added to DM5 2. There is support for DM9	1. A proposed change to DM5 can accommodate this 2. Noted
DMP61	R Wood		None	1. There is concern that future housing proposals in the Shuttington area will render the policies redundant	1. As per 50 above
DMP62	Mrs Wood		None	1. As 60 above	1. As 50 above
DMP63	Mrs Baxter		None	1. As 60 above	1. As 50 above
DMP64		Fillongley Parish Council	DM5	1. More car parking spaces are required on housing developments in rural areas. Policy DM5 should reflect this.	1. This is agreed but the wording of the policy does already enable this. No change is proposed.
			<i>Please Note:</i>	<i>i) Several representations refer to Core Strategy policies. These are still recorded under each representation.</i>	
				<i>ii) Representation number 37 is a direct repeat of number 35</i>	

Development Management Draft Policies

Representations and Comments

A) Representations Received Directly Referring to the Draft DM Policies

Policy DM1 Housing Outside of Development Boundaries

Summary of Representations Received

Four representations of support – 8,16, 52 and 58

There are two other representations:

1. DM1 is more restrictive than Core Strategy Policy NW2 as it omits any reference to local affordable housing provision – 47
2. Policy NW2 for Polesworth/Dordon says that more than 50% of housing here will be in or adjacent to the settlements. DM1 contradicts this - 53.

Commentary

It is agreed that there is some confusion caused here as the draft DM1 only refers in effect to agricultural/rural enterprise situations and details the criteria against which this type of housing will be assessed. It was not intended that it refer to other types of housing as referred to in Core Policy NW2. To make this clear DM1 should be re-titled and the text changed to make this clear.

Core Strategy Policies NW2 and NW5 still cover the affordable housing matter and Core Policy NW2 covers the matter of housing proposals adjacent to settlements

Proposed Change

“DM1 Agricultural and Rural Enterprise Housing

Housing for agricultural and forestry purposes or for other purposes requiring a rural location will be permitted outside of development boundaries, subject to the need being justified in terms of demonstrating all of the following criteria:

- a) an essential functional need and business link to the proposed location and scale of the dwelling(s);
- b) that there are no other suitable and viable options including the re-use of existing buildings to meet this need,

- c) that the business is viable such that it can sustain the number and scale of the dwelling(s) proposed.

In the event that planning permission is granted, then occupancy restrictions will be attached to reflect the nature of that functional need. Permitted development rights relating to future enlargement will be withdrawn.

Occupancy conditions will only be removed where it can be shown that they are no longer appropriate or needed; that a robust marketing process has been undertaken to verify that the dwelling(s) cannot provide for another functional need and that the property cannot be reasonably used for affordable housing.

Applications for subsequent dwellings in connection with a business will attract occupancy restrictions on earlier dwellings if none exist already”.

DM2 Green Belt Considerations

Summary of Representations Received

There is overall support from three representations – 8, 16, 44,

There are several other representations made:

1. There is a request that the 30% figure should apply to gross volumes as measured externally, and should it include basements? – 8
2. That Permitted Development rights are withdrawn for all replacement houses – 8.
3. The 30% figure is “at odds” with the NPPF not enabling local businesses to grow – 39
4. That strategic employment needs could be explicitly recognised as being very special circumstances – 41
5. Affordable housing should be allowed on brown-field land so as to align with emerging national policy – 47.
6. The criteria here are stricter than the NPPF and without local evidence to support them, particularly towards the infill and redevelopment of existing employment sites – 50 and 54
7. Evidence is needed to support the 30% figure – 57
8. Having a restriction on the redevelopment of brownfield sites in the Green Belt is not in compliance with the NPPF which doesn't refer to other uses in a redevelopment scheme – 50 and 57.

Commentary

The representations focus on two main areas – the inclusion of a 30% figure to define the NPPF adjectives of “disproportionate” and “materially larger” and secondly how to respond to housing redevelopment schemes on brown-field land in the Green Belt.

Taking the second of these first, then it is acknowledged that the NPPF makes no differentiation between uses in respect of redevelopment proposals. Having reviewed the matter it is considered that the issue raised in the draft DM2 policy can be adequately dealt with by reference to policies NW1 and NW2 of the Core Strategy which cover sustainability issues, particularly in respect of the location of new development. Moreover emerging national guidance could well see the introduction of housing proposals on brown-field land, even in the Green Belt, being treated more flexibly. If this is introduced then the NPPF would need to be altered accordingly. Consultation is already underway on this emerging approach and time-scales suggest that it might be prudent to await the outcome of this and the Government's

formal response given that there could be a fundamental shift. That could render the wording of the draft DM policy further at odds with any new NPPF. It is thus proposed to omit section (e) of the draft policy DM2.

In respect of the other matter then use of a figure to define the two adjectives in the NPPF, it should be remembered that this has been used for several years in respect of extensions since the adoption of the 2006 Local Plan and supported in appeal decisions throughout the intervening period. Given the pressures that the Borough is under and the nature of the strategic and spatial objectives set out in the adopted Core Strategy it is considered that retention of the figure is appropriate. Moreover the figure is not mandatory. It is a guide – the draft policy says that proposals “will be considered” to be inappropriate if they exceed the figure of 30%. It is up to the applicant to argue that larger volumes would not affect openness or that there are other planning considerations that might carry more weight – improved design for instance. These are referred to in the supporting text at para 7.5. No changes are therefore proposed. It is considered that it is also appropriate to include the 30% guide for other non-residential extensions and replacements. It is acknowledged that the growth of local businesses is important particularly for the employment opportunities they bring and for their support of the wider rural economy. However there has to be a balance here between economic and environmental factors as set out in the NPPF. The 30% provides an initial guide and it is then for the applicant to show that there are planning considerations in his case of such weight that more than a 30% increase can be entertained. It perhaps would be expected that the local economic impact could be seen as one such consideration.

It is not the place of this DM policy to identify potential planning considerations or indeed to speculate as which of them might then constitute the very special circumstances to outweigh a proposal’s inappropriateness. It is however acknowledged that strategic employment provision might be one such consideration, but the onus is always on the developer to argue his case.

In order to be compliant with general planning practice, then the suggested definition of the volume as suggested by one of the representations can be agreed. The volume of basements would not be included as this does not affect openness.

The removal of permitted development rights is dealt with in the final bullet point of the proposed policy.

Proposed Changes

“DM2 Green Belt Considerations

“Within the Green Belt boundary as defined by the Proposals Map, development proposals will be determined in line with the NPPF. Regard should also be had to the following:

- a) Facilities appropriate to outdoor sport and recreation will be assessed on whether the scale and provisions proposed are essential for the function of the parent use concerned and that they are the minimum size necessary in order to achieve that essential function.

- b) Extensions will be considered to be disproportionate if they individually or cumulatively exceed 30% in volume of the original building. For the purposes of this policy, the original building is defined as that which was present on 1 July 1948 or that which came into being after this date as a result of the original planning permission, and volume is defined as gross external volume excluding basements and cellars. For the avoidance of doubt, the volume of extensions that could be permitted under the General Permitted Development Order will be considered to be included within the 30% figure.
- c) A replacement building will be considered to be materially larger if it is 30% larger in volume than the building it replaces. Replacements should be located on the same footprint as the existing building unless there are material benefits to the openness of the Green Belt or, when environmental and amenity improvements indicate otherwise. For the purposes of this policy, volume is defined as gross external volume excluding basements and cellars.
- d) Limited infilling in settlements washed over by the Green Belt will only be allowed within the infill boundaries as defined on the Proposals Map.
- e) In all cases, consideration will be given to the removal of permitted development rights to prevent sequential enlargement”.

DM3 Employment Sites

Summary of Representations Received

There are two representations supporting the proposed policy – 44 and 52.

There are four issues raised by others:

1. There is a general objection to proposed changes of use from B1/B2 on smaller estates to B8. Such changes to B8 should be restricted to the large logistics site because of adverse HGV movements and impacts – 16, 52 and 58.
2. The policy fails to recognise the strategic importance of Hams Hall and adjoining land for its extension - 48.
3. More clarity is needed on the definition of “local employment purposes” within the policy - 57.
4. The policy should support the enhancement of rail terminals - 57

Commentary

1. The sites listed in DM3 are all established estates and have direct access to the primary road network except for Collier’s Way, Arley and Manor Road, Mancetter. These two sites are specifically excluded for the reason the representation is made – i.e. HGV access through residential areas. Moreover the proposed change is too general in nature as some B8 uses and some B8

smaller units need not and do not generate HGV traffic. The proposed change too, may not be supportive of enabling and encouraging employment opportunities and growth. No change is thus recommended in respect of this representation.

2. Land adjoining Hams Hall is in the Green Belt and thus there is a presumption against the construction of new buildings. Any future development proposals here would have to identify those material planning considerations which would amount to the very special circumstances necessary to outweigh the harm caused by this presumption. Those considerations might include the “strategic importance” of Hams Hall and its proximity to the rail freight terminal. Additionally it is not the place of the DM Plan to address potential changes to Green Belt boundaries or to allocate land.
3. The policy does not exclude the enhancement of either of the two rail freight terminals mentioned. Any proposals can be dealt with through the normal development management process. As a consequence no change is proposed.
4. It is agreed that the sites included here are all established and that there are no limitations on the source of the employment provision. Indeed it is known that these sites do have employees travelling into the Borough to work at the locations. Additionally the purpose of the policy is in respect of development proposals on the existing estates, not the creation or allocation of new land. These proposals might indeed increase employment opportunities, but as indicated above it is not possible to restrict the source of that employment. It is therefore proposed to omit this phrase from the policy.

Proposed Changes

“DM3 Employment Sites

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

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

Within all of these estates, changes of use between the B1 light industrial, B2 general industrial and B8 warehouse and distribution Use Classes will be permitted except at Collier’s Way, New Arley and at Manor Road, Mancetter . In these two locations, B8 uses will not be permitted.

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

DM4 Existing Employment Land

Summary of Representations Received

One representation has been received in support of the Draft policy - 44

The following representations have been received objecting to the draft:

1. The policy is too restrictive effectively applying Green Belt criteria to non-Green Belt land – 13
2. There is conflict here with the NPPF and with draft DM policy DM2 - 50, 54 and 57

Commentary

It is agreed that there is some confusion here. It was the intention to show that the redevelopment of existing employment land outside of the Green Belt for housing purposes should be treated in the same way as similar housing proposals on such sites in the Green Belt. It was not to restrict the redevelopment of existing employment sites for employment purposes. This was never a Green Belt issue as the representation suggests, but one solely related to sustainability, as many of the Borough’s existing employment sites, in the Green Belt or not, are in unsustainable locations with poor access and limited services and facilities.

It is agreed that that confusion also arises with the reference to Green Belt policy.

It is therefore proposed to remove the draft policy particularly as the Core Strategies NW1 and NW2 protect the sustainability position aimed at in the draft policy.

Proposed Changes

Remove the draft policy

“DM4 Existing Employment Land

Proposals for limited infilling and the partial or complete redevelopment of existing employment land outside of development boundaries for employment purposes will be treated in the same was as set out in Policy DM 2(e) of this Document, in order to retain the rural character, appearance and openness of the countryside throughout the Borough in line with Core Strategies NW1 and NW2”

DM5 - Development Matters

Summary of Representations Received

There are two representations in support of the policy – 15 and 44

There are a further ten matters raised as a consequence of others:

1. The section of Travel Plans needs to be expanded so as to align with national guidance – 3
2. Cycle ways should be encouraged – 16
3. Public car parking is needed in towns – 16
4. Reference should be made here to Sustainable Drainage Systems – 42
5. Increased access to new developments should be made available to all sections of the community – 44.
6. The policy is too brief in its references to drainage matters – 51
7. There is a need to consider the future maintenance of open space provision, particularly to the Council in taking such a role – 53
8. Green infrastructure provision should be added – 60
9. The policy needs expansion by including reference to natural green space provision – 6
10. There should be more space allowed for parking on housing estates in rural areas because of the overall lack of public transport facilities and consequential on-street parking if there are too few spaces - 64

Commentary

This policy seeks to clarify and/or amplify the matters included in Core Strategy NW10. This includes a lengthy list of matters that should be taken into account in the approach taken to designing all new development proposals. Other Core Strategy policies develop some of these themes and thus there are no more detailed references to these matters in the proposed DM5. The representations made seek to ensure that their particular area is dealt with appropriately and that it is emphasised. The draft policy is intended to provide an overall schedule of development considerations. Further details can be found and addressed in other Agencies Standing Advice and Guidance. There is thus a balance to be sought here. This is the overall approach that has been taken when addressing the various representations made.

In respect of Travel Plans then the representation makes the point that it is not always the scale of the development that is the determining factor as to whether such a Plan is needed and that they not only deal with linking new development to existing networks, but are also about longer term management transport issues. It is agreed that such Plans are needed where there is significant amounts of traffic likely to be generated and that this might not only be related to major development projects. The wording can be amended. Reference to longer term management can be added and the implementation of such Plans can also be referred to. Their submission with a development proposal is already covered by proposed policy DM15. An explicit reference to cycle ways can also be added.

It is agreed that public car parking provision in the Borough's towns is a material consideration and where appropriate it will carry weight. It is thus appropriate to include it as such in the policy. The draft policy below does recognise that in some parts of the Borough more spaces are possibly required.

The representations requesting that drainage issues should be more explicit and that more detail is needed are understood. These matters are dealt with at a general level in Core Strategies NW10, 11 and 12. However in view of the continuing flood concerns in the Borough it is agreed that more detail is required and that it would be appropriate to amplify the Core Strategy issues. A new separate water management section is thus proposed.

The proposed policy does refer to the need to secure the proper maintenance of new open space, sports and recreation facilities. There will be a variety of different solutions to this issue and this is why it would not be appropriate for any one to be the focus of the policy. The important matter is to secure sustained maintenance by agreement. No change is thus made.

The reference to green infrastructure and to a wider range of different types of open space can be added.

Proposed Changes

“DM5 Development Matters

a) Open Space, Sport and Recreation Facilities

Development proposals will be expected to provide a range of new on-site open space such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland wherever appropriate to the area and to the development. The design and location of these spaces and facilities should be accessible to all users; have regard to the relationship with surrounding uses, enhance the natural environment, protect and improve green infrastructure and link to surrounding areas where appropriate. The Council will require the proper maintenance of these areas and facilities to be agreed. Where on-site provision is not feasible, off-site contributions may be required where the developments use leads to a need for new or enhanced provision.

b) Water Management

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

Opportunities should be sought to de-culvert rivers, reduce back-up flows and under capacity where there this does not exacerbate flooding elsewhere. If de-culverting is not proposed evidence will be required to demonstrate why this is not possible. River channel restoration should also be undertaken to return the water course to its natural state and restore floodplain to reduce the impact of flooding downstream. New developments should also seek opportunities to improve flow conveyance; watercourse re-profiling and the removal of structures. The culverting of watercourses will only be approved in exceptional circumstances.

New development proposals in Flood Zone 3 should:

- i) provide floodplain compensation on a level-for-level basis;
- ii) leave an 8 metre strip from the top of the banks to ensure access for maintenance,
- iii) have raised finished floor levels,
- iv) have agreements in place that “less vulnerable” uses are prevented for changing to those that are more vulnerable, and
- v) not contain single storey residential development.

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

c) Travel Plans

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

d) Parking

Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the Standards at Appendix A. Greater emphasis will be placed on parking provision in areas not served by public transport whilst lower provision within the main towns may be appropriate. The provision of public car

parking space will be a material planning consideration where appropriate in the main towns.

e) Waste Management

Adequate space for bins should be provided within all new developments to enable the storage of waste and for materials to be re-cycled. Guidance is provided at Appendix B.”

DM6 Built Form

Summary of Representations Received

Three representations have been received:

1. There is general support for the policy but poor quality applications should not be validated - 16.
2. Designing out crime needs to be mentioned - 18.
3. There needs to be reference to integrating watercourses into proposed layouts - 51

Commentary

There are already separate procedures in place to validate planning applications through the Council’s Validation Requirements Document. There is no need to amend the policy.

Core Policy NW12 already refers to the fact that all development proposals must “deter crime”, and DM6 itself refers to ensuring that proposals should “reduce opportunities for crime”. This is considered adequate, but it is agreed that this could be strengthened.

It is agreed that neither Core Policies NW12 or NW13 refer to existing water courses. This could be resolved by including them within DM6..

Proposed Changes

“DM6 Built Form

a) General Principles

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

- a) ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings;

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

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

b) Specific Development Types

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

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

c) Shop Fronts, Signage and External Installations

Development proposals involving change to existing, or the introduction of new shop fronts will be expected to have regard to the host building and the wider street scene in terms of their scale, proportion and overall design. The design criteria set out in Appendix B to this Plan or that set out in a Neighbourhood Plan will need to be satisfied.

External illumination will be expected to adopt a scale, detail, siting and type of illumination appropriate to the character of the host building, the wider street scene and longer distant views. The design criteria set out in Appendix B or that set out in a Neighbourhood Plan will need to be satisfied.

External installations and security measures should be integrated into the overall design of the host building with the aim of avoiding harm to the appearance of the building and the street scene. The design criteria set out in Appendix B or that set out in a Neighbourhood Plan will need to be satisfied.

d) Alterations, Extensions and Replacements

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

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

Proposed replacements of rural buildings which have been converted to an alternative use will not be permitted in order to retain the historic, architectural and visual character, design and appearance of the original building.

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

DM7 New Agricultural, Forestry and Equestrian Buildings

Summary of Representations Received

Two representations suggest that all large buildings should be fitted with solar panels – 16 and 52

Commentary

No change is proposed here as the representation is too prescriptive. However it is considered that Core Strategy NW11 adequately provides the opportunity for this solution to be followed through, wherever appropriate.

Proposed Changes

“DM7 New Agricultural, Forestry and Equestrian Buildings

New or extensions to existing agricultural, forestry and equestrian buildings or structures will be supported if it can be demonstrated that they are reasonably necessary both in scale, construction and design for the efficient and viable long-term operation of that holding; that there are no other existing buildings or structures that can be used, altered or extended, that they are located within or adjacent to a group of existing buildings, the site selected and materials used would not cause visual intrusion and in the case of livestock buildings their location would not cause loss of residential amenity.”

DM8 New Landscape Features

Summary of Representations Received

One representation of general support has been received - 16.

A further representation seeks reference to the Tame Valley Wetlands area within the policy because of potential hydrological impacts – 42.

Commentary

Rather than specifically refer to this Wetland area, the general point made is that these features can affect local hydrology which in turn affects local ecology. This can be added as a criterion and the reasoned justification for the policy can include the Tame Valley as an example of this.

Proposed Change

“DM8 New Landscape Features

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

DM9 Landscaping Proposals

Summary of Representations Received

There is support for this proposed policy from three representations – 16, 52 and 60.

One comment received recommends that no development should be permitted which results in the loss of ancient woodland - 6

A further comment suggests the addition of wording to include “new conservation features” - 42

Commentary

It is agreed that the Borough has an above average ancient woodland resource and as the loss of this cannot be replaced, that there should be a stronger approach here.

In respect of the second matter then the additional wording can be accommodated.

Proposed Change

“DM9 Landscaping Proposals

New development should retain existing trees, hedgerows and nature conservation features with appropriate protection from construction where necessary and strengthen visual amenity and bio-diversity through further hard and soft landscaping.

Development proposals should be designed so that existing and new conservation features, such as trees and hedgerows are allowed to grow to maturity without causing undue problems, for example by impairing visibility, shading or damage.

Development will not be permitted which would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows. “

DM10 - The Historic Environment

Summary of Representations Received

One concern has been raised:

1. Some additional references need to be added to ensure full compliance with national guidance – 4

There is overall support for the drafted policy from two representations – 16 and 52

Commentary

The overall approach towards protecting and enhancing the historic environment is contained in Core Strategy NW14. These objectives do not need repeating in the proposed DM10 as it should be read in conjunction with this policy. The intention is to provide more detail in that policy. It is acknowledged that the proposed policy could include specific references upon which developers can better understand the impact of their proposals. It is thus proposed to expand on this. There should also be reference to the indirect consequences of other development on heritage assets.

Proposed Changes

“DM10The Historic Environment

a) Understanding the Asset

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

b) Conserving the Asset

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

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

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

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

c) Traffic and the Historic Environment

New transport infrastructure including surface treatments, street furniture, signage, road markings and lighting will be expected to be designed so as to conserve and where appropriate enhance the significance of affected heritage assets and their settings.

Where Transport Assessments accompany development proposals, they must include an assessment of how townscape and the historic environment has been assessed and addressed within their respective proposals”.

DM11 - Rural Employment

Summary of Representations Received

There are four matters raised through these representations:

1. There should be reference to Trunk Roads where accessibility is mentioned – 3
2. There needs to be an expansion of the criteria needed to be assessed when conversions of heritage assets are involved – 4
3. There is a concern about how potential changes of use and permitted development rights are related to each other – 8
4. There is a need to refer to water courses - 51

There is one representation of overall support – 16

Commentary

It is agreed that three of these - numbers 1, 2 and 4 - can be accommodated with additional wording.

The query relating to permitted development rights can be resolved without change to the draft policy. Permitted development rights apply – in this case, several classes of Part 3 to the 2015 General Permitted Development Order. Changes of use may thus result as a consequence. This policy will apply to those cases that do not meet the conditions set out in Part 3.

Proposed Changes

“DM11 Rural Employment

- a) Farm Diversification

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

- a) the development in terms of its scale, nature, location and layout would contribute towards sustaining the long term operation and viability of the farm holding;

- b) it would not cause an additional adverse impact to the safe and free movement of pedestrian, vehicular or other traffic on the **trunk** or rural road network as a result of heavy vehicle usage,
- c) there would be no adverse impacts arising from increased noise or other form of pollution,
- d) there are adequate foul drainage facilities, and**
- e) there would be no adverse impact on the character of the surrounding natural or historic environment.

b) The Re-Use of Existing Rural Buildings

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

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

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

Provided that the building meets these pre-conditions, the preferred re-use of the building is for a rural business or other employment opportunity or one that would provide a community facility or service. Only where demonstrable adverse impacts would arise or such a use can be evidenced to be unviable, would an alternative use be considered. Tourism uses and locally affordable housing provision may be appropriate in this situation in accordance with Core Strategy Policies NW2, NW3 and NW6. Open market housing will only be considered if it can be shown that a tourism use or a locally affordable housing use would be demonstrably inappropriate or unviable to sustain.”

DM12 - The Meaningful Gap

Summary of Representations Received

There are five representations.

1. The policy is more restrictive than that applying in the Green Belt – 13
2. Sub-regional employment needs that could be accommodated here should be referred to as these should be given substantial weight – 13
3. The geographic extent of the Gap has still to be formally defined and adopted – 14
4. There are still uncertainties about neighbouring Authority's employment requirements which could be accommodated in the present draft definition of the gap – 14 and 20
5. The gap cannot be defined as it is not yet agreed – 43, 61 and 62

Commentary

The provision of the Meaningful Gap is a strategic requirement of the Core Strategy 2014. The Council has prepared the "Meaningful Gap Assessment Report" as evidential background, in order to apply as a material planning consideration when applying Core Policy NW19 for the purposes of determining applications. It defines the geographic area of this Gap. Promoters of prospective development proposals therein will thus have to argue their case either through the normal development management process or through representations made at any Examination into this DM Document or the accompanying Site Allocations Document.

In order to meet the requirements of Policy NW19, the Gap has to be defined and guidance given on how to meet the objective of retaining the separate identities of Polesworth, Dordon and Tamworth. The DM policy does this providing criteria against which to assess development proposals. Those criteria provide guidance on how to achieve that objective. They are bespoke to seeking the objective of NW19 and thus have no resonance with the Green Belt.

No changes are proposed

Proposed Changes

"DM12 The Meaningful Gap

The Meaningful Gap between Tamworth and Polesworth and Dordon is defined on the Proposals Map.

All new development within this Gap should be small in scale and not intrude into the Gap or physically reduce the size of the Gap."

DM13 - Services and Facilities

Summary of Representations Received

Six representations have been received:

1. There are three of support – 11, 13 and 16
2. There should be a requirement that evidence is provided to show that community facilities have been marketed prior to seeking alternative uses – 2
3. The policy conflicts with the need to rationalise services – 17
4. Healthcare should be included – 31
5. The NHS has a rigorous process to undertake before deciding that a facility might not be needed – 31
6. There is a need to include a specific health and well-being policy - 44

Commentary

It is agreed that an evidence base is appropriate to any development proposal that might lead to the loss of a facility. It is also acknowledged that some organisations also have their own internal procedures prior to seeking alternative uses. This can be recognised in the DM policy.

It is agreed that healthcare facilities could be included by example in a proposed change to the policy.

Health and Well-Being is acknowledged as being a significant consideration in the assessment of new development proposals particularly for major developments. It is thus considered that this should more appropriately be dealt with in the Core Strategy at a strategic level. This will need consideration in any early review. Presently, Core Strategy policy NW20 and the proposed DM13 particularly deal with the loss of services and facilities and the criteria to be used in the assessment of that impact. It is however accepted that the loss of a facility might have an adverse impact on overall health and well-being and reference can be made within a proposed change.

It is understood that some organisations have their own internal procedures and pressures which can result in the rationalisation of their services and facilities. It is agreed that these should be acknowledged as a material consideration and thus added to the criteria listed in the policy. A final assessment can thus be made when each of the criteria are weighted and balanced against each other.

Proposed Changes

“DM 13 Services and Facilities

a) The Loss of Services and Facilities

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

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

Dual or multiple uses of sites or “hubs” providing services and facilities for individual or groups of settlements will be encouraged.

In particular the loss of retail uses within town centre boundaries and particularly within defined neighbourhood centres and primary shopping frontages as defined elsewhere in the DMP, will only be supported if it can be shown that there is no reasonable prospect of retention of the use; occupation by an alternative retail or mixed community/retail use, or that there would be no adverse impact on the retail choice and availability. Mixed use proposals, including those with residential uses, will be appropriate.

The disproportionate concentration of uses will not be supported. The following factors will be taken into account: the existing mix of uses, the impact on customer behaviour, the proximity of education establishments, the deprivation levels in the area and the cumulative highway and environmental impacts.

b) New Services and Facilities

Development proposals for new shopping, office, entertainment, hotel and leisure uses together with new community, social and education facilities or mixed residential/commercial uses should be directed towards the town centres of the Market Towns or within the development boundaries of the Local Service Centres. Each such development should be commensurate in scale and nature with the role and function of the settlement concerned and the size of the catchment area such that it does not result in adverse highway, environmental or viability an vitality impacts”

DM14 - Transport Considerations

Summary of Representations Received

Four representations have been received.

1. It should be expanded so as to fully accord with the NPPF and to bring matters up to date in respect of the A5 – 3
2. There is no mention of the A5 -16
3. Local infrastructure should be referred to as well – 34
4. Opportunities to access new developments should be widened and be inclusive - 44

Commentary

All four representations are acknowledged and additions can be made particularly to the content of Transport Assessments by ensuring that there is reference to traffic impacts on the local highway network and to seeking opportunities for sustainable transport solutions. The A5 is already referenced in Core Strategy Policy NW21, but as in the case of HS2, there can be further clarity given in the DM policy.

Additions are also proposed in the section on Travel Plans in DM5.

Proposed Changes

“DM14 Transport Considerations

a) Transport Assessments

Transport Assessments will be required to accompany development proposals which will generate significant amounts of movement as outlined in Appendix D to this Plan. Assessments will also be required where there is a cumulative effect created by additional floor space or traffic movement on the site or in the vicinity, or where there are demonstrable shortcomings in the adequacy of the local transport network to accommodate development of the scale proposed.

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

Travel Plans will be required to be submitted alongside these Assessments as set out in Policy DM5 of this Plan.

b) Airport Parking

Proposals for remote car parking of passengers or visitor vehicles in the Borough will not be permitted.

c) High Speed Rail

The line of the High Speed 2 rail line through North Warwickshire will be safeguarded.

The line of the High Speed 3 rail line through North Warwickshire will be safeguarded when it is published by a Parliamentary Bill. Until this time the line will be treated as a material planning consideration of the significant weight.

d) The A5 Trunk Road

A study has been undertaken in respect of the future of the A5 Trunk Road and the outcome of this will become a material planning consideration in respect of future development proposals that might impact on the A5. The Council will work alongside the appropriate Agencies to develop the A5 Strategy.”

B) Other Representations Received

i) References to Core Strategy Policies

Several representations received pass comment on Core Strategy policies. These are already adopted and thus cannot be modified at this time.

In this respect twenty-two representations received will not result in changes – 5, 9, 10, 16, 28, 29, 30, 35, 36, 38, 42, 44, 45, 47, 49, 52, 55, 56, 58, 59, 61, 62 and 63.

A few of these representations particularly objected to housing proposals in the Borough either arising directly as a consequence of Core Strategy policies – e.g. at Hartshill, or through the submission of future housing proposals which have been the subject of pre-application consultation by a developer – e.g. Shuttington. If and when planning applications are submitted then there will be wide consultation such that concerns and objections can then be considered.

One representation – 19 – refers to Core Strategy NW22 (Infrastructure) and proposes that there should be a supporting DM policy to explain when, how and where infrastructure provision is to be sought through Section 106 contributions. In particular the representation requests that police services are included. The Core Strategy cannot of course be modified through the DM Plan. That policy clearly sets out what the Council consider are its priorities for contributions. Police infrastructure is not included. This is not to prevent requests being made by that Agency should it wish to do so when development proposals are submitted. The evidence backing such requests and consideration of its compliance with the CIL Regulations 2010 will thus be explored at that time and conclusions assessed and balanced with regard to the priorities set out here. It is also considered that the opportunity to include police infrastructure within the Council's charging schedule under CIL is an appropriate time to review this representation.

ii) References to the Strategic Objectives

There are three representations referring to the Strategic Objectives of the Core Strategy – 15, 22 and 24. They support specific objectives. Two – 22 and 24 - also suggest that financial contributions should be focussed on community benefits and not infrastructure. Very often contributions are a direct consequence of mitigation measures in respect of the requirement to improve existing infrastructure so as to accommodate new development. This is the core purpose of such contributions and the DM policy cannot divert from this. However Core Strategy NW22 on Infrastructure sets out the Council's priorities for contributions and some community uses are included – open space and recreation provision for instance. The Council's charging policy under the CIL Regulations will also clarify this when it is prepared.

iii) Omissions

There are several representations received which consider that certain matters have been omitted from the DM Plan. These are identified below and a commentary given as to how they can be dealt with if appropriate.

- a) Highway Design – 3. This suggests that Policy DM5 (Development Matters) should also include a section on highway design so as to expand on point 6 of Core Strategy NW10 which requires “proper vehicular access” to be provided. The representation refers to the need to actually refer to national advice and guidance. Policy NW10 actually goes on to refer to “adopted standards” and thus it is considered that there is adequate reference to the need for highway design to be dealt with. Moreover development proposals are the subject of pre-application discussion and referral to the appropriate highway agencies for formal consultation.
- b) Solar Panels – 16. This representation suggests that solar panels should be requested on the roofs of all commercial and agricultural buildings. The overall thrust of this representation is acknowledged but such provision cannot be prescribed. Core Strategy Policy NW11 requires new developments to be expected to be energy efficient and clearly the provision of solar panels is one such solution that will be encouraged through pre-application discussion or when applications are submitted.
- c) A Gap is needed between the Borough and NBBC – 35. The gap referred to in this DM Plan is a direct consequence of Core Strategy Policy NW19 which was adopted following a Public Inquiry. There was no suggestion at that time that a further gap was justified or needed. Such a strategic matter should be dealt with at that level not within this DM Plan. Moreover in that case there was a known requirement for growth from the Tamworth BC that had to be accommodated within the Borough and there was allocated growth in both Polesworth and Dordon. The policy was required as a direct consequence of these matters. Whether a “Gap” should be proposed for the area bordering around Nuneaton is not a decision for the DM policies – it is a strategic issue which will need to be explored further within any review of the forthcoming Local Plan.
- d) There should be a Telecommunications policy – 40. It is considered that the content of the NPPF is sufficient in this case to cover the limited number of development proposals that are submitted within the Borough. Moreover Core Strategies NW10 and 12 include the additional planning considerations which will apply to these proposals.

iv) Local Issues

A number of local issues are raised:

- a) The need for additional burial space in Coleshill – 1. This is outside the remit of this DM Plan. It is an issue that could be best dealt with through a Neighbourhood Plan and/or early discussion with the Council.
- b) The need for more car parking provision in Coleshill – 1. As above this issue is outside the remit of this Plan but the proposed alteration to DM5 captures the general point of the representation.

- c) A number of other Coleshill issues – 33. It is suggested that the commercial/industrial uses at the southern end of Station Road should be redeveloped for housing. This would be difficult to propose as the land here is in a flood plain and thus not appropriate for new housing redevelopment schemes.

v) Support

There are four representations supporting the proposed policies – 23, 25, 26 and 27.

Agenda Item No 6

Planning and Development Board

13 June 2016

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Arley Neighbourhood Plan for referendum

1 Summary

- 1.1 This report informs Members of the progress of the Arley 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 Arley Neighbourhood Plan be taken forward to referendum.

2 Consultation

- 2.1 Councillors Hayfield, Simpson and Watkins 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.

4 Arley

- 4.1 Arley is the first Neighbourhood Plan that has been formally examined by an Independent Examiner. Brian Dodd was appointed by North Warwickshire Borough Council in April 2016 with the approval of Arley Parish Council. The examiner produced a report with recommendations for changes to be made to the submitted Arley Neighbourhood Plan and its associated documents and if these changes were made then the Arley Neighbourhood Plan could go forward to referendum.

4.2 It is recommended that the Council is satisfied, in light of the modifications that the Arley 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.

4.3 Arley Parish Council had their designation approved at full council on 26 February 2014. The Parish Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan between 17 August and 28 September 2015. North Warwickshire Borough Council formally consulted on the plan between 10 December 2015 and 28 January 2016. All comments were then passed to the Independent Examiner.

5 Finance and Value for Money Implications

5.1 The Borough Council can claim up to £30,000 for each 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.

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			
2			
3			
4			
5			



The Arley Neighbourhood Plan
2015-30

John Burt

Arley Neighbourhood Plan



Contents

INTRODUCTION

- 1: Purpose
- 2: Consultation
- 3: The Neighbourhood Plan Preparation Process
- 4: Sustainability Appraisal
- 5: Monitoring and Review

VISION AND CHALLENGES

- Vision for Arley 2030
- Challenges Facing Arley 2015
- Parish and development boundaries

ARLEY

- A History of Arley
- Arley Today

POLICIES AND PROPOSALS

- ANP1: Maintain the Rural Character of the Parish.
- ANP2: Green Space Strategy.
- ANP3: Maintain the balance between the natural and built environment that has evolved to give us Arley as it is today.
- ANP4: Encourage a strong and vibrant community.
- ANP5: Ensure the built environment in Arley meets the highest current standards.
- ANP6: Housing developments in the Parish must contribute financially to improvements in infrastructure.
- ANP7: The development and maintenance of Community Assets and Facilities.
- ANP8: Increase employment opportunities in Arley.
- ANP9: Connecting Old and New Arley

Appendices.

- Relevant National and Local Plan Policies.
- Other Supporting Documents
- Responses Received

INTRODUCTION

1 Purpose

Arley Parish Council received approval from North Warwickshire Borough Council, the local planning authority, to prepare a Neighbourhood Plan for the whole parish. The Arley Neighbourhood Plan (ANP) offers a vision for the future of the parish and sets out how that vision can be realised through managed development.

In order to achieve the key aims of the community (outlined in the Challenges for Arley section), the Neighbourhood Plan proposes policies to protect the character of the parish and address local issues to create a thriving community.

The purpose of this Neighbourhood Plan is to consult the community on the proposed policies before the final Plan is submitted to independent examination and local referendum.

The Arley Neighbourhood Plan has been written in the context of the Localism Act 2011, the National Planning Policy Framework and the North Warwickshire Core Strategy and emerging Local Plan. Whilst having a 15-year timeframe the Plan is intended to be reviewed on a 5 yearly cycle when development needs will be re-assessed.

2. Consultation

The Parish Council has consulted the local community widely over the last 2 years. Focus groups and open meetings have been held to review and agree the issues and vision for the future that now drive the Neighbourhood Plan. This was followed up with a community survey (438 responses plus additional comments) that went to every household to obtain the fullest views of the community's concerns needs and wants. Further open meetings held in March 2015 tested the suitability and acceptability of the emerging policies contained in this document.

The Neighbourhood Plan has been regularly featured in the parish magazine, on the community website and through email newsletters.

A draft of this plan was submitted for public consultation for 6 weeks ending 28th September 2015.

Any comments on the Neighbourhood Plan should be sent in writing to the Parish Clerk:

Mr Gerry Brough
Clerk to Arley Parish Council
19 St Mary's Road
Fillongley
Coventry
CV7 8EY
email: gerrybrough@gmail.com

3. The Neighbourhood Plan Preparation Process

The Arley Neighbourhood Plan was submitted to the Borough Council in September 2015. At the same time the Parish Council assessed its validity and go out to public consultation. The Neighbourhood Plan will then be submitted to an Independent Examiner for scrutiny. The Parish Council will consider any recommendations made by the Examiner and the plan will be amended before being put forward to a Referendum by the Borough Council.

If supported by a majority vote the plan will be adopted by the Borough Council as part of the planning policy for the parish of Arley.

4. Sustainability Appraisal

The plan has been screened to see whether it needs an Environmental Statement and HRA assessment. The Environment agency do not consider further work on the SEA and HRA necessary for the plan to progress as it is unlikely to have any significant environmental impacts that have not been previously assessed as part of the SA for the site allocations DPD.

5. Monitoring and Review

The Arley Neighbourhood Plan will be monitored by Arley Parish Council on an annual basis. The aims and objectives will form the focus of the monitoring activity but other data collected or reported at a parish level will also be included.

The Plan will be reviewed formally on a five year cycle or to coincide with a review of NWBC Local Plan.





Our Vision-Arley in 2030

In 2025 the Parish of Arley will cater for all ages and abilities within a semi rural environment designed to make residents proud of their village as a desirable and safe place to live and work.

The adoption of innovation and expansion will be encouraged only when it benefits the community.

This vision of Arley in fifteen years' time captures the views and aspirations of the local community and therefore forms the basis on which the policies have been created.

Challenges facing Arley

Protect the rural aspect of the parish

- Maintain the current rural, housing and industrial balance of the village
- Preserve the easy access to the countryside

Ensure future development is built to the highest standards

- Where developments are not small scale (greater than 10 houses) insist that the infrastructure of the village (roads, paths, and broadband) is improved to take account of new development.

Encourage the development of a strong and vibrant community

- Build homes so that people with a connection to the village can continue to live there.
- Developers must respond to the needs of the community and build houses that local people need.

Maintain and develop Community Assets and Facilities.

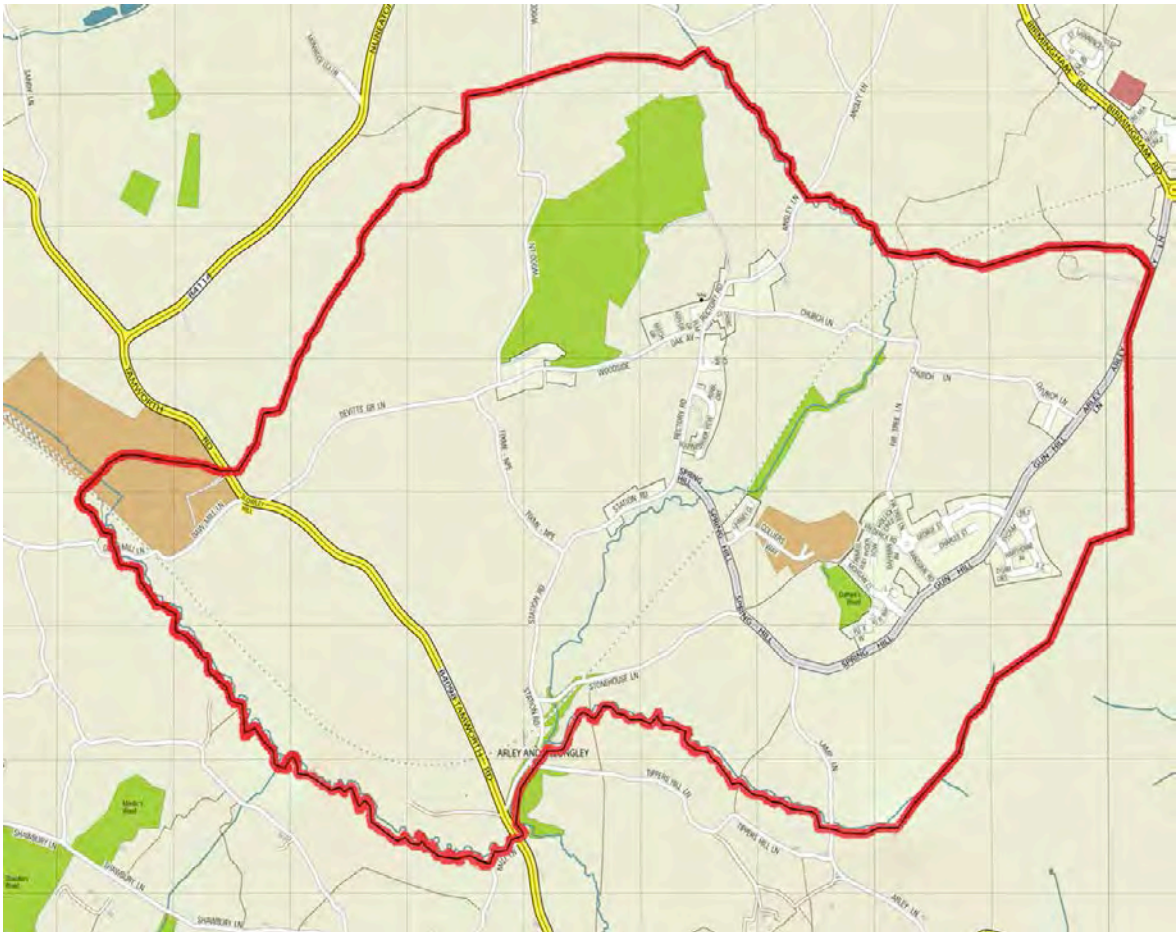
- Developers who build in the village should contribute to the maintenance and improvement of Community Assets and Facilities
- List Community Assets and Facilities that are essential to village life, and ensure that they are protected as a condition of redevelopment.

Parish and Development Boundaries



Map 1.

Parish Boundary



Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

Map 2.


Development Boundaries

Arley has been designated as a Local Service Centre within NWBC North Warwickshire Local Plan Core Strategy. See below.

This map of the development boundaries in the parish of Arley shows where new building is permitted. Outside the boundaries is the Green Belt. Within the Green Belt new building is generally not allowed, but there are exceptions. These include some buildings for agricultural, forestry and recreational purposes and also, in some circumstances, the redevelopment of previously developed sites.



Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

KEY  = development boundaries for Old and New Arley

A Local Service Centre typically has a small grouping of shops, comprising a general grocery store, a sub-post office, a medical centre, occasionally a pharmacy and other small shops of a local nature, and a park

A history of Arley



Arley is mentioned in the Domesday Book in 1086; it was called 'Arei' and was one of a number of hamlets in the parish. Sometime later the stone church of St Wilfrids was built, indicating that what is now Old Arley was the centre of the settlement.

By 1848 there were 265 inhabitants, the land in the parish was mostly pasture and meadow, and lime and stone for road building could be obtained here. There was a Georgian rectory, a free school and, by 1900, a post office and railway station.

In 1901 coal was discovered in the valley to the west of the village, production began in 1902. In 1940 the pit had 1500 employees and produced almost 500,000 tons of coal a year.

Very soon after coal production started Arley was transformed into a pit village. The Arley Colliery Company built manager's and deputy's houses in Old Arley and created the village of New Arley on the hill above the pit for the miners. It



Arley Village with Arley Church in background.
1905

www.windowsonwarwickshire.org.uk

provided electricity for the houses, at a non-standard 110 volts, free coal for its employees and health care for villagers from the company doctor. The Arley Colliery Company was nationalised in 1947 and the pit closed in 1968 because demand for the domestic coal it produced was falling. In contrast, the nearby Daw Mill Colliery, which opened in 1959, producing coal for industry, survived until 2013.



Arley Pit, from Frederick Road
January 1963

www.windowsonwarwickshire.org.uk

Arley is defined by its association with the pit. The landscape around the pit site, now an industrial estate, is shaped by the spoil heaps, smoothed and grassed over. Miner's cottages overlook St Wilfrids, the medieval church, and New Arley was built by the colliery company from scratch across the valley; the streets curve down the hillside to form semicircles, with the pub and the police station at the bottom. The cottages are built in terraces, with service roads at the back for the delivery of the miner's

coal, and long thin gardens. The miner's social clubs have gone but there are still signs that some of the cottages used to be shops; Arley was a typically close knit and self sufficient mining community.

The closure of the pit in 1968 was an enormous blow to the village. Only a small proportion of the miners found work in other collieries and there was a danger that Arley would become a 'ghost town'. An industrial estate on the site of the pit, employment opportunities within commuting distance and new housing enabled Arley to slowly reinvent itself.



The village of Arley is scattered across a valley and the adjacent hillsides. In some places the buildings are packed close together, while in between there are large swathes of open countryside. This is the feature that gives the parish its particular quality.

A circular walk around Arley, starting in the northeast corner would begin at Hilltop, a small group of pre-1st World War cottages that were built for the miners who sunk the first shaft. Similar cottages, opening straight onto the street, were built along the ridge at the top of Gun Hill. They were known as the 'sinkers houses' and now stand opposite two large shops, which have replaced the many different shops, which once occupied cottages in every street.



Behind the shops is Sycamore Crescent, a post 2nd World War development of large semi-detached and terraced houses, built to the Parker Morris standards of the time. Further westwards is the new combined primary school, recently opened on the site of the original school, built by the

colliery company 100 years ago.

Behind the 'sinkers houses' curving down into the valley are the terraces of cottages built in the 1920s for the miners. At the bottom of hill are the 'Fir Tree' pub and two houses that used to be the police station. Two miners welfare clubs, which stood empty, have been demolished and houses for rent or part-buy, and bungalows for older people to rent, have replaced them.



Further West is Morgan Close, a 1988 development that introduced a type of housing to Arley which was more expensive, and more suburban in design, than anything that had been seen before in the village.

At the edge of Morgan Close is Daffern's Wood, an area of ancient woodland that is now a protected nature reserve.



As Gun Hill turns and descends the hill it becomes Spring Hill, with a scattering of farms, colliery manager's houses and individual houses and bungalows. The name Spring Hill reflects the numerous springs that appear in the fields on the hillsides around Arley and run down into the Bourne Brook that flows down the valley in the centre of the parish.

The area to the east of Spring Hill is the site of the colliery. The railway yard joined the main line from Nuneaton close to the road and behind the yards was the colliery itself. That is now an industrial estate and is the centre for caravan sales in North Warwickshire; the spoil heaps from the pit have been landscaped and it is hard to determine which is the original landscape and what was manmade.



The Signal Box on the Railway at Arley Colliery Sidings.
1920s
www.windowsonwarwickshire.org.uk



Arley and Fillongley Railway Station
1907
www.windowsonwarwickshire.org.uk

There was once a railway station, situated at the junction of Station Rd. and the road between Coventry and Tamworth. A new station at the bottom of Spring Hill is mentioned in the NWBC Local Plan, but without a time scale for building it.

Turning right at the bottom of Spring Hill the road climbs towards the original centre of Arley and St. Wilfrids Church. On the left are the sports fields, sports centre and children's playground and on the right Bournebrook View, an 80s council development of houses and sheltered bungalows. The miner's cottages that were originally here subsided because the mine workings were directly underneath them.



The land stood empty until 2010 when more bungalows for older people, a small estate of houses for sale and a new medical centre were built. A part of the site was designated as a village green and cannot be developed. The old medical centre on Spring Hill has been demolished; the site has planning permission for three houses.



At the top of the hill is St Wilfrids Church, which has some medieval features, Church Farmhouse, and the verger's cottages. Corner Cottage was once a number of cottages for farm workers; the pub, 'The Wagon Load of Lime', was built in 1909 replacing a cottage across the road. The name refers to the lime kilns at Furnace End; the wagons must have come up the hill on their way to Nuneaton.

Above the church are St Wilfrids Cottages, the cottages built for the mine deputies in 1906, Rowley's abattoir, and Herbert Fowler school, the original secondary school, built by the colliery company in 1914. It has recently closed. There is a typical 80s development of private houses on the corner of Church Lane.



The road opposite the church leading to Devitts Green is called Oak Avenue and runs past Arley Sports Centre and Recreation Ground.

The road becomes Woodside and continues to run up the hill alongside Arley Wood, which was an oak wood until the 1960s when large parts of it were planted with conifers to provide pit props for the mine.

The Forestry Commission periodically takes a crop of timber from the wood and is allowing it to revert naturally to coniferous woodland, although this will take many years.



The original pit managers' houses were built opposite the wood and have been joined along the road by other private houses and bungalows.

The farmhouses at Woodside have been converted for other uses.

The road continues into Devitts Green Lane and on down to the Tamworth Road and Daw Mill pit, which has now closed with its future is presently under review by the planning authorities.



When Arley was a pit village areas of the parish were given over to industry on a scale that is hard to imagine today. Even then large areas of the parish were farmed or were wooded, providing some relief for the miners and their families. In contrast, the survey conducted for the Neighbourhood Plan showed that today many villagers enjoy living in Arley because it nestles in the countryside; they value the easy access to fields and woodland, and the closeness of their homes to the open countryside is seen as a great advantage.

A description of the village necessarily focuses on the buildings and the history of the village that they reveal. It does not describe the patchwork of buildings and countryside; our survey showed that it is that relationship which makes Arley attractive to many of the residents and that it is that 'rural aspect' that they are most keen to protect.



ANP1: Maintain the Rural Character of the Parish

This is our overriding goal. To retain the peaceful and quiet countryside of the Parish of Arley together with its diversity of agricultural businesses and woodland.

- 1.1 Arley has the scale of a village where neighbours can know and support each other and a friendly greeting is the norm. It is plain from the responses from the Arley NP survey, public meetings and from our conversations with villagers that the largely rural nature of the parish is a very important factor in the quality of life to be found in Arley. The survey showed that there was overwhelming support for defending the Green Belt, maintaining access to a 'quiet, rural countryside' by protecting rights of way and footpaths and ensuring that building within the development boundaries reflects its rural surroundings.
- 1.2 Arley sits in the Green Belt and has not expanded beyond its historical boundaries. It still has the overall shape of the old mining community and the countryside is easily accessible from all parts of the village. Arley may be part of an industrial landscape but the surrounding countryside is mostly farmland or woodland, and it intrudes into the village. .
- 1.3 Villagers are strongly in favour of only allowing development in the countryside that is in harmony with its surroundings (recognizing that agricultural businesses need to develop over time) and that are in the long-term interests of the whole community.
- 1.4 The rural aspect of Arley is reinforced because the built up areas are not continuous. Housing gives way to green spaces often leading to the countryside. There is a gradual transition from the built environment to the countryside; areas of grass and woodland within the village give way to open countryside outside the development boundaries.
- 1.5 The terraced miner's cottages are closely packed, but the density is relieved by the service roads and long gardens. Buildings in other parts of Arley in general are not crowded together, they have space around them, as you would expect in a village. Some recent developments have reverted to the density of the miner's cottages but without amenity spaces such as sufficient gardens or green areas to relieve the crowding.

ANP2: Green Space Strategy.

The green spaces listed within the development boundary are one of the features that maintain the rural aspect of the village and must be preserved.

- 2.1 These spaces, whether woods, small village greens, triangles and roundabouts in road layouts, or green corridors alongside paths are essential in providing a bridge between housing and the surrounding countryside and should be protected.
- 2.2 Some of these spaces link to woodland and hedgerows outside the boundaries to form green corridors, reinforcing the appearance of Arley as a village set in the countryside, and encouraging wildlife to thrive close to residential areas. Recent developments which have no trees remove any chance of new estates maturing over time and becoming an integral part of the fabric of the village.



Green Spaces within, or adjacent to, the Arley development boundary can be grouped as:

Informal/amenity open space (typically green spaces in and around housing)

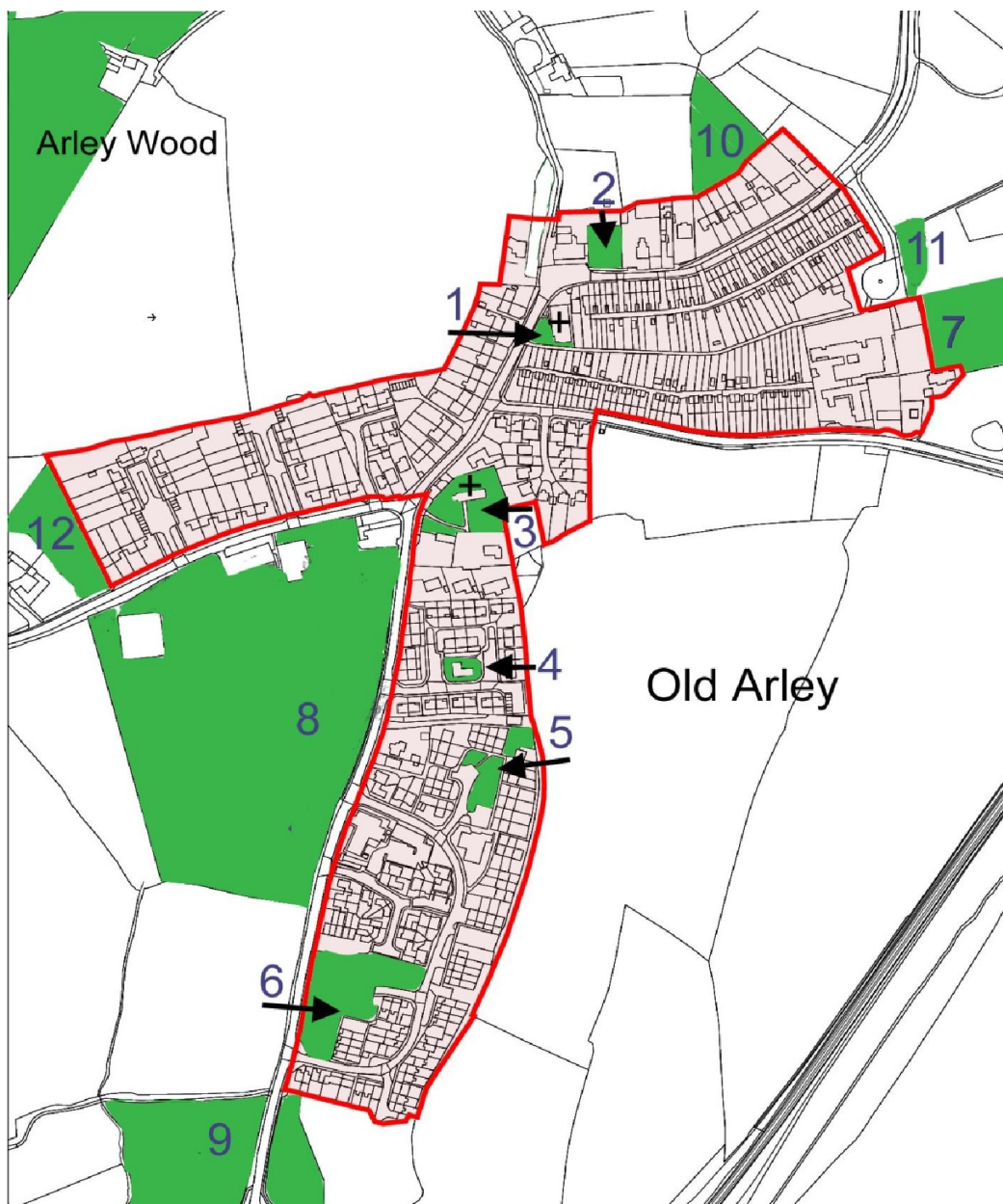
Recreation/Play areas

Natural spaces consisting of woodland and other spaces that are managed in a way that promotes biodiversity and allows nature to develop such as: -

Graveyards and Cemeteries:

Map 3a.

Map of Green Spaces-Old Arley



Green spaces inside Old Arley development boundary:

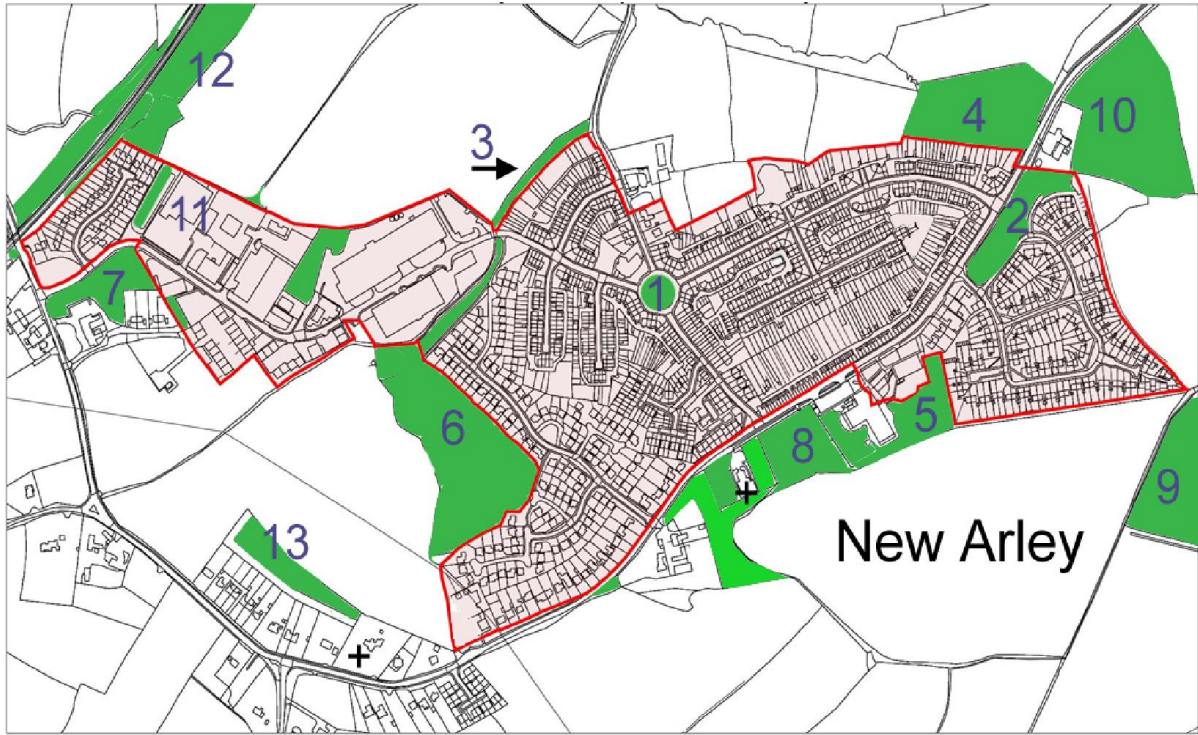
1. Methodist Hall
2. Bowling Green
3. St Wilfreds Churchyard
4. Meadowcroft
5. Rowland Court
6. Village Green

Non-agricultural land adjacent to the development boundary:

7. School Field
8. Recreation Ground
9. Sally's Wood and land opposite
10. Land at rear of 'Westwood'
11. Land east of roundabout
12. Land east of Arley Hall Farm

Map 3b.

Map of Green Spaces -New Arley



Green spaces inside New Arley development boundary:

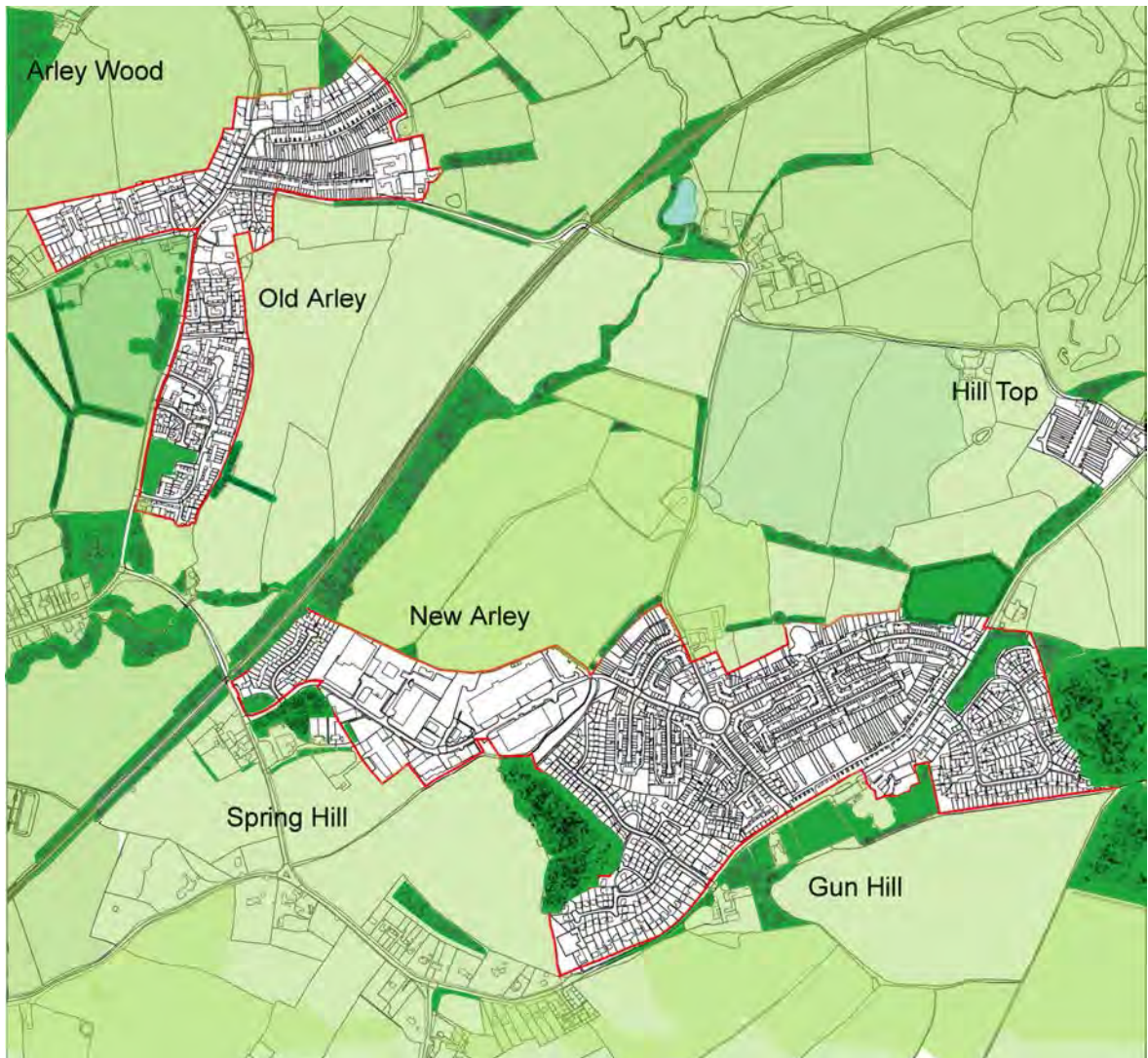
1. Roundabout-Ransome Road
2. Village Green-Sycamore Crescent.

Non-agricultural land adjacent to the development boundary:

3. Behind Hollick Crescent
4. Allotments
5. School Playing Fields
6. Daffern's Wood Nature Reserve
7. Lower Daffern's Wood
8. St. Michael's Churchyard
9. Astley Gorse
10. Rear of former ambulance station
11. Green spaces within Spring Hill Industrial Estate.
12. Railway Embankment
13. Land at rear of 'Lindisfarne', Spring Hill

Map 4.

Green Corridors



How green corridors connect Arley to the surrounding countryside.

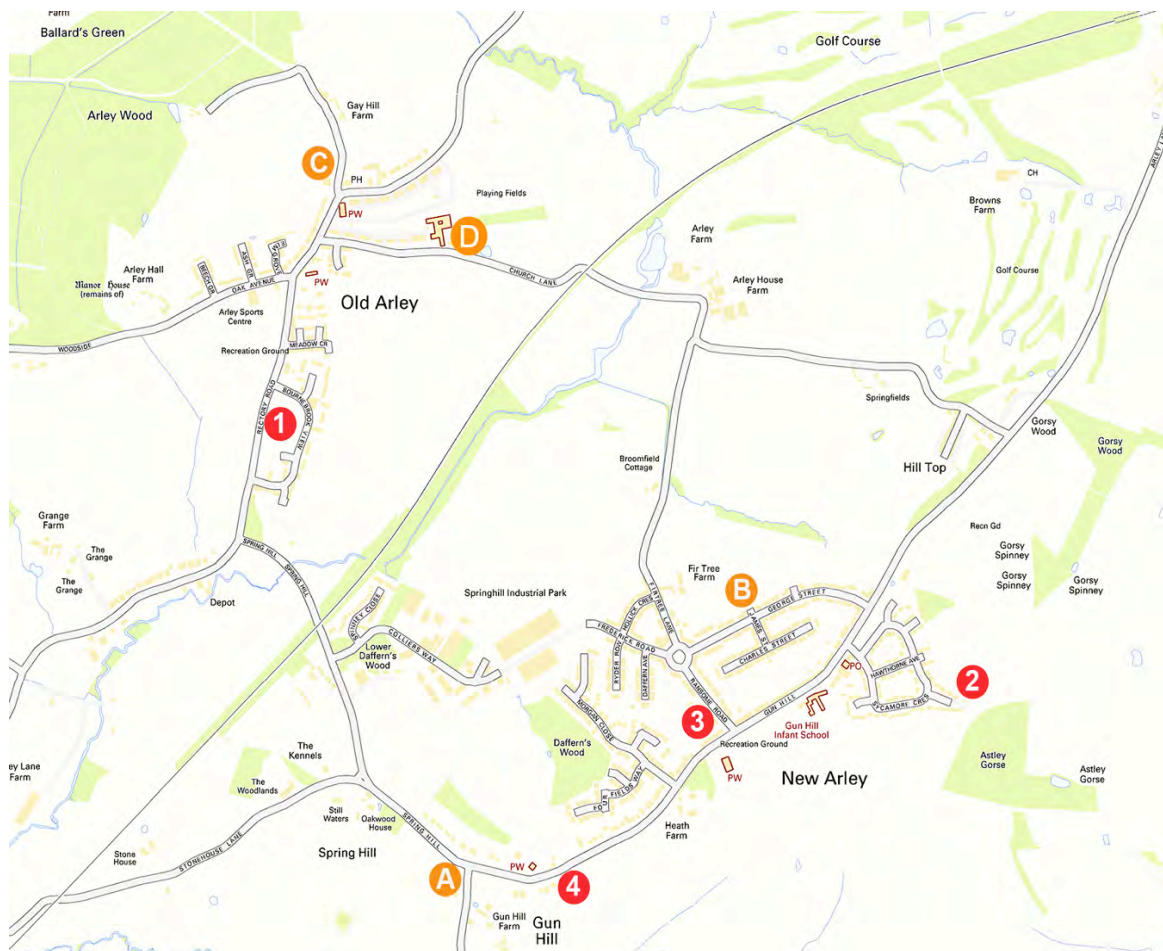
Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

KEY  Green corridors

ANP3: Maintain the balance between the natural and built environment that has evolved to give us Arley as it is today.

- 3.1 It is not surprising that there was almost total support in our survey responses for the national policy towards Green Belt development. Limiting development to the development boundary (there are exceptions to this and affordable housing and some other types of development may be allowed in the Green Belt if there is a proven need) will maintain the human scale of the village and is the best way of preserving the character of Arley and ensuring that development enhances the rural qualities that villagers value, rather than allowing Arley to gradually become a small town.
- 3.2 In order to support the policy above we maintain that housing developments should be restricted to Brownfield sites, where possible, within the development boundary. Empty unused industrial or commercial sites are often an eyesore which blight the surrounding area and well designed housing can be a factor in making a newly developed site fit successfully into the overall fabric of the village.

Map 5. Recent building and housing sites in Arley



Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

Recent building in Arley

- 1** New Medical Centre, 16 Bungalows and 14 houses
- 2** 4 'Eco' houses
- 3** 42 Houses
- 4** 16 Bungalows

Housing sites

- A** Former Medical Centre
- B** Corley Motors Site
- C** Site for one house on Ansley Lane
- D** Herbert Fowler School

ANP4: Encourage a strong and vibrant community.

Priority should be given to the type and tenure of new property that meets local needs.

- 4.1 The NP survey responses showed strong support for new housing that meets local needs. There is support for new housing which allows people with links to the village, whether younger generations or new families, to stay within the parish. There is also support for new developments which allows older people to downsize and release family houses, or starter homes which younger people from the village can move on to from their parent's houses.

Recent new house building in Arley: (See Map 5)

New Arley. Sycamore Crescent, 4 Eco houses.

Old Arley. Rectory Rd. 14 houses, 16 bungalows.

New Arley. Ransome Rd. (Colliers Green) 42 houses.

New Arley. Teagles Gardens, 16 bungalows (Exception Site in the Green Belt)

- 4.2 Using the 2011-15 Housing Needs Survey as a guide, recent building in Arley has satisfied a large part of local housing demand as required under the NWBC Core Strategy. As a result of recent building there are only three (NWBC) Preferred Housing Site allocations that will accommodate more than one house. As there are so few sites where new homes can be built in the village new housing projects should independently assess the current need for social housing to ensure that new building offers appropriate homes to villagers that need them.
- 4.3 The NWBC housing list dated December 2014 indicates that there is most demand in Arley for 2 bed houses and single person accommodation, which any new housing should address. Consideration should be given to introducing more flexible arrangements, such as part-buy, part-rent bungalows for older people who are homeowners, which could provide a way for people to leave larger houses that they can no longer manage.

ANP5: Ensure the built environment in Arley meets the highest current standards.

New building in the parish should be built to high standards and in an appropriate style.

- 5.1 Good design should ensure that new building does not have an adverse impact on green corridors linking the village with the countryside or impose an inappropriate urban style.
- 5.2 Given that there are very few sites in Arley that could be developed there is little scope for designs that will change the overall look of the village. Some of the design criteria may not be applicable to a small site, but in the future, if larger sites become available (For example the preferred sites of Herbert Fowler School and the industrial site at the bottom of Frederick Road) they should be built according to the best design principles.
- 5.3 The following criteria have been adapted from the Design Council 'Building for Life 12'.
1. New developments must respect existing buildings and land uses along the boundaries of the development site.

2. The scheme should create a place with a locally inspired or otherwise distinctive character. Arley was a mining village and the cottages in both New and Old Arley are a reminder of that heritage. New buildings that refer to those cottages will have more relevance to the village than off-the-shelf designs and styles.
 3. Any views into or from the site need to be considered. Are there any trees, hedgerows or other features that need to be designed into the development
 4. The schemes should take advantage of the existing landscape features of the site and exploit the topography to provide sustainable drainage.
 5. Buildings should be designed and positioned to define and enhance streets and spaces. Buildings should be designed to turn street corners well. The position of buildings rather than the route of the carriageway should define streets.
 6. Resident and visitor parking must be sufficient (2 spaces per house plus common space) and well integrated so that it does not dominate the street.
 7. The development should have a mix of housing types and tenures that suit local requirements.
 8. Consideration should be given to the closeness of a development to community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes.
 9. The scheme should have good access to public transport to help reduce car dependency.
 10. Layout of the scheme should be designed to make it easy to find your way around.
 11. Public and private spaces should be clearly defined, should reflect the needs of the people living in the scheme and should be designed to be attractive, well managed and safe. For example, family houses must have traffic free play areas and bungalows for older people must have level access from the pavement.
 12. There must be adequate external storage space for bins and recycling as well as vehicles and cycles.
- 5.4 Replies to the NP survey expressed concern that new developments in the village have been built to minimum standards rather than trying to emulate the best practice. If houses are to be well designed, taking account of the needs of the people who live in them, and built to a high standard, then proposed developments which do not meet those criteria should be opposed.
- 5.5 Good design standards, in terms of housing density, acceptable room size, street and green space design etc. can be gleaned from guides such as 'Building for Life 12'. The question of what new building in an ex-mining village such as Arley should look like is more complicated.
- 5.6 Perhaps the old mining cottages in the village will provide design cues and there are historical styles in Warwickshire that can be adapted to modern houses.
- 5.7 New development must avoid looking out of place, as if it might as well be in a city, and as the development matures it must become an integral part of the fabric of the village.
- 5.8 See page 25 for an example of recent building at Colliers Green that lacks the green space seen in previous developments. (See also ANP2)

ANP6: Housing developments in the Parish should contribute financially to improvements in infrastructure.

This objective will be furthered by a combination of measures such as S106 financial contributions and the adoption of the Community Infrastructure Levy by NWBC whereby developers will contribute to infrastructure improvements that will benefit the whole village.

- 6.1 Replies to the Neighbourhood Plan survey expressed concern that basic services in the parish are not keeping pace with new building; examples include variable water pressure and decreased broadband performance. Developers and utility providers should ensure that new development is not likely to reduce the performance of gas, electricity drainage and other utility services for existing residents. Where possible new development should help to improve services and also provide paths fencing and green areas.

ANP7: The development and maintenance of Community Assets and Facilities.

To ensure that villagers can live a full and rewarding life within the village any capital inflows should be used primarily to protect, maintain and develop existing community assets and facilities.

- 7.1 Definition – From NWBC

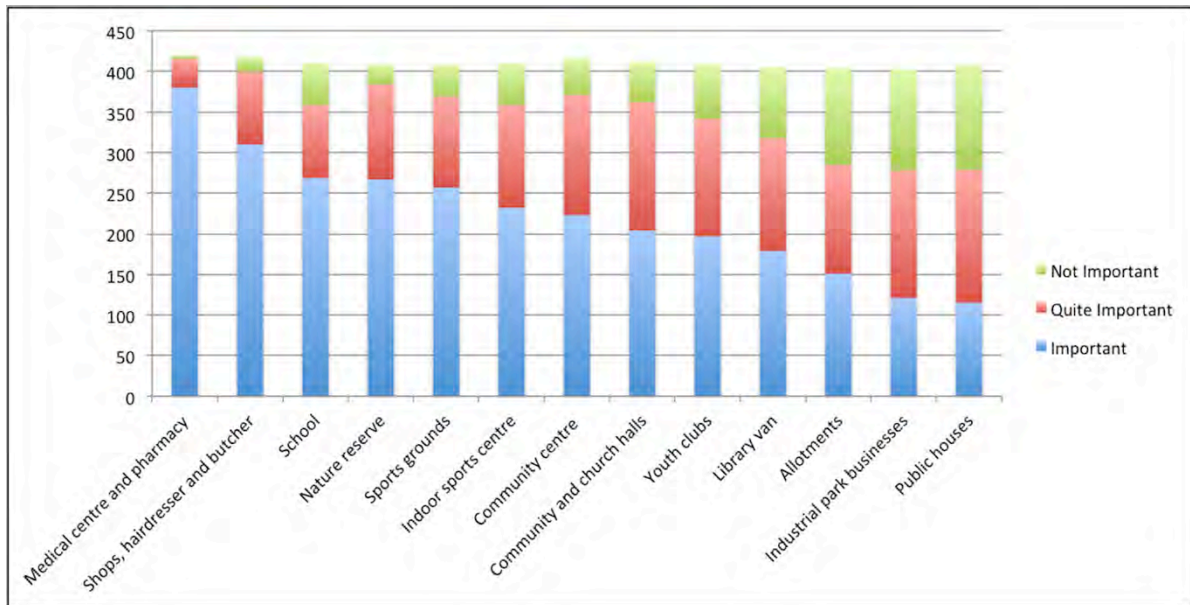
“Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value”.

See

https://www.northwarks.gov.uk/info/20028/forward_planning/1086/community_assets for further details.

- 7.2 A building or land in a local authority's area will be listed as an asset of community value if in the opinion of North Warwickshire Borough Council:
- The current primary use of the building/land or use of the building/land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community
 - it is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before)”

Support for Community Assets and Facilities from the Arley NP survey



© Arley Parish Council-Neighbourhood Plan Survey 2015

7.3 Arley is not, like many villages, somewhere that is without shops or schools etc. and so is classified by NWBC as a 'local service centre' with the advantages and disadvantages that come with that designation.

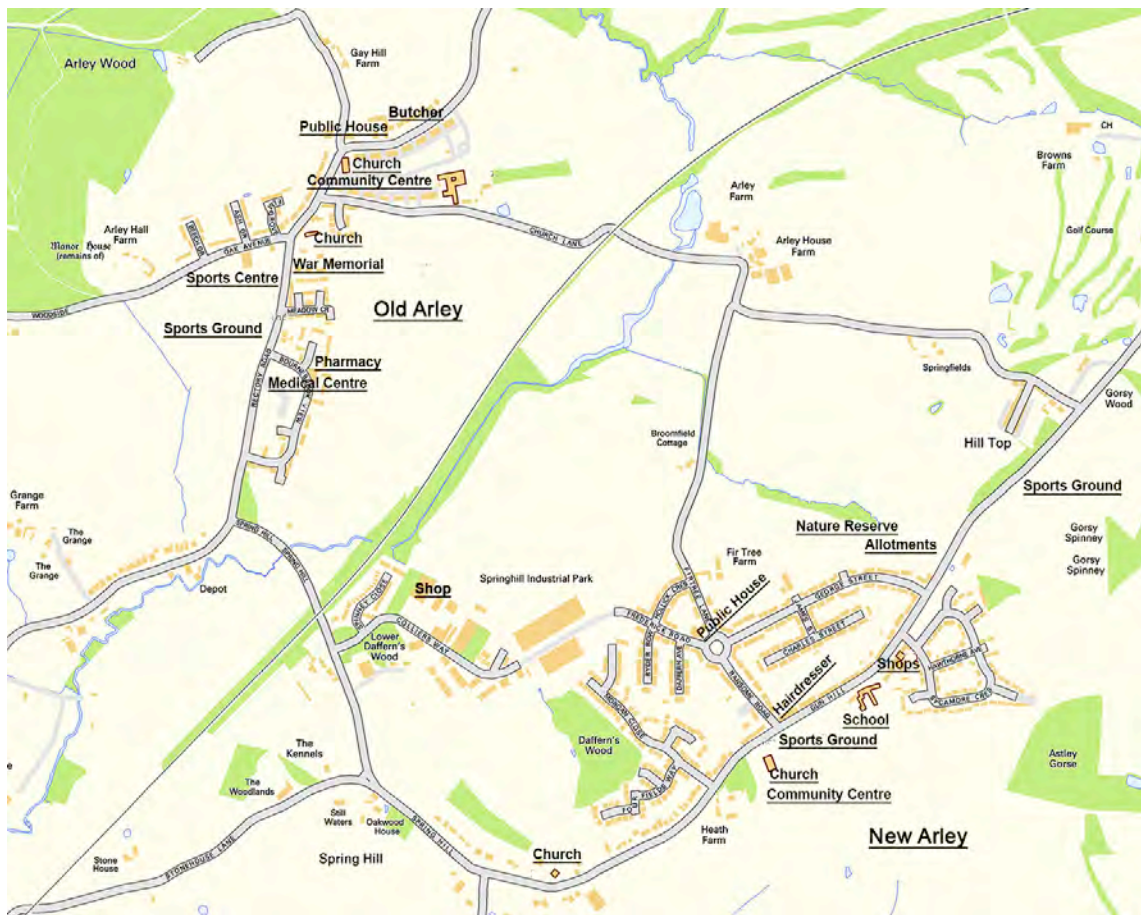
7.4 Responses to the NP survey showed that villagers valued the facilities available to them and appreciated that Arley had many advantages compared to other rural communities who had lost shops, schools, leisure facilities and so on. There is support for measures that will ensure that facilities are retained and make it possible to maintain and expand them in the future.

7.5 A thriving community needs to maintain and improve Community Facilities in Arley:
 School
 Medical Centre
 Pharmacy
 Sports Centre
 Sports Grounds
 Public Houses

7.6 Community-run assets need an income beyond what can be raised by support from the community in order to develop their programmes of activities and carry out essential maintenance to buildings.

Community Centre
 Community, Church Halls and Places of Worship
 Community Rooms (Meadow Croft, Rowland Court, Stewart Court)
 Allotments
 Nature Reserves
 War Memorial

Map 6. Map of Community Assets and Facilities



Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

- 7.6 These are important factors in ensuring that Arley is a lively, developing community and not just a dormitory village. (NWLP-CS NW10)
- 7.7 Any proposed development that threatens a listed asset must indicate how it will protect or replace it. The village should not be left without a facility the villagers have identified as essential to village life.
- 7.8 Proposals to add new facilities or assets that do not currently exist should be supported. For example a care home.

ANP8: Increase employment opportunities in Arley.

- 8.1 National and local strategic policies support sustainable development set out the need for employment land, and support economic regeneration of existing employment sites. They emphasise a preference for the movement of goods by rail rather than road. They also stress the need to protect the Green Belt, to recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it.
- 8.2 Any steps that will improve employment choice and opportunity for local people should be supported. Existing employment sites should be maintained and any changes that will result in them being used more flexibly should be considered.
- 8.3 The development of rural businesses should be supported, as long as they avoid large scale development that is inappropriate in a rural area.

- 8.4 Businesses being carried out from residential properties should be carefully monitored to ensure that inappropriate activities do not cause a loss of amenity for villagers.

ANP9: Connecting Old and New Arley. (Non Land Use Proposal)

- 9.1 Our survey showed support for an **improved pedestrian route between Old and New Arley**. As the Medical Centre and Pharmacy are now in Old Arley more people will need to travel between the two parts of the village (New Arley has most of the population with in the Parish), so a convenient route is likely to be well-used. Starting in New Arley the pavement on Frederick Rd. provides a hard surface, but improvements to the paths below Morgan Close and Daffern's Wood would make them a suitable alternative for pushchairs.
- 9.2 At the bottom of Frederick Rd. there is a firm gravel path as far as the bottom of Daffern's Wood but at the end of the path there is only a muddy grass track through the stile to the Industrial Estate. A hard surface here would make it practical to walk between New and Old Arley. There is no need for stiles on this path; they are inconvenient without serving any purpose. This path would also facilitate access to the Industrial Estate from New Arley.
- 9.3 Turning right out of Colliers Way, Spring Hill passes underneath the railway line. There is no pavement here and the road narrows under the bridge. Walking with children can be intimidating and unless the road is narrowed to make room for a pavement by designing a bottleneck to ensure one-way traffic flows, people will continue to be reluctant to walk under the bridge.

Map 7. The suggested route



Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

- A Gravel Path Here
- B Pavement and Traffic Measures

Appendices

Relevant National and Local Plan Policies.

The references below are the most relevant policies to this plan but there are others.

Key

NPPF; National Planning Policy Framework, March 2012
NWLP-CS; North Warwickshire Local Plan Core Strategy 2014

ANP 1

NPPF 85 Defining Green Belt Boundaries
NWLP-CS 2.2 Spatial Portrait 'the rural nature of the Borough is very important'
NWLP-CS 4.1 Strategic Objectives 'rural character reflected in development'
NWLP-CS 7.1 Core Policies 'the maintenance of the Green Belt'

ANP2 & 9

NWLP-CS 4.8 Strategic Objectives 'maintain a network of accessible, good quality Green Infrastructure etc.'
NWLP-CS 7.76 Green Infrastructure 'strategically planned and delivered network of high quality green spaces etc.'

ANP3

NPPF 17 Core Planning Principles 'encourage the effective use of land by reusing land that has previously been developed (brownfield land)'
NWLP-CS NW10 Development Considerations 1. 'be targeted at using brownfield land etc'.

ANP4

NPPF 50 "Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand".
NWLP-CS 7.9 'The Borough Council is seeking to provide a variety of types and tenures of housing throughout the Borough, but will specifically seek the type and tenure to reflect the local settlement'.

ANP5

NPPF 28 Core Planning Principles 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.
NPPF56 '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'.
NPPF64 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.
NWLP-CS 4.6 Strategic Objectives 'To deliver high quality developments based on sustainable and inclusive designs'.

ANP6

NPPF 162

'assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands.

NWLP-CS NW22

Infrastructure 'Provision of necessary services, facilities and infrastructure to meet the demands of new development and communities to include Green Infrastructure, open space, sports and recreation and transport'.

ANP7

NPPF 28

Core Planning Principles 'promote the retention and development of local services and facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship'.

NPPF 70

'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs'.

NWLP-CS NW10

Development Considerations 3 'maintain and improve the provision of accessible local and community services, unless it can be demonstrated that they are no longer needed by the community they serve'.

NWLP-CS NW10

Development Considerations 8 'not lead to the loss unless a site of equivalent quality and accessibility can be provided, or shown that it is surplus to needs'.

ANP8

NWLP-CS 7.31

Core Policies 'The Borough Council wants to work with the private sector to create long lasting local employment opportunities as well as mitigate any adverse impacts and enhance the rural character of the Borough'.

Other Supporting Documents

North Warwickshire Infrastructure Development Plan

Arley Housing Needs Study 2011

Arley Parish Plan 2008

Pictures of historic Arley, pages 4 and 6 ©Warwickshire County Council

Responses Received

Environment Agency.

Highways Agency.

Historic England.

Natural England.

Network Rail.



A panoramic view of the countryside from Spring Hill



Colliers Green



Teagles Gardens



New Medical Centre



Recent houses built in Old Arley viewed across the Village Green.



A panoramic view of the Recreation Ground in Old Arley



Entrance to Arley Wood



Entrance to Dafferns Wood

**Arley
Neighbourhood
Plan**



ARLEY NEIGHBOURHOOD PLAN

Consultation Statement

October 2015

Plan Preparation

WHO	HOW	WHEN	DATE/S
Arley Parish Council	Parish Council Meetings	Monthly	With effect from May 2013
The villagers of Arley	Consultation Survey	May - July 2014	May - July 2014
The villagers of Arley	Public Meetings	2013, 2015	17th /19th Sept 2013 17th/18th March 2015
The villagers of Arley	Arley News	Quarterly	March, June, Sept and December annually
The villagers of Arley	Arley Web Site	Continuous	Wef June 2013
Focus Group of villagers	e mail	Continuous	
NWBC	Meetings and e mail	Occasionally	Wef May 2013

Draft Plan Consultation.

WHO	HOW	WHEN	DATE/S
Arley Parish Council	Parish Council Meetings	Monthly	July – Oct 2015
The villagers of Arley	Posters displayed plus paper copies made available at 16 venues throughout Arley	14th August to 28th September 2015	14th August to 28th September 2015
The villagers of Arley	Arley News	Quarterly	September 2015
The villagers of Arley	Arley Web Site	Continuous	From August 2015
11 additional individual paper copies requested from villagers	By Telephone	August/September 2015	August/September 2015
NWBC	Draft Plan circulation	August 2015	August/September 2015
Natural England	Draft Plan circulation	August 2015	August/September 2015
Environment Agency	Draft Plan circulation	August 2015	August/September 2015
Historic England	Draft Plan circulation	August 2015	August/September 2015
Network Rail	Draft Plan circulation	August 2015	August/September 2015
Highways England	Draft Plan circulation	August 2015	August/September 2015
Jim Rowe	Draft Plan circulation	August 2015	August/September 2015

Narrative of responses received to the Draft Plan Consultation.

North Warwickshire Borough Council See Pages 4 and 5

Natural England. See pages 6 and 7

Natural England re Arley Neighbourhood Plan SEA. See Pages 8 and 9

Environment Agency

SEA Screening request for Arley Neighborhood Plan

Subject: Environment Agency Response to: UT/2009/106364/SE-02/DS1-L01

We agree with the report's conclusions and do not consider further work on the SEA and HRA necessary for the plan to progress as it is unlikely to have any significant environmental impacts that have not been previously assessed as part of the SA for the site allocations DPD.

Yours sincerely

Ms Noreen Nargas
Planning Advisor

Historic England. See Pages 10 and 11

Network Rail

Network Rail has no comments to make
Diane Clarke TechRTPI
Town Planning Technician LNW
Network Rail
Town Planning Team LNW

Highways England

We have reviewed the Plan and are content that the proposals will not have a detrimental impact on our asset, principally the M6 motorway. Consequently I confirm that we have no objections and are satisfied for the consultation to continue without further comment being necessary.

Jim Rowe. See page 12

North Warwickshire Borough Council

Comments on Arley Neighbourhood Plan

PAGE	PARAGRAPH	Action	NWBC RESPONSE
	General	√	All maps should have the copyright on with Arley's own license number on (PSMA Agreement) – this is important as Arley could be get fined by OS
	General	√	Suggest that paragraphs are numbered – it makes things easier when people are commenting on the plan and can just refer to a paragraph number
4	3	√	Change the date of submission
4	4	√	Reword as by the time it is submitted to NWBC there will be a Screening Report submitted with the plan – a SEA/HRA is not needed
5		√	Remove the word “must” and replace with “should”
7	Key	√	The development boundary is shown as red – the key colour is black/grey
12	4th	√	...Housing gives way green spaces (word missing). Reword the second sentence as it refers to open countryside and outside the development boundaries which is true but it is actually Green Belt
13/14		√	With reference to the greenspaces we suggest that they are numbered and then shown as numbers on the plan on page 14 as it is hard to distinguish where they actually are from the map provided
16	ANP3	√	Have they consulted WCC highways on the proposed footpath on the road under the bridge – Policy ANP3? If WCC don't agree it is unlikely that the policy will be delivered
17	ANP4	√	Consider rewording as it makes it sound like it is NWBC's policy and some part of it isn't clear as to what it means. Affordable housing is still the exception and can be built in the green belt if there is a proven need. You cannot restrict development to brown field sites within the development boundary
17	Preferred Housing Sites	√	Are these the NP's favoured sites? – A and B have permission and are not NWBC allocated sites
17/18	Map/ANP5	√	The map shows 4 sites with recent new building yet the text on page 18 refers to an extra 2 sites
18	ANP5	√	The text refers to only being 2 NWBC Preferred sites that will accommodate more than one house which is incorrect as there are

			3 sites
18	ANP6	√	Delete the word "MUST" and replace with "SHOULD"
18/19	Criteria	√	The criteria are not simply copied from the "Building for Life 12 Design Council" so it would be advisable to remove the reference at the bottom and simply add a sentence at the start of the criteria saying that the criteria are adapted from the Building for Life
19	Paragraph after criteria	√	Delete the word "MUST" and replace with "SHOULD"
20	Number 1	√	Delete the word "MUST" and replace with "SHOULD"
20	Number 2	√	Delete the word "that"
22	ANP9	√	Confused as to what is meant by the 3 rd paragraph

Notes

As a result of the inspectors report ANP3 has been renumbered ANP9. thus ANPs 4,5 and 6 become ANPs 3,4 and 5 respectively. ANP9 is now ANP8

Date: 25 September 2015
Our ref: 159372
Your ref: Arley Neighbourhood Plan



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

birchjohn@yahoo.co.uk

BY EMAIL ONLY

Planning consultation: Arley Neighbourhood Plan
Location: Arley, North Warwickshire

Thank you for your consultation on the above dated 23 July 2015

Introduction

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have the resources to get involved in all neighbourhood plans and will prioritise our detailed engagement to those plans that may impact on internationally or nationally designated nature conservation sites, and/or require Strategic Environmental Assessment or screening for Habitats Regulations Assessment.

We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required.

Natural England generally welcomes the draft neighbourhood plan which sets out policies that will guide the future sustainable development of Arley.

We would also like to take this opportunity to welcome the following policies (and have provided advice/supporting information where appropriate):

ANP2: Green Space Strategy.

ANP4: Maintain the balance between the natural and built environment that has evolved to give us Arley as it is today.

Green Space Policies

Natural England consider the incorporation of high quality, sustainable and multifunctional greenspace within built development can provide a range of economic, environmental and social benefits and is fundamental to the creation of sustainable communities.

Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can

Page 1 of 2



Natural England is accredited to the Cabinet Office Service Excellence Standard

improve connectivity to other green spaces, provide opportunities for recreation, promote sustainable transport and enhance landscape character.

We are pleased the proposed plan embraces the principles of green infrastructure by incorporating provision of green space, formed from a network of key open spaces and green corridors. This GI offers the potential to deliver multiple benefits for both people and wildlife providing opportunities for recreation, biodiversity enhancement and access to nature.

Natural England encourages GI that has been designed in response to the existing landscape features and aims to deliver biodiversity enhancement through the creation of new habitats that contribute to local biodiversity priorities identified in the local Biodiversity Action Plan.

GI can be designed to maximise the benefits needed for this development. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

Local Sites

There are a number of locally designated sites within the neighbourhood boundary. We recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure you have sufficient information to fully understand features of interest.

General support available for Neighbourhood Plans

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Stephanie Jones
Sustainable Development Team – South Mercia



Date: 13 August 2015
Our ref: 162314
Your ref: Arley Neighbourhood Plan SEA



Ms S Wilson
Planning Control
The Council House,
South Street,
Atherstone,
Warwickshire,
CV9 1DE

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Wilson

Planning consultation: Arley Neighbourhood Plan SEA

Thank you for your consultation on the above dated and received by Natural England on 13 July 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

We have checked our records and based on the information provided, we can confirm that in our view the allocations contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Page 1 of 2



Natural England is accredited to the Cabinet Office Service Excellence Standard

In relation to the Habitats Regulations, a Neighbourhood Plan cannot progress if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out (see Schedule 2, The Neighbourhood Planning (General) Regulations 2012). Therefore measures may need to be incorporated into the Neighbourhood Plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the Plan on European protected sites. This will be particularly important if a Neighbourhood Plan is to progress before a Local Plan has been adopted and/or the Neighbourhood Plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the Local Plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 0300 060 1411. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Miss Kayleigh Cheese
Sustainable Development Team
South Mercia Area





Historic England

Ms Dorothy Barratt
Forward Planning and Economic Strategy Manager
North Warwickshire District Council
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Our ref: 1460

Your ref:

Telephone 0121
6256887

06 August 2015

Dear Ms Barratt

ARLEY DRAFT NEIGHBOURHOOD PLAN CONSULTATION

Thank you for consulting Historic England on the above Plan.

We consider that as currently constituted the plan sets out a quite comprehensive outline of the issues and options for Arley and an outline of policy considerations. We assume that this will be followed by a more detailed draft with specific policies designed to address the issues identified.

In this respect we note that much emphasis is placed upon the maintenance of the rural character of the Parish and we unequivocally support that in principle. However, in our view the current landscape context of New and Old Arley owes much to the urban form of the mining settlements themselves and the industries that supported them.

We consider that the evolutionary change evident in the urban development of Old Arley and the “model village” aspect of the miner’s accommodation in New Arley are of considerable historic environment significance in their own right. This would include the townscape of the settlements and the individual heritage assets that are components of that.

Currently the value that the community places in the fabric of the settlements in which they live and work is obliquely referred to and may be implicit in the draft plan but in the view of historic England there is every justification for this aspect to be given much more explicit definition and for policy to be developed to conserve it. This approach is given direct support in the National Planning Policy Framework (NPPF).

A core planning principle set out in paragraph 17 of the NPPF is to:

“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;”

“Heritage asset” is precisely defined in the glossary of the National Planning Policy Framework (NPPF) as set out below:

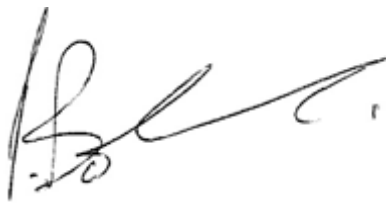
“Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

Historic England therefore strongly recommends that in producing detailed policies in the next iteration of the Neighbourhood Plan consideration is given to addressing the following **historic environment policy aim** viz:

To ensure that development protects, enhances and promotes the special qualities, historic character and local distinctiveness of Old and New Arley and the distinctive semi-rural character of surrounding areas in order to help maintain its cultural identity and strong sense of place.

I hope this is helpful to you and please do not hesitate to contact me if you would like clarification or to discuss this further.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Boland', with a stylized flourish at the end.

Pete Boland
Historic Places Adviser
E-mail: peter.boland@HistoricEngland.org.uk

<u>COMMENT</u>	<u>ACTION</u>
<p>Page 9 – can you change the description of Daffern’s Wood to be an ancient woodland rather than old woodland as the use of the term ancient means that the area of woodland is at least 400 years old. It was also recently designated as the first official Local Nature Reserve in North Warwickshire, perhaps this could be added to Map 7.</p>	<p>Description change made.</p> <p>No change made to OS map designation</p>
<p>Page 13 – the final Informal amenity / open space is given as around the Methodist Hall’ it should be around the Old Barn. There is no green space around the Methodist Hall as far as I am aware.</p>	<p>Change made</p>
<p>Page 14 – the map shows the Methodist Hall in Old Arley at the junction with Oak Avenue, I think this should be renamed as the Old Barn. Meadow Croft and Rowland court are in the wrong order – Meadow Croft is north of Rowland Court.</p>	<p>Change Made</p>
<p>Page 18 – the 42 houses are shown as Ransome Road but are referred to as Colliers Green in other parts of the document, perhaps the reference in the table should be New Arley- Colliers Green (off Ransome Road) 42 houses to avoid confusion.</p>	<p>Change made</p>
<p>Page 21 – in the list of Community Rooms is references Stuart Court I think this should be Stewart Court. Similarly should it be Meadow Croft not Meadowcroft. Also nature reserves should be plural as there are several in the villages.</p>	<p>Change made</p>

Jim Rowe

Comments raised during consultation phases.
Addressed by ANP 1
Sense of community spirit.
Folk (neighbours) look out for each other.
The whole aspect of countryside living. We do not want this to be threatened by the building of more new housing. It's a lovely place to live but if it to be enlarged with more houses do it discretely.
The semi rural location. The fact that it is semi rural NOT a suburb of a town.
To make more access for people to park when they are dropping their children off + picking them up from school so they don't park on the main road.
People are friendly.
Quiet environment most of the time.
A feeling of belonging to a strong community.
Taking pride in where you live.
Village life.
Country village atmosphere + friendliness.
Being a good and helpful neighbour.
Having respect for others.
Many local amenities available but still a semi rural location.
The sense of closeness and long term family feeling that a lot of us have.
I am a third generation and passionate about where I live. Arley has had some bad times and good. We need to preserve our village and keep its identity.
To allow my grandchildren the enjoyment of the countryside that we have had.
Lived here for 76 years – have lots of friends.
Addressed by ANP 2
Brownfield sites only should be developed.
Keep the green belt green.
We love the open spaces and that the houses are not too close to each other and the gardens of a nice size. We do not feel cramped in.
We love living next to Dafferns Wood
The country views. The open view + easy access to countryside.
Beautiful countryside that surrounds our village- This has to be protected.
I like the play area in Old Arley. It is clean & quiet.
Keep the greenery round us.
More open (unblocked) footpaths.
In this world of technology it is important to involve children with the countryside around them. Walks and talks organised and conservation groups – we have so many areas. Dafferns Wood, Arley Woods etc. to encourage children to enjoy and learn. If they don't get enthusiastic what will the future be/
To keep the village as so and stop the amount of new houses being built.

Addressed by ANP 3
Brownfield sites only should be developed.
No new housing developments ruining the village feel.
Please don't allow any more building. Old Arley is already built up enough and any further development would result in a small town rather than a village.
All building sites should provide parking areas on the development so any employees are not blocking houses.
The building of houses at the former welfare site has caused major disruptions in the village with cars & lorries parking both sides of Ransome Road daily. NO consideration has been given to residents and pedestrians who have had to walk on the road at times in order to get past these obstructions. Complaints to both the council and builders fell on deaf ears. These issues should be considered in the future.
Developers should be encouraged to respect and contribute but not as a dictate. Any development will cause some disruption – you can't make an omelette without cracking a few eggs. However this should be mitigated where possible- keeping access clear, site work times etc.
What I do not like to see derelict sites I would not like overdevelopment to ruin this village. Social areas are needed & should be encouraged safely.
Too much building at one time causes a lot of disruption to the village.
Developments must be phased to minimise & avoid congestion & traffic chaos.
Only build on brownfield sites. Leave green belt and woodland alone.
Addressed by ANP 4
The new school is a good improvement.
Verges footpaths kerbs need cleaning to make the village cleaner. Needs flower beds also nothing like this at all.
Village growth kept to a minimum
Development should be limited to high quality replacement of existing facilities only.
There is too much emphasis on shared ownership and social housing. For a village to remain vibrant it should be diverse and not become a dumping ground for those on benefit or who do not respect their surroundings. Significant development of private housing would attract a wider socio- economic group
Addressed by ANP 5
Solar power and other renewable energy sources should be included.
New houses should be ecological, environmentally friendly. Fit for life takes into consideration technological advances.
What we need are more eco homes – modern designed for community housing.
Tiny houses and gardens mean that people are on top of each other. Houses need to be more suitable to families in the size built, Putting too many houses on a site will create problems in the long run.
House must be spacious and not crammed together. People need space.
Although I strongly agree with any new development people should be consulted before any planning is considered. Villagers opinions should be taken into consideration and if opposed be listened to.
Provision of infrastructure + improvements prior to construction of development should be mandatory condition to grant of planning approvals.
Addressed by ANP 6
Developers should pay for their own building project and immediate vicinity to be landscaped and pathways and roads returned to an excellent condition.

Addressed by ANP 7
Nature reserve should be open. I have walked past the one at the bottom of the hill and thought how lovely it would be to take a wonder when I would like it seems silly to hide it.
I feel that all the above to be important and dedicated people helping to make Arley a stronger community. Butchers provide a mobile service for the elderly and a strong family business that supports the village well.
Sports Centre + field + woods + kids playground.
All support from the church to Community Centres and people who volunteer to go on the Parish Council work hard on our behalf for the wider community.
Maintaining a school with high Ofsted standing would be a big draw for aspiring parents. Local shops provide an essential service; particularly to those without access to transport. Having a wide range of amenities demonstrates a developing and vibrant community
Addressed by ANP 8
If businesses want to set up on our industrial estate it should be work for local people. Not to bring their own workforce with them.
Addressed by ANP 9
There is no pedestrian acces to the Doctors from New Arley. Dangerous for people with buggies
Not addressed by the Plan
Keep Arley farming.
Should give the old residents first choice to sell or move into bungalows where they need to.
Love Arley but about school times the traffic completely blocks Gun hill and cars are being left everywhere blocking drives and properties.
Important buffer for major cities and potential great resource.
Not allow commercial development on previous farm sites.
A children's art group would be good as it is no longer a priority in schools etc. New skills and talents will be discovered. Also garden and allotments could inspire and offer job opportunities.
Educating people in how village life is so special, people moving into the village be proud of where they live and not abuse it, after all if only for our children and grandchildren.
Rights of way & footpaths to be made universally accessible where possible. Where plan for maintenance & improvement for local areas?
Rights of way are not kept in good order & are impossible to use when overgrown as no one seems to take responsibility for their upkeep.
I always feel that if houses are maintained and gardens tidy it inspires people to up standards and make more of an effort. For example the new houses in Sycamore are lovely with hanging baskets etc and the tenants appreciate what they have.
Parking along Gun hill opposite rec and traffic congestion outside Co-op.
Also to leave some funds in trust to the village for maintenance.
Shops needed in both villages.
Improvements on existing with better links by bus and rail.
Improve recreation area in New Arley. The one in Old Arley is much better. Not muddy after rain, well maintained and better activities.
Shops needed in both villages.
The backs are in great need of repair. It is verging on the absurd that nothing has been done because of some legal problems. It's been over 30 years!! Since they were last repaired. Also some of the backs are used as dumping grounds and this lets the area and community down.

**Arley
Neighbourhood
Plan**



ARLEY NEIGHBOURHOOD PLAN

Basic Conditions Statement

October 2015

Arley Neighbourhood Plan - Basic Conditions

The draft plan is being submitted by a qualifying body

The qualifying body is Arley Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect

The Plan is intended to run from 2015-2025.

The policies do not relate to excluded development

The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The neighbourhood plan proposal relates to the Parish of Arley and to no other area. There are no other neighbourhood plans relating to the parish.

The Arley Neighbourhood Plan has appropriate regard to national policy

The Arley Neighbourhood Plan was written with regard to the National Planning Policy Framework. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. (NPPF Intro. 1)

The Arley Plan is based on an extensive survey of the views of residents of the parish, who were then regularly consulted via the parish magazine, email and workshops to ensure that they supported the policies contained in the Plan.

The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. (NPPF Intro. 2) The Arley Plan has been written in the context of the NPPF and the North Warwickshire Local Plan, and has been checked to ensure that it complements the objectives of the Local Plan.

There are no nationally significant infrastructure projects within the parish that need to be given special consideration. . (NPPF Intro. 2)

- With regard to the **Core Planning Principles** in the NPPF (para.17) the Arley Plan has been devised to be 'genuinely plan-led, to empower local people to shape their surroundings; a succinct neighbourhood plan setting out a positive vision for the future of the area'.

- By consulting the residents of the parish at every stage the Plan was intended to be ‘a creative exercise in finding ways to enhance and improve the places in which people live their lives’.
- Arley lies in the Green Belt and the areas within the development boundaries are intensively developed. Within those restrictions the Arley Plan seeks to ‘set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.’ ANP1, ANP2
- The Plan ‘seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.’ ANP6
- Because the policies in the Plan are taken from surveys of the residents of the parish their knowledge ‘of the roles and character of different areas’ and their commitment to ‘the intrinsic character and beauty of the countryside’ are strongly reflected in the Plan policies. The Arley Plan was originally undertaken as a way of developing and supporting a ‘thriving rural community’ and to ‘contribute to conserving and enhancing the natural environment’ ANP1, ANP2, ANP5
- The Plan advocates the use of brownfield land for development. ANP4, ANP5
- The Plan recognises that, although there may be no individual examples of heritage assets, Arley is shaped by its history, and the preservation of the different stages of development in the residential areas is an important part of the character of the parish. ANP4
- The Plan takes account of the need for sustainability with regard to transport, walking and cycling when new developments are being considered. ANP6
- The development of Community Assets and Facilities feature strongly in the Plan as a way of ensuring that the community has the infrastructure ‘to meet local needs and to undertake strategies to improve the ‘health, social and cultural wellbeing of all.’ ANP5

Contribute to the Achievement of Sustainable Development

The NPPF defines sustainability as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. (NPPF Intro) The Arley Neighbourhood Plan starts with a vision of Arley in 2030 and then lists the challenges that need to be met in order ‘that future generations can be proud of their village as a desirable and safe place to live’.

- Protect the rural aspect of the parish
- Ensure future development is built to the highest standards
- Encourage the development of a strong and vibrant community
- Maintain and develop Community Assets and Facilities

The NPPF (para.7) lists three dimensions to sustainable development: economic, social and environmental, and stresses that growth can secure higher standards and improve the lives of people and communities (para.8). The Arley Plan takes account of the parish’s place in the Green Belt and its tight development boundaries, but within that context seeks to encourage development that will allow Arley to continue to move forward as a community:

ANP1 seeks to protect the countryside that the residents value so highly, while ANP2 and ANP4 stress the importance of safeguarding the links between the residential areas and the open countryside and maintaining the balance between the natural and built environment.

These policies preserve the features of rural life in the parish, but the Plan looks to future development to strengthen the community. ANP5 seeks to provide new houses that meet the needs of local people, while ANP6 demands that new houses are built to the highest standards. ANP7 asks that, where appropriate, new developments should contribute to improved infrastructure in the parish, while ANP8 recognises that Community Assets and Facilities must be maintained and improved for future generations. ANP9 supports the Local Plan in preserving existing employment sites and encouraging more flexible use of those sites in pursuit of more local employment.

Be in General Conformity with Strategic Local Policy

The Arley Neighbourhood Plan has been written within the context of the North Warwickshire Local Plan and has been checked to ensure that it complements the objectives of the Local Plan.

Be Compatible with EU Obligations

The Arley Neighbourhood Plan was written to be compatible with EU obligations around human rights, habitat protection and environmental impacts.

Arley Neighbourhood Plan

The Environmental Assessment of Plans and Programmes Regulations 2004

SEA Screening Statement

Introduction

The requirement for a Strategic Environmental Assessment to be undertaken on development plans and programmes that may have a significant environmental effect is outlined in European Union Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes Regulations 2004 state that this is determined by a screening process, utilising a specified set of criteria which is outlined in Schedule 1 of the Regulations. The results of this process must be set out in an SEA Screening Statement, which must be publicly available.

As the responsible authority under Regulation 9 of the SEA Regulations 2004, North Warwickshire Borough Council have produced this Screening Assessment and consequentially do not believe that the Draft Arley Neighbourhood Plan (ANP) in its current form will have any significant negative effects on the environment. We are therefore of the belief that a full environmental assessment is not necessary. This determination has been reached by assessing the contents of the Draft NP against criteria provided in Schedule 1 of the 2004 Regulations.

Arley Neighbourhood Plan

The Arley Neighbourhood Plan has been produced by Arley Parish Council with the aid of local residents; it plans for the future development and growth of the area up to the year 2030. The NP covers the Parish of Arley, North Warwickshire, as seen in Figure 1 below.

The objectives of the Arley Plan are expressed through the Vision and Challenges listed at the start of the Plan. They are followed by nine policies, which suggest practical ways of implementing the priorities of the residents of Arley, expressed in a survey conducted in July 2014.

Vision

‘In 2030 the parish of Arley will cater for all ages and abilities within a semi rural environment designed to make residents proud of their village as a desirable and a safe place to live.

The adoption of innovation and expansion will be encouraged only when it benefits the community.’

Challenges facing Arley

- Protect the rural aspect of the parish
- Ensure future development is built to the highest standards
- Encourage the development of a strong and vibrant community
- Maintain and develop Community Assets and Facilities.

Polices and Proposals

ANP1. Maintain the rural character of the Parish

This is our overriding goal. To retain the peaceful and quiet countryside of the Parish of Arley together with its diversity of agricultural businesses and woodland.

ANP2. Green Space Strategy

The green spaces listed within the development boundaries are one of the features that maintain the rural aspect of the village and must be preserved.

ANP3. Maintain the balance between the natural and built environment that has evolved to give us Arley as it is today.

ANP4. Encourage a strong and vibrant community

Priority should be given to the type and tenure of new property that meets local needs.

ANP5. Ensure the built environment in Arley meets the highest current standards.

New building in the parish should be built to high standards and in an appropriate style.

ANP6. Housing developments in the parish should contribute financially to improvements in infrastructure.

ANP7. The development and maintenance of Community Assets and Facilities.

ANP8. Increase employment opportunities in Arley.

ANP9. A pedestrian path to connect Old and New Arley



Contains Ordnance Survey data © Crown copyright and database right 2015. License 0100053575.

Figure 1 Parish Map

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Will the NDP have significant environmental effects?	Will the NDP have significant environmental effects?
<p>1a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>No</p>	<p>The ANP sets out vision for the parish of Arley and provides a framework for proposals for development. It seeks to protect and improve the environment, to encourage a strong and vibrant community by giving priority to high quality housing that meets local needs, maintain and improve village infrastructure and community assets and facilities and improve employment opportunities.</p> <p>The ANP is considered to be in general conformity with North Warwickshire Local Plan Core Strategy 2014. It is also considered to be in general conformity with the National planning policy framework (NPPF).</p>
<p>1b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>No</p>	<p>The ANP, where possible, will respond to rather than influence other plans and programmes. A NP can only provide policies within the designated NP area it covers but can provide policies to help development control determine planning applications within the context of the NWBC Local Plan.</p> <p>None of the policies contained in the ANP have a direct impact on other plans in the neighbouring areas.</p>
<p>1c The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>No</p>	<p>The ANP sets out and promotes sustainable development within the neighbourhood plan area whilst balancing environmental, social and economic needs. Residents have stressed the importance of keeping the rural feel of the village, but still allowing the development of appropriate housing and the development of existing industrial areas.</p> <p>The ANP will have an impact on the local environment and community assets and facilities valued by local people. These policies will have a positive impact on the local environment by protecting, enhancing and improving the local environment and encouraging sustainable development.</p>

<p>1d Environmental problems relevant to the plan or programme.</p>	<p>No</p>	<p>The effects the ANP will have on the environment will be positive. This is due to the policies in the Plan which aim to protect and enhance environmental assets and the environment in general through good management and the promotion of sustainable development.</p>
<p>1e The relevance of the plan or programme for the implementation of Community legislation on the environment</p>	<p>No</p>	<p>The ANP is in compliance with the Local Plan which has taken into account the existing European and National legislative framework for environmental protection; it will therefore have a positive effect on compliance with regards to relevant legislation and programmes.</p>
<p>2a The probability, duration, frequency and reversibility of the effects.</p>	<p>No</p>	<p>It is very unlikely that there will be any irreversible damaging environmental impacts associated with the ANP. The policies within the Plan seek to ensure new development is sustainably built and promotes the enhancement and protection of environmental assets.</p> <p>The timescales of the ANP is intended to be the same as that of the Local Plan; therefore the duration of any effects will be up to the year 2030.</p> <p>Should any unforeseen significant effects on the environment arise as a result of the ANP, the intention is to monitor and amend/update the Plan every 5 years; this will allow these effects to be addressed and reversed.</p>
<p>2b The cumulative nature of the effects.</p>	<p>No</p>	<p>It is considered that the policies contained in the ANP will have minimal negative effects on the environment and will have moderate positive effects. It is considered that all effects will be at a local level.</p>
<p>2c The trans boundary nature of the effects</p>	<p>No</p>	<p>Effects will be local with no expected impacts on neighbouring areas.</p>

<p>2d The risks to human health or the environment (for example, due to accidents).</p>	<p>No</p>	<p>No obvious risks have been identified, as the ANP's overall aim is to focus on the enhancement and protection of the environmental assets in the ANP area to provide for local residents and enhance social wellbeing.</p>
<p>2e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>No</p>	<p>The ANP area relates to an area of approximately 2000 acres. The resident population of the ANP area is 2853 (2011 Census).</p>
<p>2f The value and vulnerability of the area likely to be affected due to: (i) Special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) Intensive land-use.</p>	<p>No</p>	<p>The ANP will not have an adverse effect on the value and vulnerability of the area in relation to its natural and cultural heritage. It will provide greater support to enhance the setting and identity of the area by supporting the enhancement of its non-designated heritage assets, environmental and community assets.</p> <p>The ANP provides additional guidance on design and sustainable development to ensure that any new developments enhance existing residential areas. It is important to local people that any new development remains in keeping with the area and maintains the balance between the natural and built environment.</p> <p>The ANP does not provide specific policies in relation to intensive land uses.</p>
<p>2g The effects on areas or landscapes that have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>It is considered that the ANP will not adversely affect areas of landscape which have recognised community, national or international protection as the ANP aims to enhance and protect local assets.</p>

As a result of this assessment, it is North Warwickshire Borough Council's opinion that there are no clear, significant negative impacts on the environment as a result of the contents contained of the Arley Neighbourhood Plan. Therefore it is considered that a full SEA is not required.

Agenda Item No 7

Planning and Development Board

13 June 2016

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Hartshill Neighbourhood Plan for public consultation

1 Summary

- 1.1 This report informs Members of the progress of the submitted Hartshill Neighbourhood Plan and seeks approval to go out for a formal consultation in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

Recommendation to the Board

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

2 Consultation

- 2.1 Councillors Bell and Henney have been sent an advanced 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.

4 Hartshill

- 4.1 Hartshill is the second Neighbourhood Plan to be formally submitted to North Warwickshire Borough Council. A copy of the Plan and its associated consultation documents are attached as Appendix A. At this stage it is only the responsibility of the Council to make sure that the submitted Neighbourhood Plan meets the legal requirements which are:

- whether the Parish Council or Neighbourhood Forum is authorised to act
- whether the proposal and accompanying documents
 - a. comply with the rules for submission to the Council

- b. meet the 'definition of an Neighbourhood Plan ' and
 - c. meet the 'scope of Neighbourhood Plan provisions'
- whether the Parish Council or Neighbourhood Forum has undertaken the correct procedures in relation to consultation and publicity (see 'pre submission consultation by the Parish Council or Neighbourhood Forum)
- 4.2 It is considered that the submitted plan accords with the legal requirements and so the Council should now publicise the plan in accordance with Regulation 16 of The Neighbourhood Planning (General) Regulations 2012
- 4.3 Hartshill Parish Council applied to North Warwickshire Borough Council for designation of a Neighbourhood Plan Area and the designation was approved at Full Council on 25 February 2015.
- 4.4 Since that time, the Neighbourhood Plan Steering Group under the direction of the Parish Council (as the Qualifying Body as set out in section 38A (12) of the 2004 Act) has been working toward the production of a draft Neighbourhood Plan. A number of meetings with officers have taken place to assist with the progression of the Plan.
- 4.5 Prior to formal submission of the Neighbourhood Plan to the Borough Council with a view to its Independent Examination, the Qualifying Body (Hartshill Parish Council) must first publicise it, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area; consult any consultation body referred to in paragraph 1 of Schedule of The Neighbourhood Planning (General) Regulations 2012 (as amended) whose interests may be affected by the proposals for a neighbourhood plan; and send a copy to the Local Planning Authority. Details of the proposals for the Neighbourhood Plan together with details of how and when to make representations on the Neighbourhood Plan must also be published.
- 4.6 The Parish Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan from 26 October – 7 December 2015. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination.

5 Finance and Value for Money Implications

- 5.1 The Borough Council can claim for up to £30,000 for each 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.

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	Hartshill Neighbourhood Plan Steering Group	Hartshill Neighbourhood Plan	April 2016
2	Hartshill Neighbourhood Plan Steering Group	Basic Conditions Statement	April 2016
3	Hartshill Neighbourhood Plan Steering Group	Consultation Statement	April 2016
4	Hartshill Neighbourhood Plan Steering Group	Environmental Report	April 2016



HARTSHILL

NEIGHBOURHOOD

DEVELOPMENT PLAN



REGULATION 16 SUBMISSION

DRAFT

April 2016



FOREWORD

It would be true to say from mid-2014 to now it has been a steep learning curve for all of those involved in writing the Hartshill Neighbourhood Plan. Most of us had barely heard of one and initial estimates of costs to the Parish were formidable, however, it was decided to go ahead and funding was applied for from the government's 'Supporting Communities in Neighbourhood Planning' fund luckily we were successful.

The process of writing the Plan has been greatly eased by our advisers who have always urged us to 'take control' of the Plan and 'make it ours', this we have done.

It has been a very worthwhile exercise and has brought together many local people and organisations and has encouraged them to think about how they want to see Hartshill develop in the coming decade and beyond.

The Hartshill Neighbourhood Plan is about the whole parish and all aspects of how future development affects area. Although the impetus for starting was definitely the proposed development of 360 houses on the site known as HAR3 (Land at Hartshill Quarry) and 40 on the site known as ANS1 (see Figure 4 on page 13). It has become clear during discussions with North Warwickshire Borough Council since our Steering Group was formed that these numbers have increased dramatically.

At first we consulted with Ansley Parish Council on a joint Plan as the ANS1 development is in their area but they decided not to proceed so we went ahead ourselves. Reading the timeline in Table 1 will show you that we have talked with our MP Marcus Jones, our local Borough Council, met with local schools and with the landowners of HAR3, but, most importantly, we have consulted the people who live and work in Hartshill. We are now beginning the final formal consultation on the Hartshill Neighbourhood Plan. The submission consultation. This, in line with government regulations, will be a "second opinion" consultation conducted by North Warwickshire Borough Council, and we still want to hear your views. Copies of the plan can be seen at various places in the parish and can be downloaded from North Warwickshire's web site.

The submission consultation will last for six weeks from [insert]. The plan will then undergo independent examination and finally a vote in a local referendum later in 2016.

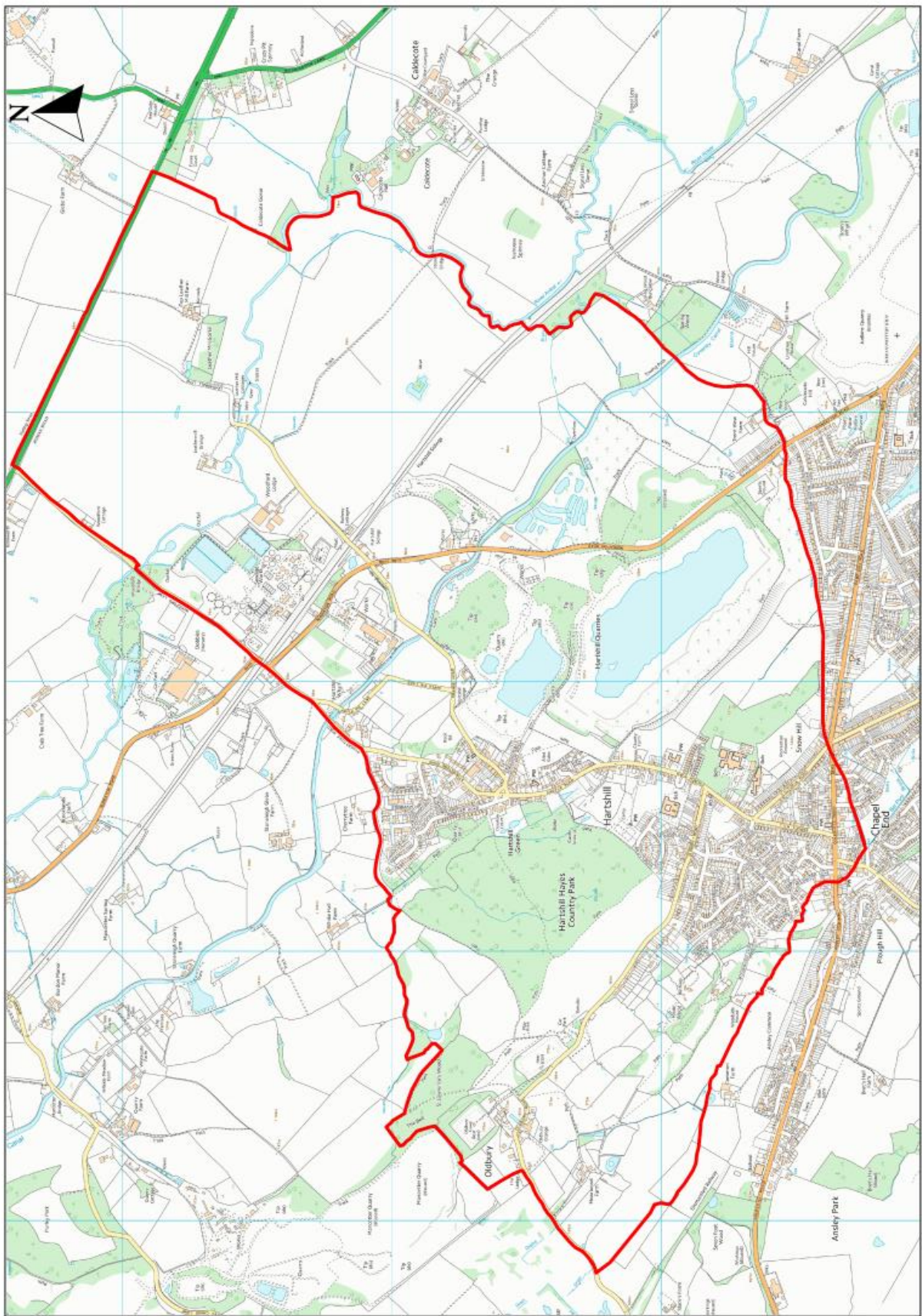
John Randle, Hartshill Parish Council

Table of Contents

Chapter	Page Number
1.0 Introduction and Background	5
2.0 A Neighbourhood Plan for Hartshill Parish	7
3.0 National and Local Planning Policy Context	9
4.0 Key Issues for Hartshill	15
5.0 Vision and Objectives	22
6.0 Neighbourhood Plan Policies	24
7.0 Next Steps	53
8.0 Monitoring and Review	54
Appendix 1 Local green spaces and open spaces in Hartshill	55

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.



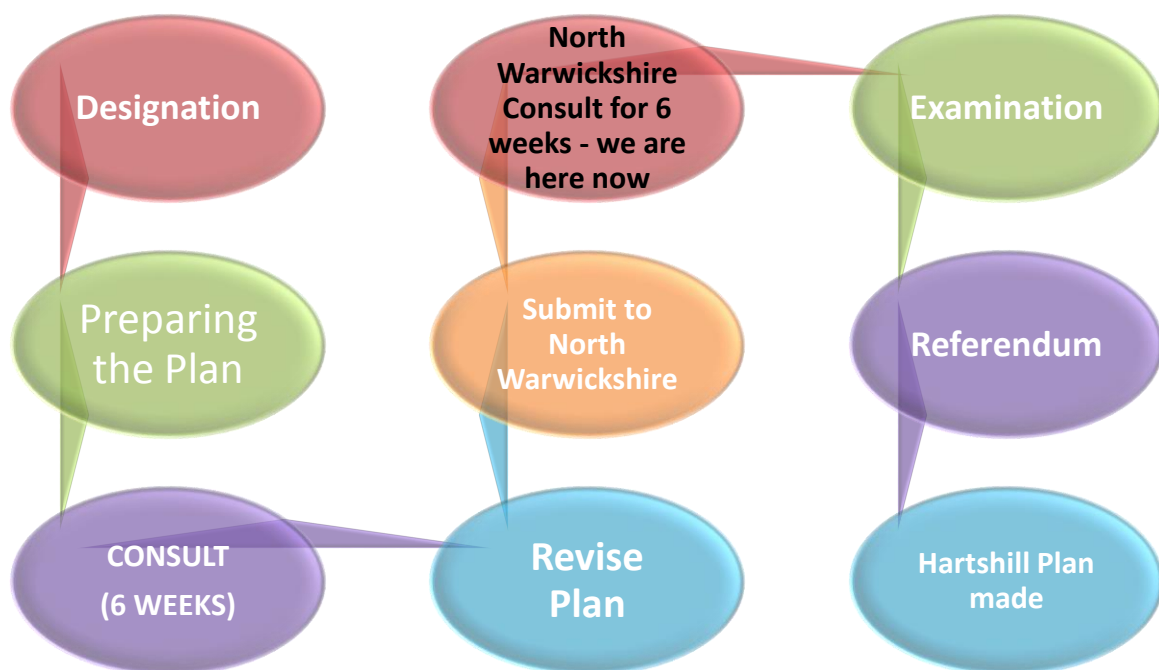
Chapel, Chapel End

- 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 This Draft Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors and local residents. The Plan identifies a number of key issues which are considered significant to Hartshill, and these have been used to inform the content of the latest draft of the Neighbourhood Plan.

Figure 2 – Neighbourhood Plan Preparation Process



- 2.5 To prepare our Neighbourhood Plan we must follow a set process (Figure 2). This is important if we want a plan that can be used to help determine planning applications. The process also gives people who live, work and do business in the area plenty of opportunities to help shape the plan.
- 2.6 The Hartshill Draft Neighbourhood Plan was subject to six weeks of formal consultation from 26th of October 2015 until 7th of December 2015. A number of comments were made during this consultation and the plan has been revised, where considered necessary, to take account of these comments. The revised draft plan has now been submitted, in accordance with the Neighbourhood Plan Regulations, to North Warwickshire Borough Council, along with a Basic Condition Statement, Consultation Statement and Environmental Report.
- 2.7 The submission plan is now being published for a minimum of six weeks' further consultation by North Warwickshire Borough Council. Comments on this plan should be sent to:

By post:

Hartshill Regulation 16 Draft Neighbourhood Plan Consultation

North Warwickshire Borough Council

Forward Planning

Council House

South Street

Atherstone

Warwickshire

CV9 1DE

By email to:

planningpolicy@northwarks.gov.uk

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:

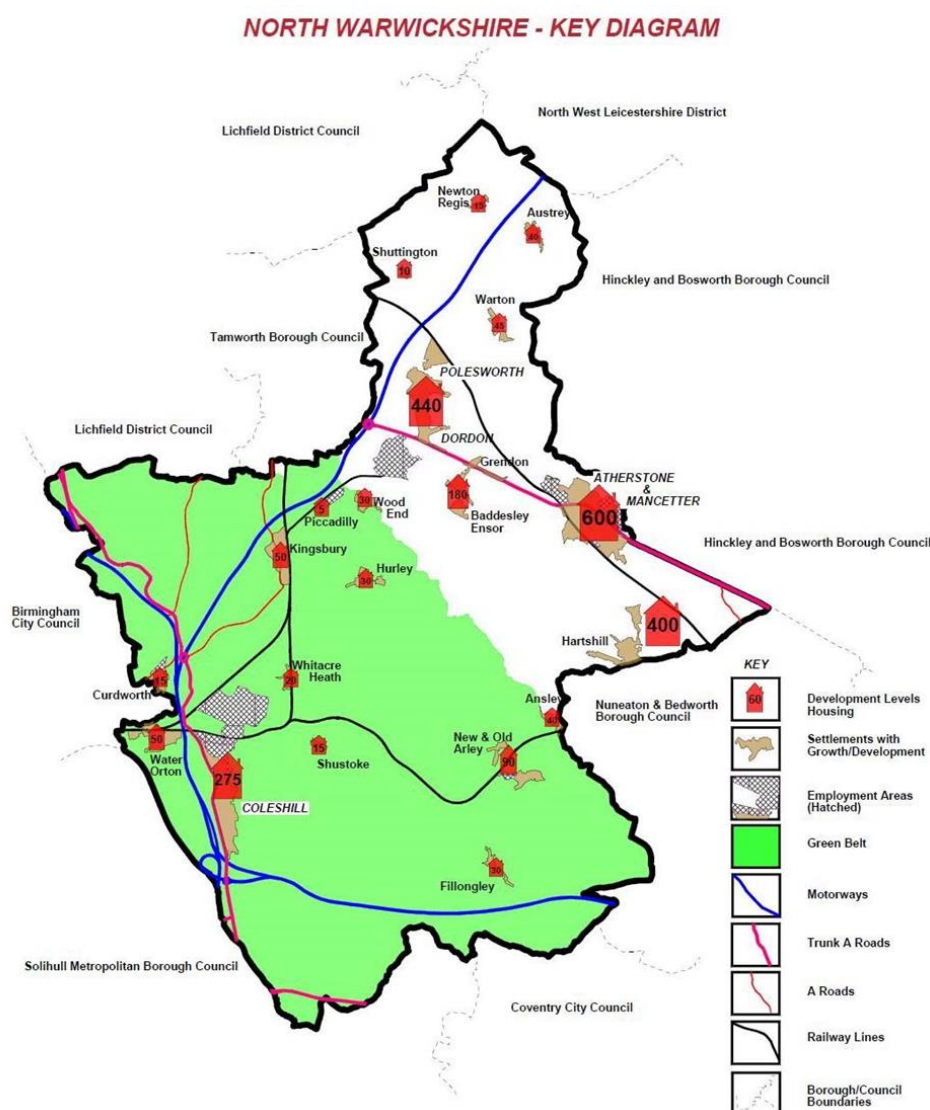
“able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for 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)

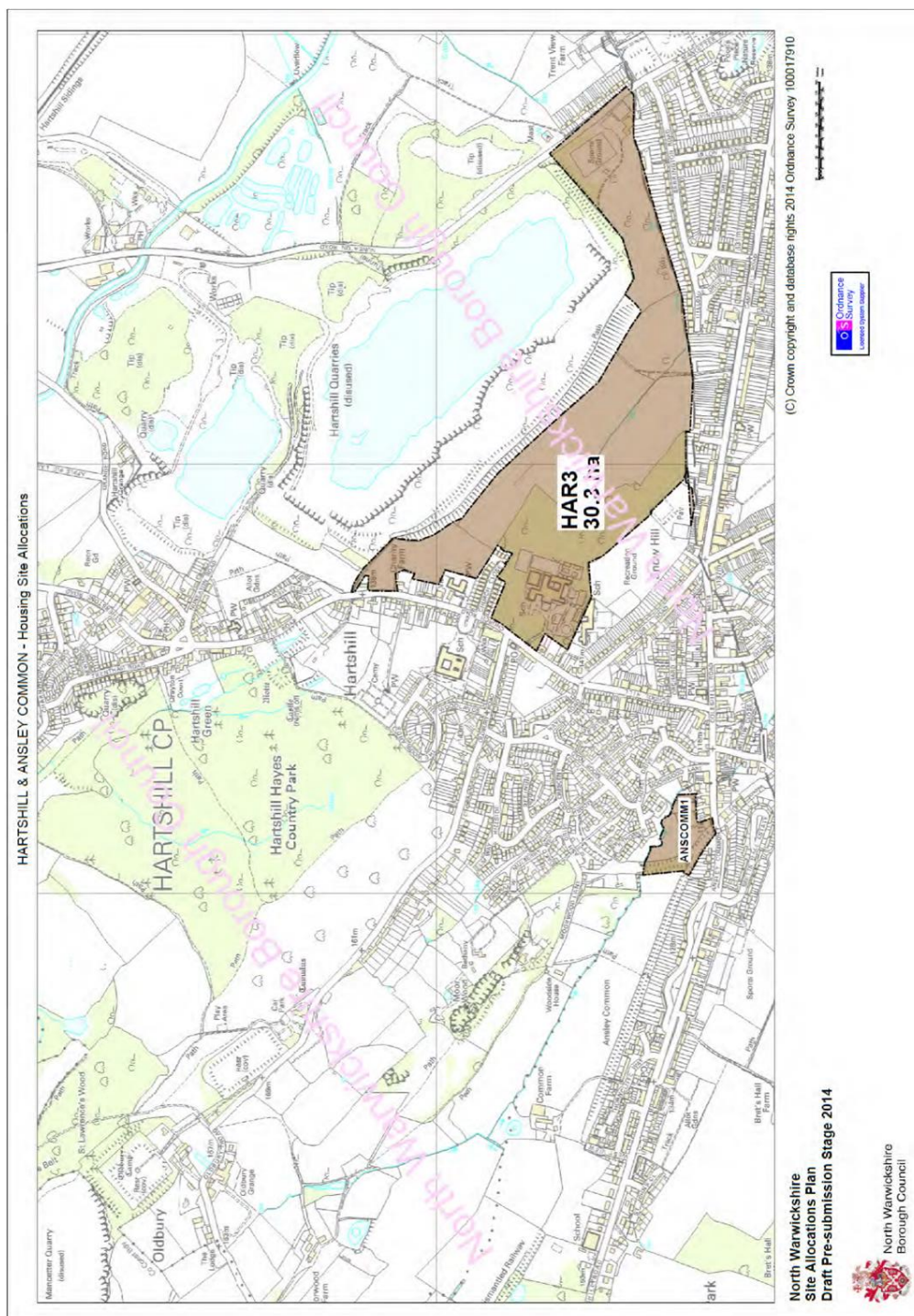


- 3.11 Policy NW2 of the Core Strategy identifies Harsthill with Ansley Common as a Local Service Centre (a category 3a settlement). Within such settlements development will be permitted in or adjacent to development boundaries that is considered “appropriate to its place in the settlement hierarchy”.
- 3.12 Policy NW5 of the Core Strategy sets out how the minimum 3,650 dwellings that need to be built in North Warwickshire up to 2029 will be split between the various settlements. Taking Hartshill and Ansley Common together as a single settlement, a minimum of 400 new homes will have to be built. It should be noted that due to development pressure, North Warwickshire are working to a higher figure of 5,280 dwellings up to 2029.
- 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 preparing a Site Allocations Plan (SAP). This has reached Draft Pre-Submission stage, but has significant implications for our Neighbourhood Plan.
- 3.17 The most significant of these is Policy HS2 and the associated site allocation HAR3. This is reproduced in full below, although could be subject to change as consultations are on-going on the SAP:

POLICY HS2
Proposal HAR3
 Land at Hartshill will be allocated for development over the long term. The development will come forward through a Development Brief or similar development plan document, which will need to address the educational infrastructure needs in the adjoining Secondary school and nearby Primary school. Opportunities to address access and parking issues should also be included as part of any Brief/Study and the retention and long term management of designated Local Wildlife sites need to be incorporated into the brief/Study and any subsequent development proposals. The development should ensure a net improvement in educational, sport and recreation facilities within and adjoining the site.

- 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

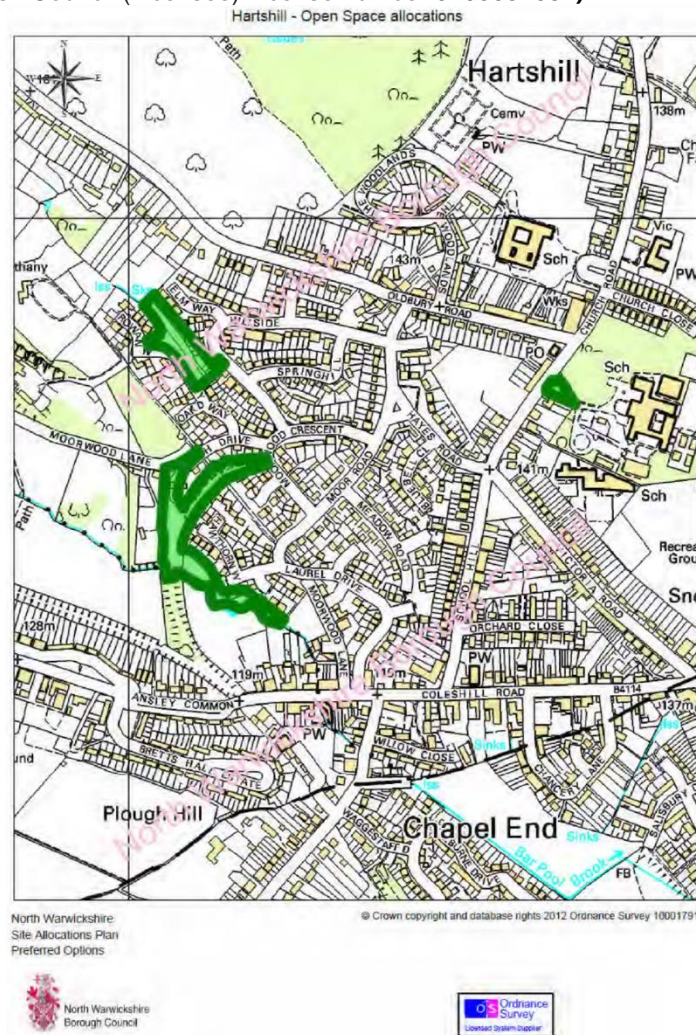


3.20 A number of site specific issues for site HAR3 are highlighted in the Site Allocations Plan including the:

- ❑ 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 Site Allocations 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:

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

Figure 6 – Hartshill Neighbourhood Plan Informal Consultation Responses



- 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.

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



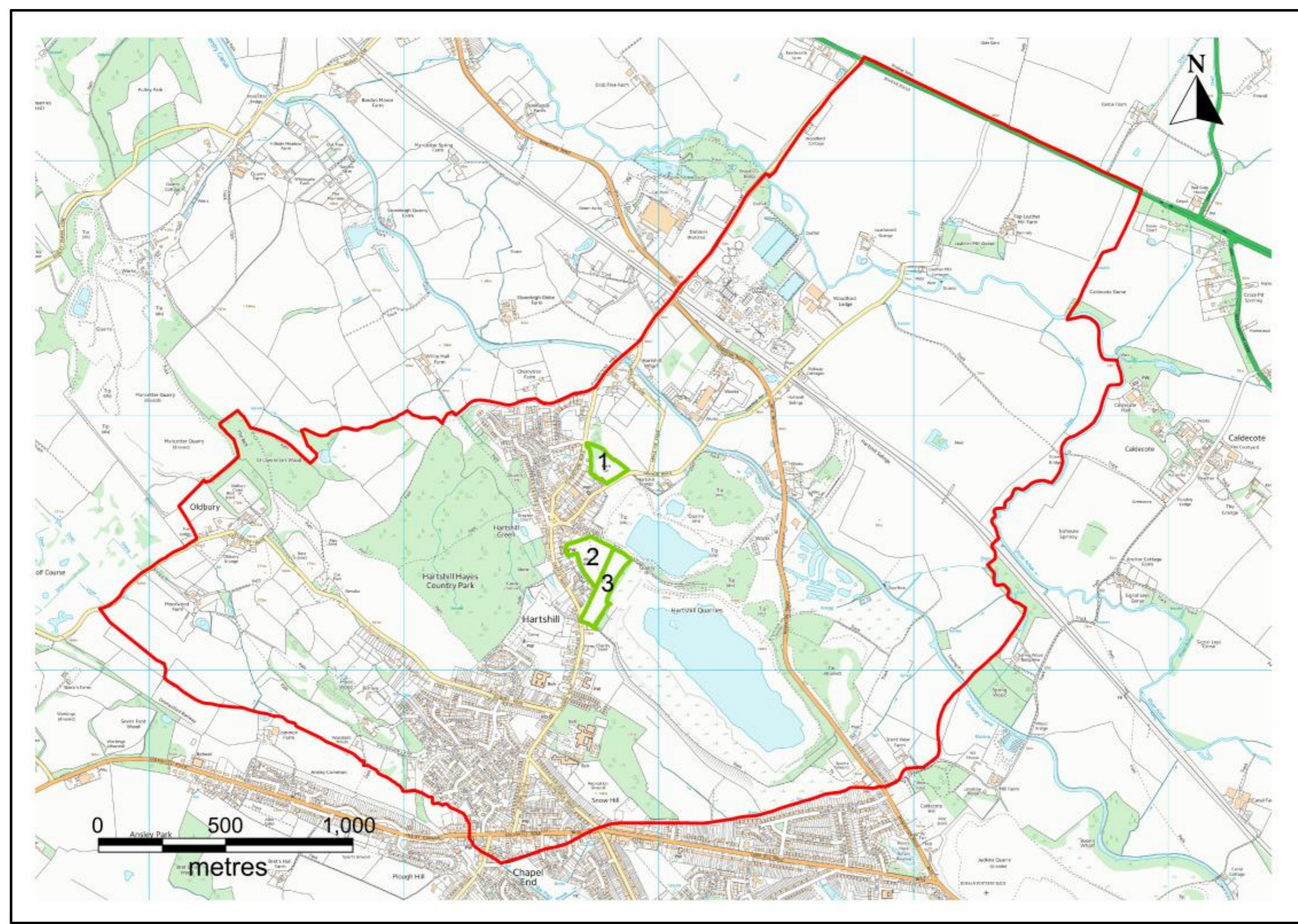
Nathaniel Newton Allotments

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. Community Orchard, opposite Sarval**
- 3. Sidings land, opposite Sarval**
- 4. Land east of Apple Pie Lane**
- 5. Land west of Apple Pie Lane**
- 6. Cherry Fields Green**
- 7. Cemetery**
- 8. Castle**
- 9. Stoneleigh Road green space**
- 10. Charnwood Drive green space**
- 11. The Hollows**
- 12. Hartshill Green**
- 13. The Hollows**
- 14. Hartshill Hayes**
- 15. Bottom Meadow, Oldbury Hills**
- 16. Blakemore's Fields and ponds**
- 17. St Lawrence's Wood**
- 18. The Top Meadow, Oldbury Hills**
- 19. Riding School, Oldbury**
- 20. Morewood**
- 21. Turning circle, Michael Drayton School**
- 22. Coleshill Road Flats open space**
- 23. Coleshill Road Flats open space**
- 24. Randalls Estate Green**
- 25. Amenity land adjacent to Saria**

Development of these areas should 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 an essential link to other open spaces or green infrastructure; or**

vii. Enhances the setting of an 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 adjoin the parish.

Background/Justification

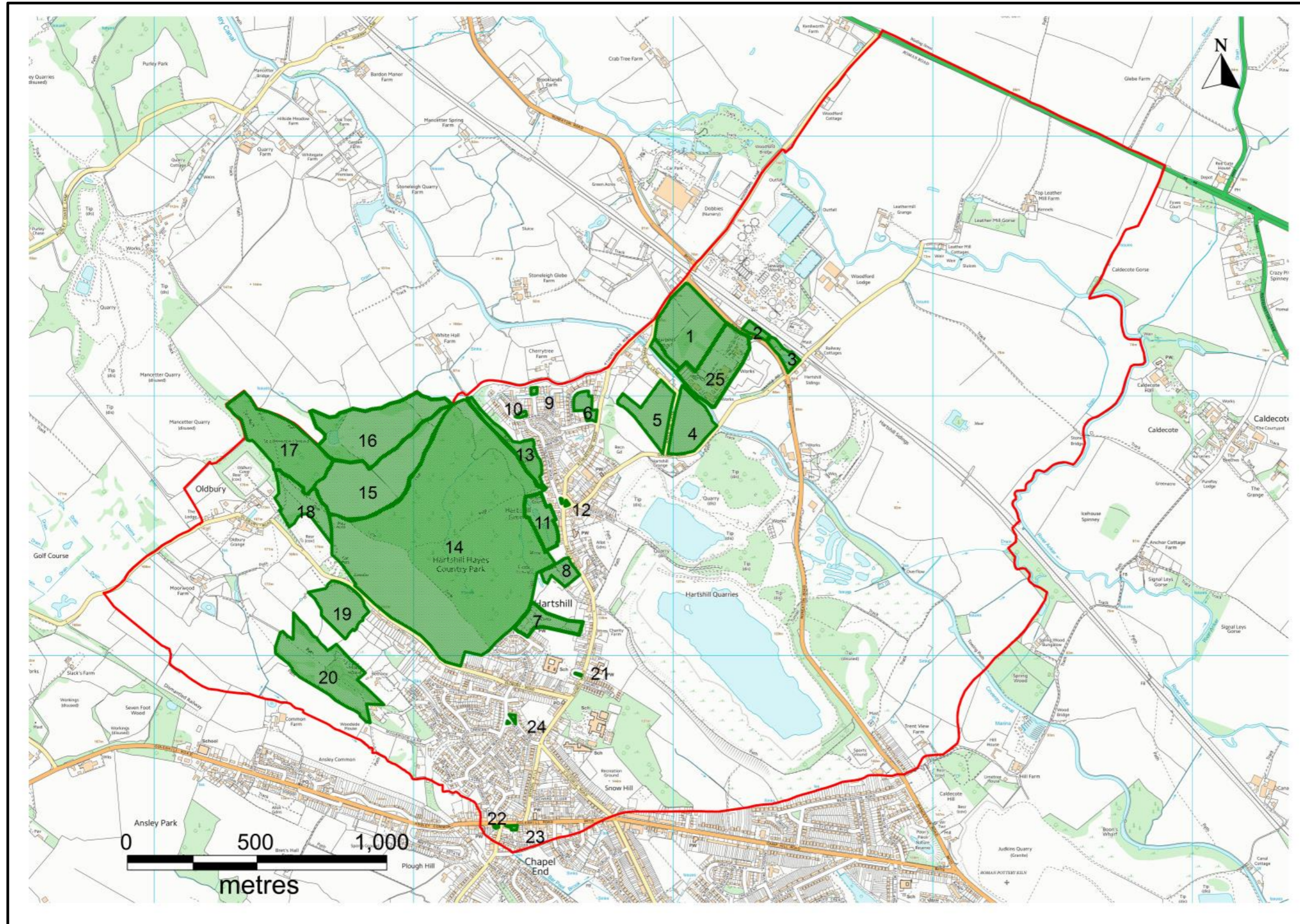
6.4 Hartshill is fortunate due to its history and location to have a number of open spaces, both within, and surrounding the village. These spaces perform a number of functions: opportunities for formal and informal recreation; affording or being part of significant views; being havens for wildlife; 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 will be conditioned so that 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

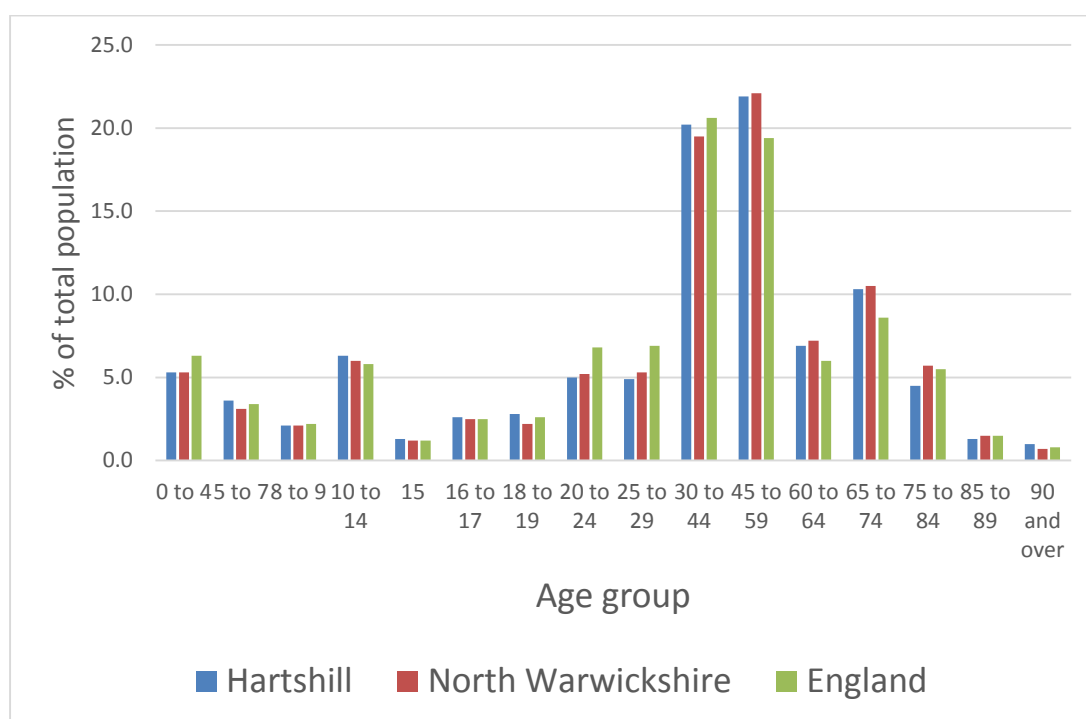
- 6.8 Policy NW6 of the North Warwickshire Core Strategy seeks on-site provision of 30% affordable housing, 40% on greenfield sites, on sites of 15 or more dwellings. On sites of 1 to 14 dwellings, 20% provision will be sought and this

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. They should not be in groups or clusters but should be pepper-potted throughout the site 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

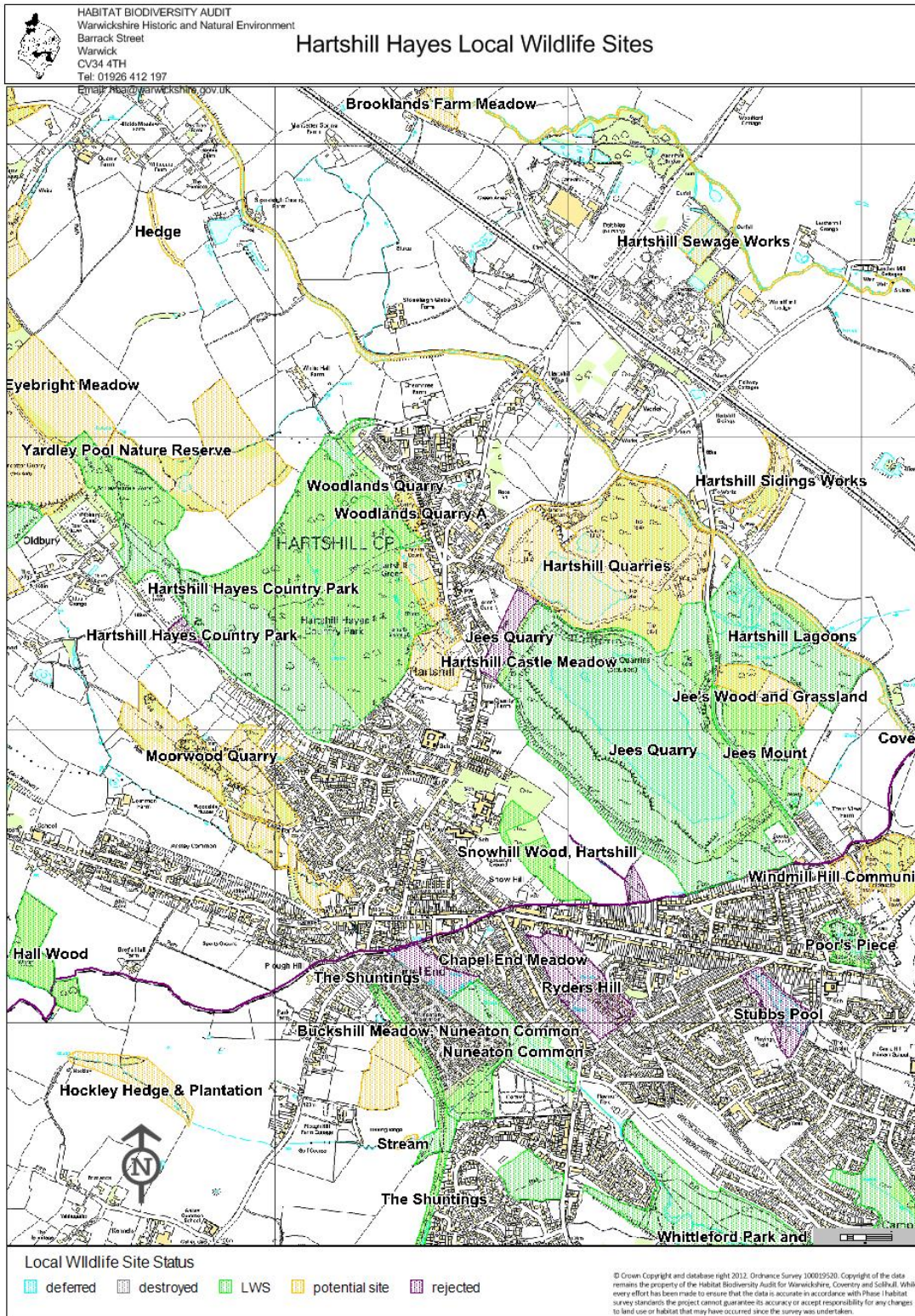
Designated wildlife sites will be protected in accordance with their importance. Where significant harm to a designated wildlife site cannot be avoided without adequate mitigation measures, or offsetting contributions agreed, planning permission may be refused.

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

All new development proposals should seek to conserve and enhance heritage assets and particularly those listed in Table 2 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.**

Table 2. List of non-Designated Heritage Assets in Hartshill

- ❑ 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.
- ❑ The former motte area beneath the front gardens of Abbey Field and land adjacent to Castle Road
- ❑ 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 non-designated heritage assets. 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 Proposal NC1 of the emerging *Site Allocations 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, Church Road, 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, Church Road

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, Church Road, 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.

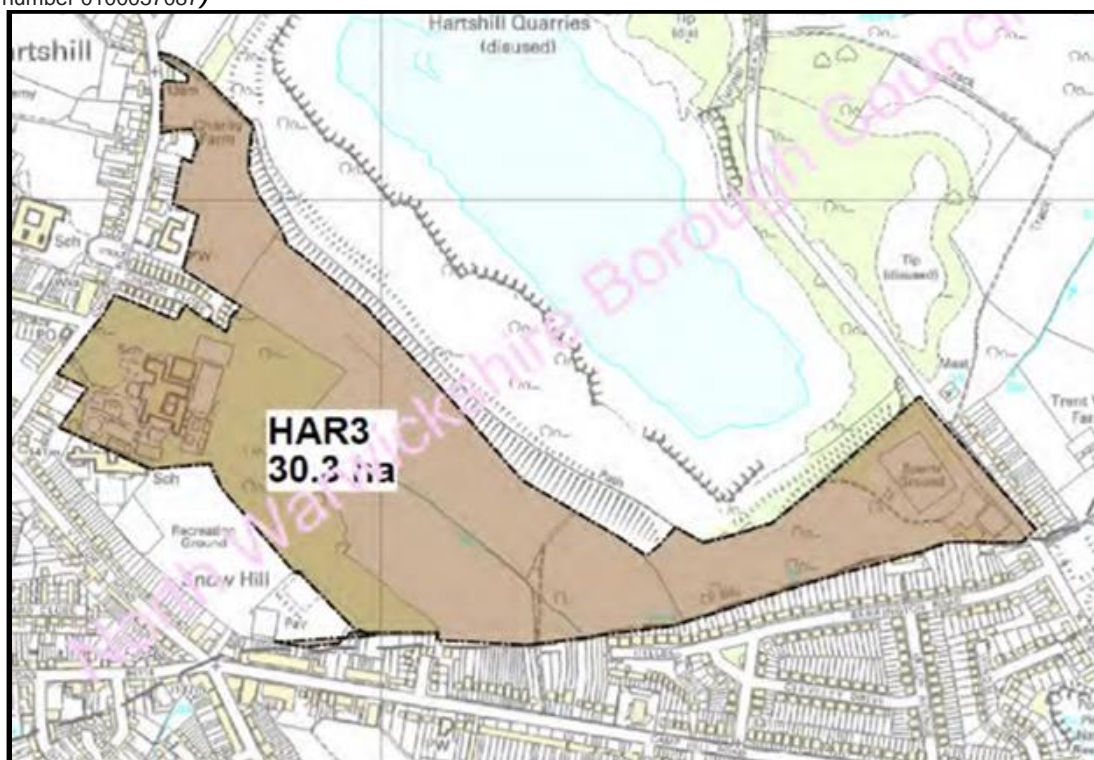
POLICY H14 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK

The long-term development of the land at Hartshill Quarry (Figure 11) 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 agree a Development Brief/Study, with the Borough Council and Parish 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) There is a fully funded transport and highway plan in place allowing for full vehicular movement west/east through the site. This should incorporate detailed proposals for site access at the west (Church Road) and east (Mancetter Road) entrances to the site, an east-west distributor road using these two access points, 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 and Parish Council. This will cover, amongst other things, overall design style and range of materials;

- f) The network of 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 11 – 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 emerging *North Warwickshire Draft Pre-submission Site Allocations Plan* (June 2014) identifies land at Hartshill Quarry (HAR3, Figure 7) as the key means of achieving this minimum target of 400 new homes and also as a way to provide the *Core Strategy* with a degree of flexibility.

- 6.24 The emerging *Site Allocations Plan* also identifies that the site provides the opportunity to provide a new senior school or targeted contributions towards its improvement and expansion.
- 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 shape the future development of the site; rather than use a development brief or other development plan document.
- 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 *North Warwickshire Site Allocations 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 identifies the following:

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

- 6.29 The new development is encouraged to be phased. This should take the form of seeking to ensure that development takes place at both east and west access points. This will help alleviate any initial pressures on the existing communities adjoin 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; and
- 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.**

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 a minimum of two 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 Next Steps

- 7.1 The Hartshill Regulation 16 Draft Neighbourhood Plan has been published for six weeks' consultation Comments should be made in writing to:

By post:

Hartshill Regulation 16 Draft Neighbourhood Plan Consultation

North Warwickshire Borough Council

Council House

South Street

Atherstone

Warwickshire

CV9 1DE

By email to:

planningpolicy@northwarks.gov.uk

- 7.2 The Regulation 16 Draft Plan has been informed by the results of various informal and the Regulation 14 formal public consultations, the Strategic Environmental Assessment screening and the hard work of the Steering Group
- 7.3 A Basic Condition Statement, Consultation Statement and Environmental Report have been submitted and published alongside this Plan.
- 7.4 Following this six-week consultation, the Plan will be subject to an independent examination to consider whether the Hartshill Neighbourhood Plan meets the basic conditions of the Localism Act.
- 7.5 If the Examiner decides the plan meets the basic conditions, with or without any recommended changes, the Plan will be put to a vote in a local referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the Borough Council may "make" the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

8.0 Monitoring and Review

- 8.1 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.
- 8.2 Where the need for change is identified we will work with North Warwickshire Borough Council to produce updates and amendments where necessary.
- 8.3 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

Local Green Spaces and Open Spaces in Hartshill

	Green Space	Proximity	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	Snowhill 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	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 fields		Historical, wildlife, rural character	✓	✓
27	The Hollows		Historical, SSI, wildlife, footpaths	✓	✓
28	The Meadow		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	✓	?

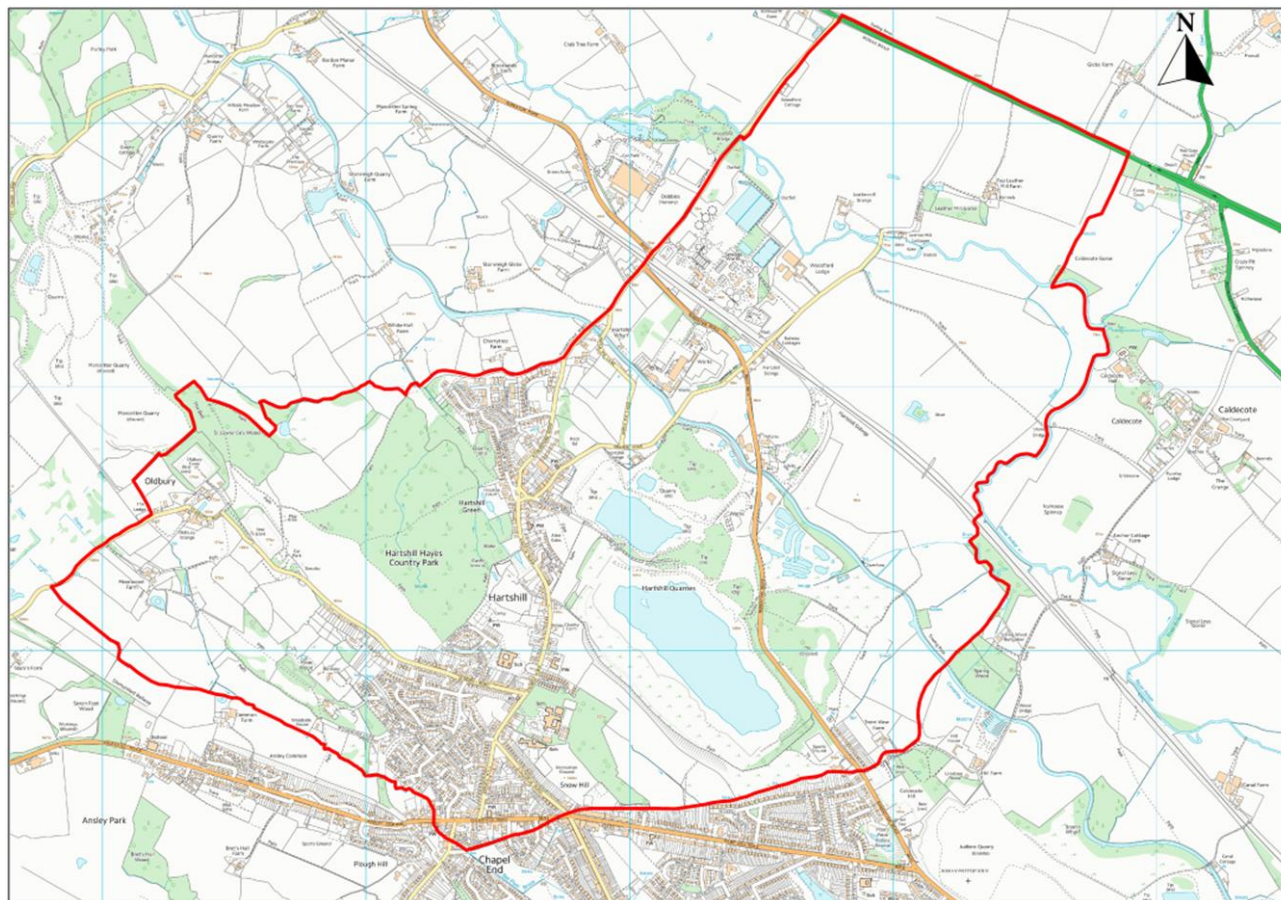
33	Field by Apple Pie Lane		Rural character	✓	?
34	Trees in HAR 3		3 mature trees in field, wildlife and character	✓	✓
35	Line of trees on Coleshill Road		Character, only trees on the street	✓	✓
36	Footpath behind The Grange		Footpath, historical, wildlife	✓	✓
37	Hedge and ditch on HAR 3		wildlife	✓	✓
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	✓	✓



**Hartshill Regulation 16 Submission
Neighbourhood Development Plan**

Consultation Statement

April 2016



1.0 Introduction and Background

1.1 This Consultation Statement has been prepared to accompany the Regulation 16 Submission Draft of the Hartshill Neighbourhood Development Plan (NDP). This Consultation Statement should be read alongside the Regulation 16 Submission Plan, the Basic Condition Statement and Environmental Report.

1.2 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which:*

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.3 The Hartshill NDP has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These 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

¹ <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

- 1.4 The neighbourhood plan area was formally designated by North Warwickshire Borough Council on 25 February 2015 and is shown in Map 1 above.

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

- 2.1 There is a long history of local planning and community engagement in the parish. A parish plan was completed in 2005 and is available [here](#).
- 2.2 The earliest stages of considering to prepare a neighbourhood plan go back to June 2104 when the Parish Council and the Hartshill and District Residents Group (H&DRA) met with North Warwickshire Borough Council to discuss the advantages and disadvantages of preparing a plan; the costs involved; and the process.
- 2.3 In July 2014, Hartshill Parish Council and H&DRA met with Ansley Parish Council to consider the benefits of preparing a joint neighbourhood plan. This would have had considerable rationale given that the Core Strategy's settlement hierarchy identified Hartshill and Ansley Common as a single group of settlements. Later that month, after Ansley indicated they did not wish to proceed at the moment with a neighbourhood plan, Hartshill Parish Council decided to prepare a plan of its own.
- 2.4 An application for neighbourhood area status was made on 9th July 2014 (Appendix 1), North Warwickshire advertised and consulted for the required period on this application until 6th November 2014. The application was approved by North Warwickshire Borough Council on 25th of February 2015 (Appendix 2). To raise awareness of the designation letters were hand delivered to all addresses in the parish (Appendix 3).

Figure X – Screenshot of Parish web site notifying of Letter Drop

Letter of Consultation - Important information

Residents will be receiving a hand delivered copy of the letter from North Warwickshire Borough Council advising of the intention of the Parish Council to be designated Neighbourhood Area.

Your letter will be hand delivered by a Parish Councillor or a member of the Hartshill & District Residents Association.

Copies are also available via the Chairman of the Parish Council, Councillor John Randle at the Community Centre, Church Road.

Copies are also on display in the Parish Notice Boards at Coleshill Road, The Post Office Church Road, Hartshill Cemetery and The Green

Dear Residents,

You should by now have received a letter from North Warwickshire Borough Council informing you that Hartshill Parish Council is developing a Neighbourhood Plan.

The objective of the Plan is to retain the rural identity of Hartshill as a village by influencing future developments within the Designated Area of the Parish Boundary.

If you would like to comment or make suggestions on the plan, which will last until 2029, you can contact the Parish Council in the following ways:

Online: via the contact form on this website

Email: clerk@hartshill-pc.org.uk

Post: Hartshill Parish Council PO Box 5036 Nuneaton CV11 9FN

Facebook: Hartshill Hub

Or call in at the Community Centre, Church Road, for a chat with Councillor John Randle, Chairman of Hartshill Parish Council during Library opening times

- 2.5 Due to other commitments at North Warwickshire the consultation on the area designation was delayed. However, the Parish Council and the newly formed Steering Group decided to press on with early work on the neighbourhood plan. A Supporting Communities in Neighbourhood Planning Grant was secured in August 2014 and a meeting held with the local MP in September of that year.
- 2.6 The first meeting of the Neighbourhood Plan Steering Group was held on 14th October 2014. This meeting discussed the key issues that could be considered in the Hartshill NDP and what could be done to address these issues. This was written up in a short report by our

consultants Kirkwells and posted on the Parish Council [web site](#). In summary the issues were:

- 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;
- d) Traffic management issues need to be addressed;
- e) A safe network of footpaths and cycleways should be addressed;
- f) Greenspaces should be protected;
- 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;
- i) Village Green;
- j) Car parking issues need to be addressed;
- 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;
- o) The need to protect local heritage and history e.g. Hartshill Hays.

2.7 From these issues the following draft objectives were identified:

- a) To ensure that HAR3 is developed in way that minimises impact on the existing community whilst maximising the benefits. We would look to do this by setting out a detailed planning framework in our Neighbourhood Plan.
- b) To identify and protect the parish's key greenspaces.
- c) To improve access, car parking, and traffic issues at the schools.
- d) To ensure new development makes the area better not worse.
- e) To create a network of well used footpath and cycleways.
- f) To ensure infrastructure meets the needs of existing and new development;
- g) To ensure there is the right mix of new homes in terms of type, size and tenure;
- h) To minimise impact of through traffic;

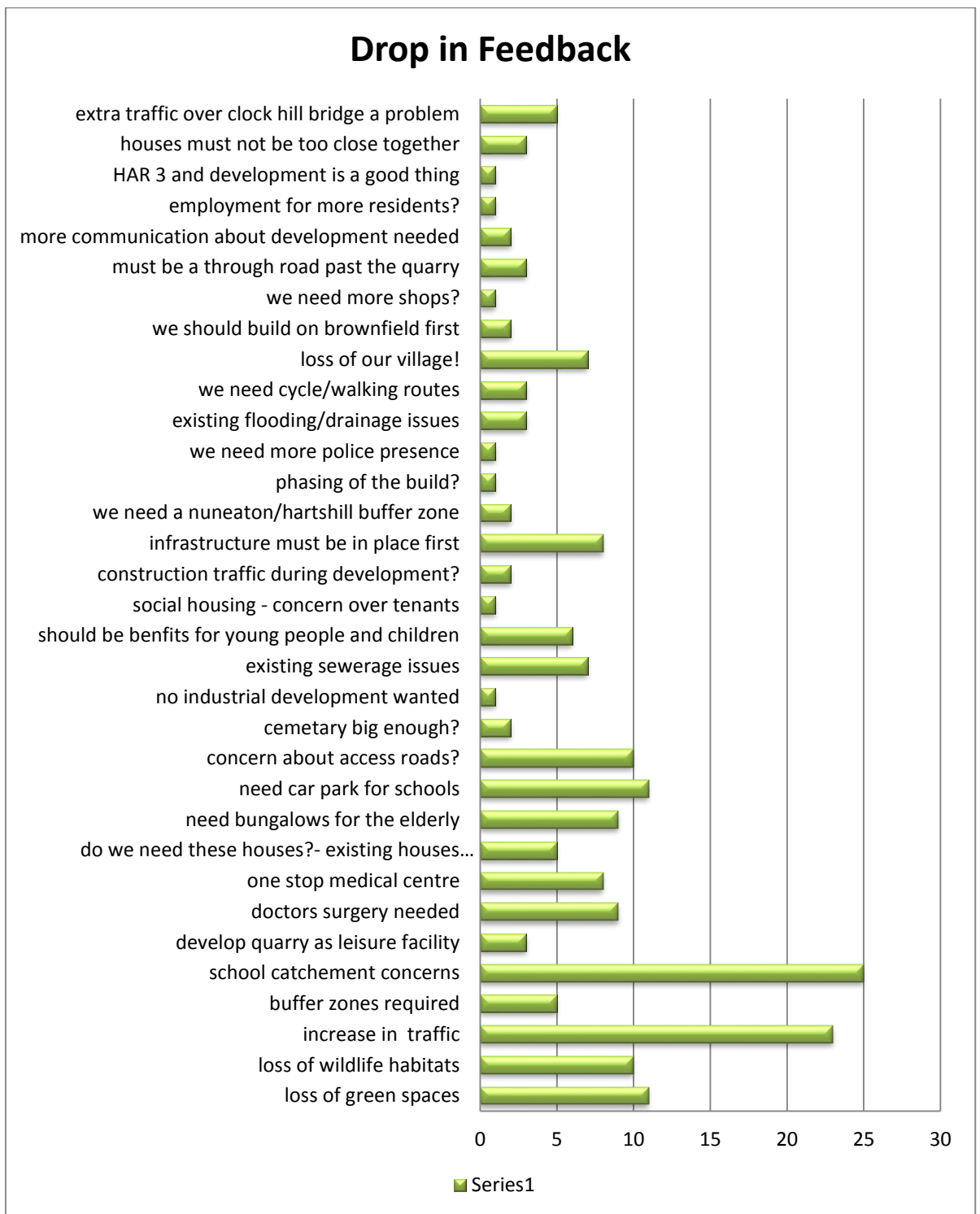
- i) To protect local wildlife;
- j) To protect local heritage;
- k) To ensure development is phased appropriately;
- l) To maximise the benefits of any Community Infrastructure Levy collected in the area;
- m) To protect and enhance community facilities; and
- n) To ensure the health and well-being of all.

- 2.8 In November 2014, the Steering Group considered the responses received on the neighbourhood plan designation that had closed on the 6th of November; received a report documenting the policies and evidence base that would help support the neighbourhood plan preparation.
- 2.9 Posters (Appendix 4) were also put around the parish in buildings and notice boards and on the Parish Council web site setting out the key issues identified by the Steering Group and seeking comments.
- 2.10 Following designation the Parish Council organised a drop-in session on March 25th 2015. This was publicised in a number of ways (Appendix 5 and 6). The event was well attended [numbers] and a number of comments were received, see Figure 2, 3 and Appendix 7. From these it can be seen that the views of residents confirmed all of the issues identified by the Steering Group as being relevant; it can also be seen from these comments that there is a clear thread leading from these informal consultations through to the content and policies of the Regulation 16 Draft Plan.
- 2.11 As well as open session for the local community and business meetings were held with local schools and students and other interested parties, such as Lafarge/Tarmac then owners of land at Hartshill Quarry (Appendix 8)
- 2.12 All of these informal consultations were feeding in to the drafting of the neighbourhood plan at the regular Steering Group meetings. The Group decided that the formal Regulation 14 consultation would begin in autumn 2015. Before this further informal consultation would be held on the emerging neighbourhood plan. As well as using the web and information distributed around the parish the focal points for these final informal consultations were a further neighbourhood plan drop-in session in July (Appendix 9) and August (Appendix 10) and the Hartshill Big Day Out in September 2015.
- 2.13 The Steering Group also sought informal comments from North Warwickshire Borough Council on the emerging draft plan (Appendix 11). Once again, it can be seen that the Regulation 14 and Regulation 16 drafts responded positively to these comments in an effort to ensure the plan met the basic conditions.

Figure 2 – Infographic summarising informal consultation responses



Figure 3 – Drop-in session comments summary



3.0 Regulation 14 Consultation on the Hartshill Draft Neighbourhood Development Plan - 26th October 2015 to 7th December 2015

- 3.1 The Regulation 14 consultation on the Hartshill NDP was held from 26th of October 2015 to 7th December 2015.
- 3.2 The plan consultation was publicised on the Parish Council web site (Appendix 12). This set out how copies could be obtained and how and who to respond to. Similar publicity material was placed on noticeboards and at appropriate places in the parish.
- 3.3 Using the parish councils own database and emailing list and consultation list supplied by North Warwickshire (Appendix 13) other relevant parties were sent letters/emails notifying them of the plans' publication for Regulation 14 consultation; how copies could be obtained; and how to respond.
- 3.4 Representations were requested to be sent to the Parish Clerk on a standard response form.
- 3.5 16 respondents submitted 42 separate representations on the NDP before the 7th deadline.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

4.1 Table 1 below summarises the responses submitted to the Regulation 14 Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.

Table 1 Regulation 14 Responses Summary

Respondent	Summary	Parish Council Response
First City on behalf of Tarmac trading Ltd.	<p>Summary of Key Objections</p> <p>The Draft NP is inconsistent with the Core Strategy and Draft Site Allocations Plan allocation for a minimum 4000 dwellings due to Policy H6 Open Spaces Green Infrastructure and Buffer Zones which are shown on Figure 9 on page 33. Under Policy H6 these are to be "preserved and enhanced" including the development land to the rear of Charity Farm. More particularly Policy H8 Protecting Local Green Spaces defines at 3. The land behind Charity Farm which is shown on Figure 10 on page 38 to be "protected" and only to be developed in "very special circumstances". This policy relates to NPPF (paragraph 77) category of protected land (Local Green Spaces" (LGSs). However, the NPPG makes it clear that such designations should not be used in such a way that undermines the</p>	<p>The plan supports the level of housing provision in the Core Strategy.</p> <p>Protected open spaces have been removed where they affect the strategic land allocation.</p> <p>Charity Farm site has been deleted.</p> <p>The distributor road is a key requirement for HAR3 of NWBC – no change.</p>

	<p>identification of sufficient land in suitable locations to meet identified development needs; and directly to paragraph 184 of the NPPF — the Neighborhood Plan should not promote less development than is set out in the Local Plan or undermine its strategic policies.</p> <p>Tarmac has commissioned external traffic and transportation assessments. Their report concludes that there are no significant highways benefit in providing such a distributor road and indeed local improvements may well offer greater benefits.</p> <p>The impact of the NP Open Green Spaces policies will mean the loss of around 170 dwellings and makes the proposal unviable. The NP is therefore on the one hand endorsing the Local Plan for "minimum of 400 dwellings" through Policy H2 and then by the back-door attempting to water down this number through the wording of Policies H8 and H9. To illustrate this point</p>	
Amanda Franklin	<p>I have concerns about Policy H5 in relation to car parking for the new houses, which is also linked to policy H4 the design of the houses. It appears from reading policy</p>	<p>This is a detailed matter that will be dealt with at the development management stage. This may result in a mix of on- and off- street car parking.</p>

	<p>h4 that there is to be no off road parking and frontages for the new houses to use for this purpose. Clearly, this will lead to on road parking, which will no doubt lead to congestion. If Tarmac are also going to use the distributor road for their lorries, surely some consideration has to be given to allocating off road parking spaces per property, as other councils do when looking into plans for new homes. I have concerns that the distributor road and others leading from it will end up being congested with parked cars and this will also be true for the school end of this development where parking at school times is already a nightmare. There needs to be a rethink on allocating off road parking to each home - preferably at the front of the homes which will encourage residents to use it.</p>	
Amanda Franklin	<p>Policy H5 - is not good enough to assess the impact on street parking after phase 1 has been developed, it should be fully assessed prior to the</p>	<p>This is a detailed matter that will be dealt with at the development management stage.</p>

	<p>development taking place. In other councils, e.g. Cornwall, where on street parking is such a big issue, every new property has to have designated parking spaces attached to the property to avoid making the situation worse. This needs to be considered and impact assessed prior to phase 1, not after it.</p>	
Amanda Franklin	<p>Policy H6 - how will the current wildlife which is within the current green infrastructure be protected during construction? There are no details of how this is going to happen and what specific measures are going to be put in place. If the idea is for wildlife corridors to be protected, then there needs to be an assessment of what species of wildlife, flora and fauna is going to be affected and a consultation with Warwickshire Wildlife Trust should take place so that they can identify specific actions which can be taken to minimise the destruction of habitats and to encourage wildlife in the area to remain</p>	<p>The Wildlife Trust has commented on the plan. The NDP seeks to protect wildlife, alongside other development plan policies. The policy framework would adequately protect wildlife during the development management process.</p>
Amanda Franklin	<p>Policy h8 refers to the protected green spaces only being developed under very</p>	<p>Policy H8 (now H1) is in line with the NPPF. The plan has been changed to describe the “very special circumstances” test.</p>

	<p>special circumstances - what exactly are these circumstances? If the government comes back to North Warwickshire demanding yet more homes be built, do these spaces then become sacrificed?</p>	
Amanda Franklin	<p>Policy h10 - a Double bus layby on a road as narrow as church road is not a good idea. If the secondary school site is to be developed and if you could include all 3 schools on 1 site, why can't you actually run a bus service into the new site and ensure there is sufficient parking for buses there (as well as cars), which would assist those of us having to use Church Road to access our own roads or houses.</p>	<p>Concern noted. Policy H10 (now H3) deleted to take account of this point.</p>
Amanda Franklin	<p>Policy h11 - if solar panels are to be used on new housing, which isn't in keeping with the existing housing in the village, can you at least insist it isn't visible from the front elevations as it is so ugly and far from integrating with existing properties it will make the new properties stand out like a sore thumb</p>	<p>Comment noted. No change.</p>

Amanda Franklin	Policy h12 - ensure that any new walking paths are kept free of inconsiderate cyclists or split the paths in 2 so that those with limited mobility or small children who choose to walk are not mown down by cyclists treating these routes as substitute tour de France	This is a detailed matter that will be dealt with at the development management stage. No change.
Amanda Franklin	Policy h13 - so how are you going to provide sufficient school and health facilities for these new residents - you need some specifics here as this section is very weak and certainly doesn't allay my concerns. This policy is short on detail and needs to be fleshed out and committed to prior to any development starting. It already takes at least 2 weeks to get to see my GP - another 400 homes and no extra GP services are not going to help. So what specifically will you be doing to ensure I don't end up having to wait a month in future to see my GP	This policy seeks to support such improvement. A specific site has now been identified that should be considered for such uses at the Old School.
Amanda Franklin	Again policy h16 - so what are you actually proposing to lessen the traffic problems? Again why should residents support this plan when you	Now Policy H7 – the policy seeks the improvements referred to and will be used in the development management process.

	<p>actually admit it could make matters worse, but you offer nothing concrete in the way of mitigations or adjustments? Another very weak section</p>	
Amanda Franklin	<p>Policy h22 - if the old school annexe is being proposed as the site of a new health centre, is this in addition to the GP surgeries on Chancery Lane & Coleshill road or instead of? In my view it needs to be as well as these other 2 surgeries. How can you ensure the local clinical commissioning group will be happy to open a 3rd GP surgery in the area? Are you actually going to ensure you have secured extra health and school facilities before pressing on and building hundreds of homes which cannot be supported by the current infrastructure</p>	<p>Now Policy H13 – discussions have taken place with the service providers. The NDP supports such a project but cannot compel providers to re-locate or expand services.</p>
Amanda Franklin	<p>On page 52 you refer to a Table 1 which is supposed to list the non-designated heritage assets. However, I couldn't locate this in the document - only Appendix 1. Do you actually mean Appendix 1</p>	<p>Now corrected and shown in Table 2 accompanying Policy H9.</p>

Catherine Timms	Raises four issues on parking at Nathaniel Newton School, taking wood from Hartshill Hayes, bird boxes and dog walking on sports pitches.	No change. These are not issues for the NDP. The Parish Council will consider separately.
D King	Concerns about impact of future development on traffic at Tuttle Hill and Windmill Turn.	These issues will be considered using the policies in the NDP at the development plan at the development management stage.
D King	Concerns about naming of site 4 in Policy H8.	Now policy H2 that has been revised.
D Morgan	Policy H22 – concerned about traffic implications of use of Old School site.	This issues will be considered using the policies in the NDP at the development plan at the development management stage.
Wilbraham Associates on behalf of Hamlin Estates	Seeks allocation of a site south west of Oldbury Road for housing.	Noted. The NDP has not sought to allocate land for housing. This is a matter for the North Warwickshire Site Allocations Plan.
Highways Agency	Raises concerns about highways impact on A5 of the development at land at Hartshill Quarry.	Comment noted. This issue can be dealt with at the planning application stage.
Historic England	Historic England is supportive of the content of the document and we applaud the comprehensive approach taken to the historic and natural environment and the wide range of clearly justified policies that are clearly focused upon “constructive conservation”. We are particularly pleased to see the emphasis on design and	Supportive comments noted. Specific comment on H18 noted. Policy has been re-worded to reflect the way in which non-designated heritage assets should be dealt with.

	<p>local distinctiveness including non-designated heritage assets and the recognition that highly locally significant green spaces should be protected.</p> <p>We do have a minor comment in relation to Policy H18 Heritage Assets where we would suggest, in line with the NPPF, that all heritage assets should be conserved in a manner proportionate to their significance. The first sentence of the policy might, therefore, usefully be amended to read:</p> <p>“All new development proposals.....the need to conserve and enhance heritage assets and particularly</p>	
J Blamire Brown	Specific mention should be made of community library and hub.	This has been added to Policy H11.
M Fletcher	Amend Policy H9 to show green buffer at rear of Hillside.	New Policy H17 is no longer site specific – criterion (d) will be used to deal with this at the development management stage.
M Fletcher	Similar comment to above.	See above.
M Pearson	Response refers to need for sheltered housing; use of	Policy H6 deals with housing mix. Other matters should be referred

	community infrastructure levy; and need for joined up thinking with Nuneaton Council.	to NWBC.
M Pearson	As above	As above
G Wilkes	Agree with need for east west distributor at Hartshill Quarry.	Support noted.
G Wilkes	General support for NDP policies.	Support noted.
G Wilkes	Comments about bus shelters and youth club.	Noted.
G Wilkes	Comments about car parking and school drop-off	The NDP puts in place development management policies to deal with these.
G Wilkes	Policy H5 need for off-street car parking.	The NDP puts in place development management policies to deal with this.
G Wilkes	Policy H4 – no need for large buildings on corners.	Now policy H15. Criterion c now amended to specify 2 storeys the norm and landmark buildings may sometimes be larger.
G Wilkes	Policy H3 – questions phasing.	Now Policy H14 – deleted.
Natural England	Support for Policy H6. Comment on Policy H9 about ancient woodland Comment on H11 and design. Support for H17.	Policy H9 now H8 addresses point on ancient woodland. Comments on H6, H11 and H17 noted.
Pegasus on behalf of Westleigh Partnerships Ltd	Representation on site not in neighbourhood area.	Not a matter for the Hartshill NDP.
R J Cartwright	Page 11, para 3.8. Detailed wording changes “shall” to “should” and “will not be	No change. Too prescriptive and not positively worded.

	granted”	
R J Cartwright	Delete word “should” from all policies	No change. Too prescriptive.
R J Cartwright	Page 9, para. 3.4. Supports protection of the Green Belt.	Noted.
R J Cartwright	Page 14, para. 3.21. Supports open space allocation.	Support noted.
R J Cartwright	Page 12, Para. 3.12. Questions the minimum 400 figure for Hartshill.	This is the adopted Core Strategy figure.
R J Cartwright	H1. Questions the minimum 400 figure for Hartshill.	This is the adopted Core Strategy figure.
R J Cartwright	Page 12, para 3.14. Question about necessary infrastructure.	Policy covers all relevant infrastructure.
R J Cartwright	H1 Questions who owns land at Hartshill Quarry.	NDP policy will apply to the plan area irrespective of who owns a site.
R J Cartwright	H3 Questions phasing at the Quarry.	Policy H3 now substantially amended and re-numbered.
R J Cartwright	H3 Seeks to impose timescale on development at Hartshill Quarry.	Noted. No change.
R J Cartwright	H4 Questions who will arbitrate in development management process.	This will be dealt with through the planning application process.
R J Cartwright	H8 Questions “very special circumstances”.	This is defined in NPPF.
R J Cartwright	H8 Question about necessary infrastructure.	Policy covers all relevant infrastructure.
R J Cartwright	H8 Questions “very special circumstances”.	This is defined in NPPF.
R J Cartwright	H9 Question about necessary infrastructure.	Policy covers all relevant infrastructure.

R J Cartwright	H9 Who defines “equivalent or better standard”.	This will be dealt with through the planning application process.
R J Cartwright	H9 Who defines “equivalent or better standard”.	This will be dealt with through the planning application process.
R J Cartwright	H11 Add bungalows.	Noted. No change.
R J Cartwright	H13 Who defines “additional capacity”.	This will be dealt with through the planning application process.
R J Cartwright	H14 Suggests housing mix policy should say “will” not “will be expected”.	No change.
R J Cartwright	H18 Questions definition of access.	Policy covers all access.
R J Cartwright	H20. Who defines “equivalent or enhanced facility”.	This will be dealt with through the planning application process.
R J Cartwright	Suggested wording change to H22.	No change. Too prescriptive
Severn Trent Water	Standard response letter.	All matters noted and taken on board where relevant.
Coalfield Authority.	<p>As you will be aware the western fringe of the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 10 recorded mine entries, past surface mining and probable shallow underground coal workings</p>	Noted. No change.

	<p>on the western fringe of the NDP area.</p> <p>If the Neighbourhood Plan allocates sites for future development in these areas then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the North Warwickshire Development Plan.</p> <p>The NDP does not propose any sites within the Coal Authority Development High Risk Area therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

Warwickshire Wildlife Trust	H17 Some species on the NDP boundary are important at the County Level.	Noted. No change to policy.
Warwickshire County Council	<p>Policy H22 of the neighbourhood Plan (on pages 57/58) in particular identifying the former Michael Drayton School Annexe as a possible site for a new health centre.</p> <p>As you are aware this site has previously been allocated as a residential site and has indeed had planning consent for this use, although this has now lapsed. The site is immediately available for redevelopment for residential use. The provision of new healthcare premises is an extensive process requiring collaboration between doctors and the NHS (and possibly other parties) as to size, type, location, service provision and funding. The requirement for new healthcare premises in the location is unproven and as with any healthcare</p>	Comment noted. The site has not come forward for housing and is considered more suitable for a community use. No change.

development the doctor will need to justify the proposal to the NHS through a properly constituted business case and again this has so far not been carried out. Until such justification has been fully considered there is no certainty that a new healthcare development will be viable or sustainable or can or will be carried through. It is considered inappropriate that the site should be sterilised, in part or in whole, by a proposal which may never be delivered. It is contended therefore that the site should remain allocated for residential use in the Plan. An alternative site for healthcare could be made available on the larger development site nearby.

Outside the Plan the Council will consider proposals put forward for new healthcare premises on the site where evidence can be shown of deliverability.

Appendix 1

Neighbourhood Area Application Letter



Hartshill Parish Council PO Box 5036 Nuneaton CV11 9FN
hartshillparishcouncil@gmail.com

9th July 2014

Dorothy Barratt
North Warwickshire Borough Council
South Street
Atherstone
Warwickshire
CV9 1DE

Hartshill Neighbourhood Plan
Designation of Neighbourhood Area

Hartshill Parish Council hereby formally applies for the Designation of the Neighbourhood Area, as required by Part 2 Paragraph 5 (1) of the Neighbourhood Planning (General) Regulations 2012. Hartshill Parish Council is the relevant body authorised to act in relation to the proposed Neighbourhood Area, as defined by Schedule Part 1, Paragraph 6 1 G (2) (a) of the Localism Act 2011.

The Council wishes that the area to which the application relates should be coterminous with the boundary of the Parish of Hartshill. It is wholly within the jurisdiction of Hartshill Parish Council and therefore is considered appropriate.

The reasons the Parish Council wish to designate the area are as follows:

- ③ Confidence that the designated area will not cause contention with surrounding parishes
- ③ Clarity with the groups as below, as to where responsibilities start and finish:
 - Neighbouring Parishes
 - County, Borough and Parish Councillors
 - Residents
 - Landowners
 - Any other relevant stakeholders on consultees

Yours faithfully,

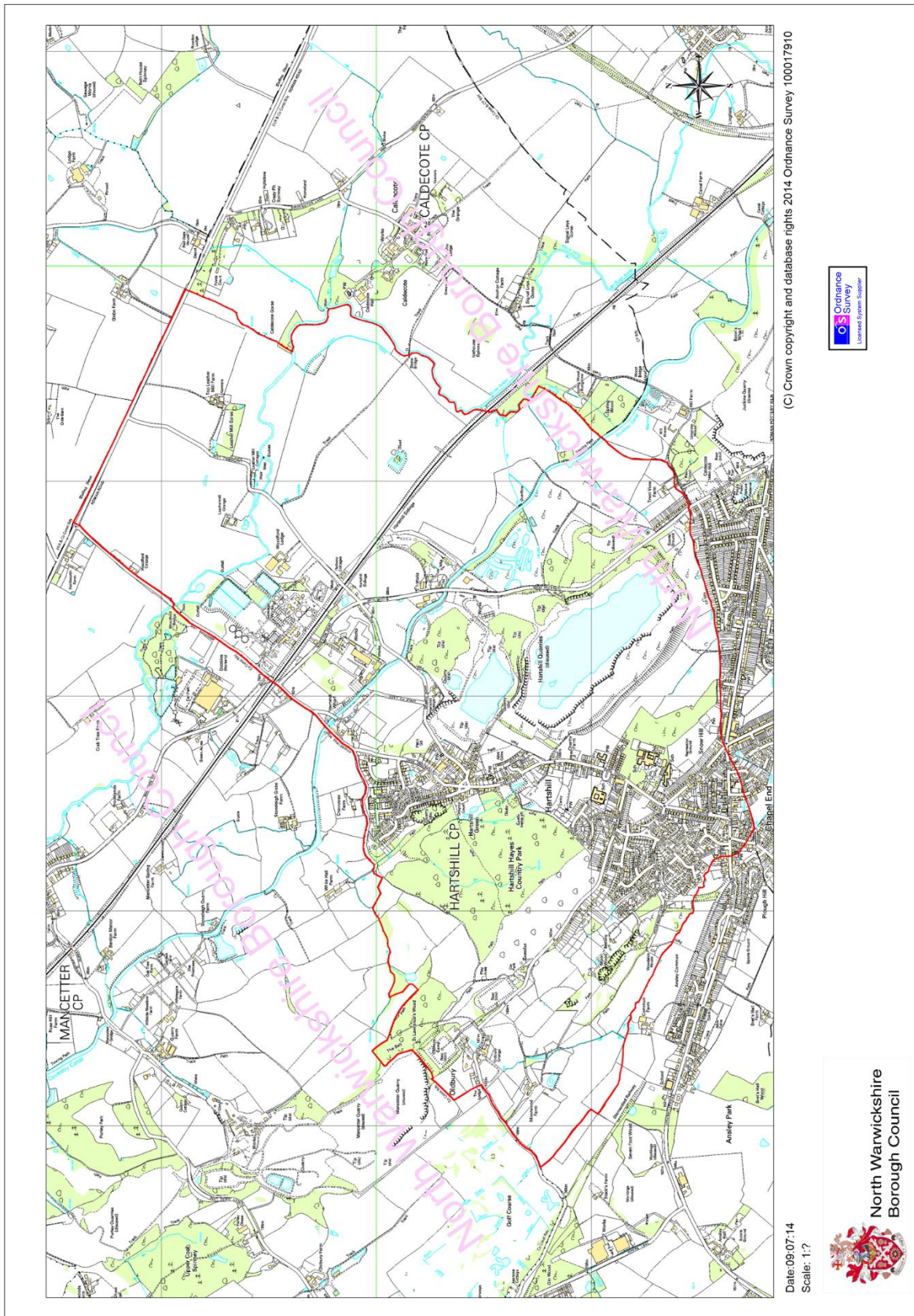
Brenda Spiers

Mrs B Spiers

Clerk to Hartshill Parish Council



Hartshill Parish Council



Appendix 2

Designation Approval Letter



North Warwickshire
Borough Council

Steve Maxey BA (Hons) Dip LG Solicitor
**Assistant Chief Executive
and Solicitor to the Council**

The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Switchboard : (01827) 715341
Fax : (01827) 719225
E Mail : planningpolicy@northwarks.gov.uk
Website : www.northwarks.gov.uk
This matter is being dealt with by
: Sue Wilson
Direct Dial : (01827) 719499
Your ref :
Our ref :
Date : 26th February 2015

Dear Hartshill Parish Council

**RE: DESIGNATION OF HARTSHILL NEIGHBOURHOOD AREA
S.61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

I write further to your application to North Warwickshire BC for designation of a Neighbourhood Area for Hartshill, which was received 9th July 2014.

This confirms that North Warwickshire BC agreed, at FULL COUNCIL on 25th February 2015, to designate the area shown on the enclosed map as 'Hartshill Neighbourhood Area', for the purposes of preparing a Neighbourhood Development Plan by Hartshill Parish Council under S.61G(1) of The Town and Country Planning Act 1990 (as amended).

I would also like to thank you for your positive and proactive approach to Neighbourhood Planning in Hartshill. If you have any queries regarding this letter or would like to discuss your emerging Neighbourhood Plan, please do not hesitate to contact me on the above details.

Yours sincerely,

D M Barratt

Dorothy Barratt
Forward Planning and Economic Strategy Manager

Appendix 3 - Letter to all residents and businesses

Dear Residents,

You should have received a letter from North Warwickshire Borough Council informing you that Hartshill Parish Council are developing a Neighbourhood Plan.

The objective of the Plan is to retain the Rural Identity and Characteristics of Hartshill as a Village by influencing future developments within the Designated Area of the Parish Boundaries.

If you would like to comment or make suggestions on the Plan which will last until 2029 you can contact the Parish Council by the following methods:

On line at hartshill-pc.org.uk

Email clerk@hartshill-pc.org.uk


Post Hartshill Parish Council
PO Box 5036

Nuneaton CV11 9FN.

**Hartshill Hub on Facebook or call in at The
Community Centre for a chat with John
during Library opening times or call him on
07582 378 099**

Appendix 4 – Issues Poster

Hartshill Parish Council



HARTSHILL NEIGHBOURHOOD PLAN

We need your views on the Issues & Objectives of the Hartshill Neighbourhood Plan

If you would like to comment or make suggestions on the plan, you can contact the Parish Council in the following ways;
via the Contact form at www.hartshill-pc.org.uk
Email: clerk@hartshill-pc.org.uk
Post:
Hartshill Parish Council
PO Box 5036 Nuneaton
CV11 9FN
or
Or call in at the Community Centre, Church Road, for a chat with Councillor John Randle, Chairman of Hartshill Parish Council during Library opening times

ISSUES & OBJECTIVES

- To tackle the issues a number of initial key objectives were defined for the plan (in no particular order of preference)
- To ensure that HARS is developed on a way that minimises impact on the existing community whilst maximising the benefits. This can be achieved by setting out a detailed planning framework in our Neighbourhood Plan
- To identify and protect the key green spaces in the Parish
- To improve access and traffic issues at the schools
- To ensure new development makes the area better, not worse
- To create a network of well used footpaths and cycle ways
- To ensure infrastructure meets the needs of existing and new development
- To ensure there is the right mix of new homes in terms of type, size and tenure
- To minimise the impact of through traffic
- To protect local wildlife
- To protect local heritage
- To ensure development is phased appropriately
- To maximise the benefits of any community infrastructure levy collected in the area
- To protect and enhance community facilities
- To ensure the health and wellbeing of all

⇒ **WHAT HAPPENS NOW?**

This work will form the basis of the development plan
The aim is to create a mini-local plan covering all the key issues identified
The Steering Group will work up a vision for Hartshill in 2029

BASED ON THE OBJECTIVES ABOVE THE STEERING GROUP WILL START TO LOOK AT THE FOLLOWING;

- Local green spaces worthy of protection
- Green spaces that could be improved
- Areas of traffic congestion/problems
- Local community facilities to be protected and improved
- Wildlife areas for protection
- Heritage sites for protection including local sites that may not benefit from statutory protection
- Things that the community levy infrastructure could be spent on

Appendix 5 – Neighbourhood Plan Poster

**DID YOU KNOW,
HARTSHILL IS GOING TO
GROW**

400 NEW HOMES are to be built.....

**HARTSHILL PARISH COUNCIL
and RESIDENTS**

are putting together a

**NEIGHBOURHOOD
PLAN**

Appendix 6 – Neighbourhood Plan March Drop-in

THE NEIGHBOURHOOD PLAN STEERING GROUP
are holding

A DROP IN DAY

WEDNESDAY 25th MARCH 2015
2 – 8 pm

at the community centre, Hartshill

*so you can find out what's going on, and have some input
into the process.*

NEED MORE INFORMATION.....?

COME TO THE EVENT!

VISIT THE WEBSITE: www.hartshill-pc.org.uk
or www.abouthartshill.org.uk

EMAIL: hartshillparishcouncil@gmail.com
or abouthartshill@gmail.com

PHONE: 02476 387395

Appendix 7 – Summary of Drop-in session comments

Traffic and parking are issues NOW as are drainage and sewerage – old houses have small bore pipes.

Traffic flow should be via Mancetter Rd.

Unsafe entrance / exit to Har 3 Castle Rd / Church Rd.

Build more bungalows for ageing population.

One road will not cope with extra traffic.

More pressure on doctors, chemist, schools all will be unable to cope.

Water pressure already reduced to the extent that toilet does not always flush adequately, could result in health problems.

Infrastructure already struggles to cope, how will it cope.

If 400 homes are built on Lafarge Tarmac land then Hartshill will not be a village any more. A village has green land spaces.

Enough people already bringing Hartshill to a standstill at various times, what will happen to 500 + new homes.

Sewage problems, school places, old annexe site good place for OAP bungalows.

The history is getting swept away by all these buildings (11 yr old).

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

Is there assurance that our long established wild life sites will be respected.

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

Hartshill Hayes cannot exist as a wildlife area without green corridors.

Why are you not building on the old Annexe site.

Result will be too much traffic also sewerage already overflows under bridge.

Requirement for retirement apartments for ageing population.

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

If the 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.

Construction traffic through Hartshill.

Infrastructure first, development second.

Poor Hartshill! Too many building plans to congest the area ever more.

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

Issues. Improve school parking. Residency for elderly bungalows, elderly villages. Doctors surgery – difficult to get appointments. Highway issue, congestion.

Dordon and Grendon – it has been stated that a green buffer needs to be left between Dordon and Grendon to separate the two villages to keep them separated. Why can't that be so between Hartshill and Nuneaton otherwise we will become a suburb of Nuneaton.

Is the current infrastructure being upgraded to accommodate these extra proposed houses. The roads cannot cope now especially at school start / finish times.

More green spaces buffer zone.

Criteria for phasing and number of houses.

The woodland in Snowhill at the back of the school.

Concerns over school places. Local traffic concerns. Would like planned open places for children to play.

Preserve Hartshill wood.

What about parking, doctors, dentist and the other emergency services, are they going to have extra staff / places to cope with the extra demand these houses will place on the local area.

More housing for the elderly, infirm and disabled

Full schools – from a classroom assistant at Michael Drayton Junior school, current class size approx 32. Would there be help with costs to extend?

There are more than enough brown field sites to accommodate the numbers of new dwellings, why are we not pushing for brown field sites to be built on?

We need a sports and activity area

This will kill yet more of the natural beauty of the area

Schools? Doctors? Road system? Sewerage??

Traffic calming needed on the main road

We need a medical centre, with a doctors and a pharmacy

What about schools and child care provision needs?

We are trying to see a house on Church Road. The only 3 viewers have all left feedback that in view of the proposed development, they are not interested. The 'country views' put as an asset, clearly won't be.

The size of this development in proportion to other areas is a problem.

Will there be a village centre with shops or a leisure centre?

Concerned about the increase in traffic along Castle road.

Yes we need more housing, the population of the UK is growing. We also need the infrastructure to be able to cope with the increasing population. The schools will not cope with large scale housing developments.

We need a new link road past the quarry

Why is the development needed, on top of the Plough hill road development, turning the area into one massive housing estate?

Where is the councils consultation with the people who voted for them??

Infrastructure consideration – roads, surgeries, schools, canal bridge leading to Woodford lane and the A5.

Show us the evidence that there is any shortfall in private housing in this area?

Maintain the allotments

Entrance to development on Camphill road? Where are the extra school places coming from? What about the extra traffic? Camp hill estate is not finished? What about the chicken farm?

A short time after new tennis courts were built on Hartshill High school ground, the grassland between the courts and the main road began to get very wet over the whole surface. I spoke to the person in planning asking if drainage had been put in under the courts, the answer was 'no'. I asked for my concerns about possibility of future damage to our property from excess rainwater to be recorded, which was agreed to.

I live in Berrington road and we are concerned with wagons cutting through, causing a massive problem to residents and adding to an already existing problem.

We will need a doctors or a medical centre.

Must be green areas for dog walking

Quarries need to be made safe and developed to allow wildlife to develop and create a visually pleasing place to overlook.

We need a community centre with a youth group attached.

We need a new Hartshill Scout hut with better facilities.

Can we retain green spaces for children to play.

What about the impact on jobs in the area?

Accountability for the provision of infrastructure should be in place *before* building, especially sewerage.

Traffic issues, a road out onto Mancetter road would be dangerous.

In Hillside drive, we would rather a road at the back of our garden than houses, we do have foxes and Muntjac foraging around every evening.

Har 3 is a good place to build the houses, the land has not been used, and it will generate funding for school development,

Will the schools be enlarged to cope with all these new families?

Will doctors surgeries get bigger? What about parking issues?

Concerned about the effect on school places and the catchment area. Also about the loss of walking amenities. The houses shouldn't be too close together. What about the loss of wildlife habitats?

Clock hill bridge cannot stand much more traffic, it is already damaged and juggernauts are still using it

worried about the diversity of wildlife in Snow Hill wood.

I live on Hillside drive, the ground at the rear is a hill, I would not like to see houses that tower over our windows.

Has the enormous increase in traffic been suitably investigated for its true impact on the area?

Develop the quarry as a leisure facility

Our schools are already full to capacity, there aren't enough doctors surgeries now and you struggle to get an appointment. The NHS drop in centre is also closing or already closed. Traffic is already very congested going into town and very congested in Hartshill at school run time.

Could the local authorities issue detail of houses which are currently vacant, and suggest the proposed builders renovate or re build?

If building goes ahead we will need more single bedroom bungalows. Increased school capacity where everyone can park. I am concerned about increased capacity over clock hill bridge. Will the road surface in Castle road be improved? Where will the access roads to the new build be? Will there be more funding for health and welfare? For increased population? Will there be provision to make Hartshill cemetery bigger?

I have been a lolly pop lady for 21 years at Michael Drayton School (Mrs Hollins MBE) Hell of a traffic problem every day. When Hartshill high school have early closing every other Friday, there are 1000 cars less on the road.

No industrial development anywhere within the Parish boundary please.

Roads, schools, sewerage – issues.

There should be a survey to find out most important issues, on website or survey monkey.

What is included in the plan for children and young people?

Concern over private landlords and the standard of tenants they have. What provision is there for road improvements to access the main arterial routes out of Hartshill?

No traffic out on Castle road/ Church road. What about school places? We also need more of a police presence.

We are getting rid of too much greenery!

Are children born in Hartshill (who live here still) guaranteed a school place as they should be?

My garden already remains waterlogged for longer than is acceptable after a rainy day, as the drainage is not properly maintained. Is this going to be improved before any other housing is added to the infrastructure? This also relates to the (non) drainage next to Snow Hill.

We are over subscribed with cars now. It will be awful with all the cars from more housing!

Access onto site from Church Rd would be problematic WHO says its 'not' a problem?

Keep as much green space as possible. Houses not too close to existing houses, i.e. buffer zones, not overlooking people's gardens.

Not enough infrastructure to increase school capacity.

At Hartshill Hayes we should have somewhere where we can rent bikes, also somewhere that kids can get stuck in, like learning about insects, how to build dens, making recycled things, plants, trees etc.

We need a 'one stop' health centre, not currently available.

Concerns about safety issues of access at Castle Rd/Carves. It is a 'collision corner'!

I think we should have more community centres, so we can do more. Also we should have more cycle routes.

Appendix 8 – Minutes of meeting with Lafarge/Tarmac

Notes on meeting at Hartshill Community Centre

Wednesday 3rd June 2015

Present: Neil Beards (operations manager Lafarge Tarmac), Graham Fergus (planning consultant with First City Property Consultancy), Cllr Margaret Bell and Claire King (Hartshill and District Residents Association), John Randle and Glenys Roberts (Hartshill Parish Council).

The meeting was originally arranged to discuss progress with plans to develop the site known as HAR3 but after the Parish Council Annual Meeting with Parishioners it was decided to cancel, however, in the meantime JR had received an email from NB wishing to discuss other parish affairs so the meeting went ahead as planned.

It was established that land to the rear of Camp hill Rd with rubbish on it was owned by Lafarge and NB agreed to clear the rubbish and write to the 6 or 7 adjacent property owners. GF confirmed the wood will become subject to a management plan and become a public amenity should the HAR3 development go ahead.

Following contact with JR, Mr Barker has been in touch with NB regarding accessing the recreation ground over the new tarmac surface. NB has recommended that heavy vehicles such as those used by the fairground should not use the drive and suggested that Mr Barker may wish to approach the Windmill Sports and Social Club with view to using some land there.

During the rest of the meeting it became clear that Lafarge/Tarmac do not own all of the land in the plan HAR 3. Please see attached map (hard copy at meeting), the legend gives most of the land ownership but a slight discrepancy is still with the land outlined yellow (ref. First City submission, hard copy at meeting).

NB confirmed Lafarge have met with MAT who have asked how long it will take for funds to be available from development to contribute to school building. Lafarge could not say!

GF expects to have outline plans by end of 2015.

Severn Trent Water have completed their survey, however, GF was not aware of the extent of existing problems and said he would talk to STW again.

WCC are currently undertaking a traffic survey of the area for GF.

The second phase of the site investigation will involve finding a way to store/drain surface water after homes are built.

A public consultation could take place in approximately 6 months.

It is likely the outline application will be for 524 houses on the Lafarge owned land (471 on red, turquoise, and 53 on green) then 26 on Ochre edged land owned by Hanson making 550 in all.

It is also likely there will be only one access to the HAR3 site on the outline plan!!

Lafarge are not currently discussing the development with Hanson but Hanson is aware Lafarge are putting in a planning application which includes some of their landholding.

GR/HPC/03.06.15

JR and GR had a planned meeting with Evan Ross at NWBC in the afternoon following the above meeting and due to the information received took the opportunity to ask for an interview with Dorothy Barrett.

Dorothy was not entirely aware that Hanson owned a portion of HAR3 but as Lafarge were putting in an application for the entire plot who owns which bit is not an issue for NWBC.

Dorothy did make it clear that a through road is essential to the plan being accepted as is adequate sewage disposal. It was her intention to contact Lafarge and to reiterate this.

Appendix 9 – July 2015 Drop-in

Hartshill Neighbourhood Plan Steering Group

are holding a

**Public Consultation
Drop-in-Session**

on

Tuesday 21st July 2015

at

**Hartshill Community Centre
Church Road
Hartshill**

2.00 p.m. to 8.00 p.m.

**To find out more on the development of the
Hartshill Draft Plan please come along
and participate your views are needed!**



A further drop-in-session will be held on
Friday 14th August
10.00 a.m. to 6.00 p.m.
at Hartshill Community Centre

Appendix 10 – August 2015 Drop-in

Hartshill Neighbourhood Plan Steering Group

are holding a

Public Consultation
Drop-in-Session

on

Friday 14th August 2015

at

Hartshill Community Centre

Church Road

Hartshill

10.00 a.m. to 6.00 p.m.

To find out more on the development of the
Hartshill Draft Plan please come along
and participate your views are needed!



NOTES ON DROP – IN SESSION HELD ON FRIDAY AUGUST 14TH 10.00AM-6PM AT HARTSHILL COMMUNITY CENTRE

Parish Councillors present – J Randle (Chair), C Sharp, D Ormerod

Hartshill and District Residents Association present – B Paintin, Cllr M Bell,

M Pearson, C King and P Wood.

This session not quite so well attended (10 individuals) even though it was well advertised in the press and throughout the village, the weather was very poor and the main village road was closed for resurfacing. There were however some very worthwhile comments and conversations as below –

- . Buffer zone essential for existing properties Hillside Drive as numbers 1 – 23 have small gardens and are level with potential development which would have an unacceptable impact
- . Provide separate access and parking for schools
- . One way system for School Hill and Victoria Rd
- . Improve junction at Coleshill Rd and Plough Hill
- . Improve junction at top of School Hill
- . Storm and foul drainage should fall away from Hartshill village and join drains on Camphill Rd
- . Green spaces in draft plan should not be built on in any circumstances
- . We need more schools for the proposed housing development
- . We need more accommodation for senior citizens possibly warden controlled
- . A double length bus lay by would definitely improve traffic flow at school in/out times
- . No through road preferred for new development, pathways and cycle ways to schools shops
- . Has there been a check for covenants on the land?
- . What will the CIL/106 contribution be and how will the residents decide what to spend it on
- . Support suggestions for footpaths and cycle ways through village
- . Support the idea of a lay by for school buses on Church Rd
- . Good idea for drainage from HAR3 to fall away to Camphill Rd
- . No through road because it will increase traffic through village, possible entrance/exits are blind spots and at heavy traffic times will cause accidents, will further degenerate Hartshill as a village

Appendix 11 – NWBC comment son emerging draft plan

Comments on Hartshill Draft Neighbourhood Plan

Many Thanks for sending us the draft version of the Neighbourhood Plan for Hartshill.

Please find our comments below. It is not our intention to ‘pick holes’ in the Plan and we do appreciate the work which has gone into its preparation – we are simply trying to assist in achieving a document that will pass the basic conditions at examination.

If you require anything further, please do not hesitate to contact us

PAGE	PARAGRAPH	RESPONSE	Steering Group Response
Front		Plan date needs changing – as it currently says 2011 - 2029	Technically 2011-2029 is the plan period it should follow the Core Strategy. But I would delete reference to 2011 and say “Hartshill Draft Neighbourhood Development Plan 2029”.
	General	Please refer to the Site Allocations Plan as “Draft Pre-submission Site Allocations” as this document is still subject to consultation and amendment	Make suggested change.
	General	The Policies need to be in a different text colour as it is hard to read them in a colour document and even harder in a black and white document	Make suggested change.
	General	Replace the word “must” throughout the document with the word “should”	Make suggested change.
	General	Policies H12 – H22 should all be put before Policy H1 as they are	Re-order the policies and where possible amalgamate the site specific policies.

		Strategic Policies, which affect the whole of the Neighbourhood Area not just site specific Policies. Policies H1 – H11 may already be covered by Policies H12- H22. Anything that is not specifically covered may be able to go into just one Site Specific Policy (so there is only one policy for the Hartshill site)	
2		Dates of consultation will need to be changed	Make suggested change when information available.
4		Need to Reference the fact that this is the approved designation Area for the NP.	Make suggested change.
7	2.3	Add page number after Figure 1	Make suggested change.
12	3.12	Reword slightly to include the word “minimum” before 400 will have to be built	Make suggested change.
12	3.17	Needs to mention that this Policy is subject to change due to further work and consultation on the plan	Make suggested change.
12	3.18	Reword slightly	Make suggested change.

		to include the word “a minimum of” before 400 will have to be built	
12	3.19	Add full stop after requirements. Capital A for Areas	Make suggested change.
16	Figure 6	Reword as the formal consultation hasn't yet taken place – perhaps “Hartshill neighbourhood Plan Issues Raised	Suggest amending end of para. 4.2 to read “including the following issues shown in Figure 6”.
20	June 18 th 2015	Update date of consultation	Make suggested change.
23	H1(a)	There is no masterplan approved by the Council and currently we are not doing one. The IDP is not including timescales as such and so reword the sentence to include “the infrastructure will be phased accordingly”	Re-word to “a) Prior to any development commencing the developer(s) of the site should have prepared, and agreed with the Borough Council and Parish Council, an overall masterplan and infrastructure plan for the site”.
23	H1(b)	Are you referring to works already carried out by NWBC/Tarmac? This will all be considered as part of the planning application. This paragraph mentions site access at	No. Whilst it <u>may</u> be considered as part of the planning application H1b as part of the development plan will ensure it <u>is</u> taken in to account. No change. Figure 10 shows green infrastructure. Church Road can be both the access and part of the green infrastructure network. For example a tree lined entrance to the site connecting to the wider

		Church Road yet this is not shown in Figure 10 as this area shows that it is greenspace. NWBC's plan shows this area as part of the development proposal.	green infrastructure network.
24	H1(f)	Reword to something like "The development should seek the retention and enhancement of existing sports facilities"	No change.
24	H1(h)	Add the words "if necessary" after should be undertaken. This will be considered at the planning application stage and may not be necessary.	No change.
24	Figure 6	NWBC is the Source not op.cit	<p>1. Op. cit. Op. cit. is an abbreviation of the Latin phrase <i>opere citato</i>, meaning "in the work cited". It is used in an endnote or footnote to refer the reader to a previously cited work, standing in for repetition of the full title of the work.</p> <p>2. Op. cit. - Wikipedia, the free encyclopedia</p> <p>https://en.wikipedia.org/wiki/Op._cit.</p> <p>But happy to change.</p>
25		Tarmac/Lafarge has now reverted back to	Make change. Apparently now under new ownership.

		just TARMAC	http://www.tarmac.com/news-and-media/news/2015/august/uk-construction-leader-tarmac-relaunches-under-crh-ownership/
26	H2(a)	There will be no masterplan. The criteria in this Policy are covered in others. This Policy could simply be the first two lines.	See comment on H1a above re: masterplan, Other criteria not dealt with elsewhere – no change.
26	H3	Delete this Policy as phasing will be agreed by the developer and the NP cannot state how this is done. A bullet point could be added into the overall specific Hartshill site Policy just stating “that phasing will be done in accordance with the approved plan”	We are not aware of any policy or guidance to say that this approach cannot be adopted. Para 10 of NPPG states “Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the ‘what, where, when and how’ questions).” No change
27	Figure 8	Delete this plan as explained above. The plan does not include the Charity farm site which is included in NWBC site	
28	H4	Again this could become of H12	Keep both policies – but remove any possible duplication of Policy

		<p>and any additional site specific requirements should be included in the site specific policy. Bullet point (a) would need to be reworded to say “ Typical suburban estate and cul-de-sacs will be avoided where possible”</p>	<p>H12 (after re-ordering) from Policy H4.</p> <p>Amend (a) as suggested.</p>
30	H5	<p>Again most of this could be added to Policy H15 and any additional site specific requirements should be included in the site specific policy. “Consider rewording to “Across the site overall affordable housing provision should be in accordance with NW6 of the Core strategy. The layout of the site should seek to avoid similar tenure and types all in one location.” The RSL’s do not usually like the houses to be located all around the site</p>	<p>Agree – amalgamate with H15.</p> <p>RSL’s may not like this – but it is better for site mix and avoids areas being private and areas being social rented.</p>

		as it is harder for them to be managed and could make the scheme unviable.	
32	H6	This could be added to the specific site Policy – although it is not clear what this Policy is trying to achieve	Ensure car parking is managed! Consider amalgamating with H1.
32	Background/justification	The second paragraph about different housing contradicts previous text	Delete this paragraph.
33	Figure 10	This contradicts the overall plan as the access will start in church road and this is shown as green infrastructure on the plan. The area that you are showing as developable is only 11.34ha which would deliver between 255 -340 at 30 dph. To achieve a minimum of 400 on that area the density would need to be 35-36dph.	See previous comment on Church Road/Green infrastructure. Density comment – no change – I am not aware of any density being set for the site through the Core Strategy or the Site Allocations Plan.
34	H8 (b)	Not sure what is meant by this and how would it be achieved?	Signage, footpaths, bus stops, notice boards etc. Add sentence in Background/Justification to clarify.
35	H9	Until these are shown on a map we will not be able to comment but we have	Noted

		been lead to believe that Saria maybe part of the site that we have allocated for development	
35	H10	Until these are shown on a map we will not be able to comment. Some of these sites will be outside of the development boundary and so will be protected anyway	Noted
37	H11	“When new development is proposed at local schools and nurseries” – should this be “near”? Is this a general policy that will be aimed at all development or is it specific to the Hartshill site? The Hartshill site will have a new access from Church Road which will serve the Secondary School.	Re-word preamble to “New development at local schools and nurseries should, where necessary, include...”
38	H12	See 4 th general comment above as this refers to this Policy. B)vi Consider rewording to “Reduced energy consumption that maximises	No change.

		passive solar gain and the potential to utilise solar energy”	
40	H14	See 4 th general comment above as this refers to this Policy.	Move policy.
41	H15	See 4 th general comment above as this refers to this Policy. The second paragraph is not needed as it is a repeat of NWBC Policy	Move policy and delete second paragraph.
41	H16	See 4 th general comment above as this refers to this. Have these proposals been assessed by WCC – if not how have they been assessed?	Specific proposals need adding and consulted on separately with WCC.
42	H17	See 4 th general comment above as this refers to this. 1 st paragraph needs rewording to say “.... Planning permission may be refused”	Move and amend first paragraph as suggested.
43	Heritage Assets	Where is the justification for all of these sites as they are not all classed as heritage assets so do not all have statutory protection? We would need evidence to support a local list	Add in justification.

45	Figure13	This is our map so cannot be reproduced with our logo on it and used to show your Heritage Assets (which it doesn't actually show at the minute). You need to use your own license number throughout.	Re-map and use licence number.
46	H19	See 4 th general comment above as this refers to this. Can you please confirm where Saria is as we believe it may be the land that is already included within the site plan.	Move policy.
46/47	H20	See 4 th general comment above as this refers to this. As far as we are aware we have not had any applications for Community Assets from Hartshill. Community Assets need to be submitted to and approved by NWBC. Please confirm whether you will be submitting applications to have them as Community Assets – if this is not the case – consider rewording to	Change “assets” to “facilities”.

		“Protecting Local Community Facilities”	
48	H22 (b-e)	See 4 th general comment above as this refers to this. Please confirm who will be providing signage and information	Move policy. Add in information on provision of signage and information to Background/Justification.
49	Next Steps (7.4)	NWBC will do a 6 week consultation following submission of Neighbourhood Plan to them.	Amend as suggested.
49	Next Steps (7.5)	Please reword “District” Council to Borough Council	Amend as suggested.

Appendix 12

Parish Council Web Site – Regulation 14 Consultation



Hartshill Neighbourhood Development Plan - Regulation 14 Consultation period 26th October to 5.00 p.m. 7th December 2015

Hartshill Neighbourhood Plan

Hartshill Pre-Submission Neighbourhood Plan Regulation 14 Consultation Neighbourhood Planning (General) Regulations, 2012

The Pre-Submission Draft Hartshill Neighbourhood Plan is available [here](#)

To comment on the Draft Plan please use the response form which is available [here](#)
please use one form for each comment you are submitting

From Monday 26th October 2015 the plan is subject to a six week period of consultation and will close at 5.00 p.m. Monday 7th December 2015

Copies of the plan and response forms are also available at the following locations:

Hartshill Community Centre, Church Road, Hartshill, Nuneaton, CV10 0LY
Hartshill Community Library, Church Road, Hartshill, Nuneaton, CV10 0LY
Clock Tower Tea Room, Atherstone Road, Hartshill, Nuneaton, CV10 0TB
A J Stores, The Green, Hartshill, Nuneaton, CV10 0SW
Susan's Salon, The Close, Atherstone Road, Hartshill, Nuneaton, CV10 0SP
Drayton Court, The Green, Hartshill, Nuneaton, CV10 0SL
Quaker's Religious Society of Friends, 112 Castle Road, Hartshill, CV10 0SG
Hartshill Post Office & News, 33 Church Road, Hartshill, CV10 0LT
Chapel End Post Office, 100-102 Coleshill Road, Chapel end, Nuneaton, CV10 0PH
Doctors Surgery, Chancery Lane, Chapel end, Nuneaton, CV10 0PB
Doctors Surgery, 10 Camphill Road, Chapel End, Nuneaton, CV10 0JH
Windmill Sports & Social Club, Mancetter Road, Nuneaton, CV10 0HW

You can send your comments on the draft plan to the Parish Council by using the feedback form on our Consultations page or in writing to
Hartshill Parish Council
PO Box 5036
Nuneaton
CV11 9FN

Thank you for your time and interest, Hartshill Parish Council looks forward to hearing from you

Appendix 13

List of consultees

Local Authorities/ Parish Councils that need consulting

Warwickshire County Council – pamneal@warwickshire.gov.uk

Nuneaton and Bedworth Borough Council - planning.policy@nuneatonandbedworth.gov.uk

NWBC – planningpolicy@northwarks.gov.uk

Ansley Parish Council - jane.sands2@btinternet.com

Mancetter Parish Council– parishclerk@mancetter.org.uk

Statutory Consultees

Coal Authority – planningconsultation@coal.gov.uk

Homes and Communities Agency -
Nicola.marshall@hca.gsx.gov.uk, Lindsey.richards@hca.gsx.gov.uk

Natural England – consultations@naturalengland.org.uk

Environment Agency – enquiries@environment-agency.gov.uk

Historic England (formerly English Heritage) - e-wmids@HistoricEngland.org.uk

Network Rail - TownPlanningLNW@networkrail.co.uk

Highways Agency - lisa.maric@highways.gsi.gov.uk

Severn Trent - growth.development@severntrent.co.uk

Non-statutory

Whitehorse Cottage and Shop

Hartshill Post Office & News

Chapel End Post Office

Handy Homestore

Triple A

New Oriental

Posh Paws

CV10 0NY

Butchers
Supermart
Press and Sew
The Salutation
Longshoot Properties
Jades Hair
Akis Fish Bar
Spellbound Gifts
Bunches florist
The Chase
The Plough Inn
Book makers
Dewis Hardware Store

Lloyds Chemist

Barbers

The Royal Oak
Liberal Club
Spectrum Hair Salon

Sammy-Jo's Hair Salon
The Stag & Pheasant

The Anchor Inn

AJ Stores

The Malt Shovel

Dental Surgery

Galley Common Medical Centre

GP Led Health Centre

Jesvk Convenience Store

Image Hair & Beauty

The Grand

Linden Care Home
Oldbury Grange Nursing Home
Hartshill school
Nathaniel Newton Infant School
The Links Club Nursery and
Nathaniel Newton Infant School
Michael Drayton Junior School
St Anne's Catholic Primary School
Nursery Hill Primary school
Galley Common School
Reverend Heather Barnes
Holy Trinity Church
St Anne Roman Catholic Church
Quaker's Religious Society of Friends
County Councillor Christopher Clark

Borough Councillor Margaret Bell

Borough Councillor Brian Henney

Hartshill & District Residents Association

Hartshill Community Library

Hartshill Community Centre
Users of Hartshill Community Centre

Hartshill Community Café

Appendix 14

Regulation 14 response Form

Office Use Only Consultee No: Representation No:

Hartshill Neighbourhood Plan

Pre-Submission Regulation 14 Consultation

Monday 26th October to Monday 7th December

ALL RESPONSES MUST BE RECEIVED BY

5.00 p.m. Monday 7th December 2015

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Name	
Organisation	
Address	
Email	
Tel. No.	

Please state to which part of the Draft Neighbourhood Plan your representation refers by entering a page number or policy number


Page Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please indicate with X)

Support	
Object	
Making a Comment	

Please Turn Over

Please use this box for any comments



Please return this form to hartshillparishcouncil@gmail.com or by post to
Hartshill Parish Council PO Box 5036 Nuneaton CV11 9FN
or view and respond online at our website www.hartshill-pc.org.uk
by no later than 5.00 p.m. Monday 7th December 2015

Thank you for your time and interest

The Hartshill Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group on
behalf of Hartshill Parish Council

Hartshill Regulation 16 Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

‘Basic Conditions’ Statement

Table of Contents

1.0 Legal Requirements	3
2.0 Basic Conditions	4

1.0 Legal Requirements

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Hartshill Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made (2016) up to 2029 (the same period as the North Warwickshire Borough Council Core Strategy).

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Hartshill Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 Basic Conditions

A draft neighbourhood Plan must meet a set of basic conditions before it can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. How the Hartshill Neighbourhood Development Plan (NDP) meets these basic conditions is set out below.

Have Appropriate Regard to National Policy

The Hartshill NDP has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of North Warwickshire Borough Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Hartshill NDP does not undermine the strategic policies of North Warwickshire Borough Council; the Plan aims to support these policies by protecting local built and natural heritage assets from inappropriate new development whilst at the same time seeking to support and manage future housing growth.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Hartshill Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Hartshill NDP has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals, through both informal and formal consultation, the Hartshill NDP will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the NDP have been developed with a thorough

Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

<p>practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>approach to engaging all those who live, work and carry out business in the area. The Plan sets out a positive vision for the area up to 2029. The NDP sets out a number of development management policies (18 in total) to guide, control and promote future development.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Hartshill Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect green and open spaces (H1 and H2); seek to promote better design (H4); seek to influence housing mix (H6); protect wildlife (H8), heritage assets (H9), and community facilities (H11); seek to enhance local retail provision (H12); and includes a four policies to ensure that development at the largest site in the Parish (land at Hartshill Quarry) is carried out in a way that improves Hartshill as a place and the lives of people who will be affected by it (policies H14 to H18).</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>This Submission Neighbourhood Plan supports sustainable economic development and the strategic planning policies set out in the North Warwickshire Core Strategy. The Submission NDP supports development in Hartshill Retail Centre (H12) and development on the strategic development site at Hartshill Quarry (H14-H18);</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission NDP sets out policies to encourage high quality design in new development (Policies H4 and H15). These will ensure that amenity of existing and future residents is protected.</p>

Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Submission NDP takes regard of this guidance fully in plan-making and decision- taking. The NDP includes policies to protect and enhance local green spaces (H1); open spaces (H2); and local wildlife and habitats (H8).</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission NDP design policy (H4) encourage use of sustainable construction methods and use of materials that minimise resource use and carbon emissions.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission NDP is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of the neighbourhood plan area and its key environmental assets whilst supporting the strategic development needs of the area by setting a policy framework for previously developed land at Hartshill Quarry.</p>
<p>Planning should 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.</p>	<p>The Submission NDP supports the strategic development needs of the area by setting a policy framework for previously developed land at Hartshill Quarry.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission NDP seeks to protect a number of open land areas that perform a wide range of functions in the neighbourhood plan area. Policy H1 protects local green spaces and H2 local open spaces.</p> <p>Policy H8 seeks to protect and enhance local wildlife and habitats.</p>

Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

<p>Planning should 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</p>	<p>The Submission NDP is fully in line with this principle and policy H9 identifies a number of non-designated heritage assets for conservation and enhancement.</p>
<p>Planning should 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</p>	<p>The Submission NDP seeks to promote sustainable use of transport in number of ways – through design (H4); car parking (H3); infrastructure provision (H5); traffic and transport in the village (H7); the Community Infrastructure Levy policy H10 that specifically identifies new bus shelters; policy H12 that seeks to promote the development of the retail centre; policy H13 “Health and Well-Being” seeks to promote healthier lifestyles, including through walking and cycling; and the development management policies for land at Hartshill Quarry also seek to promote more sustainable forms of transport.</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The NDP is fully in accord with this principle. Policies in the plan seek to protect and enhance local community facilities (H11); Hartshill Retail Centre (H12); and policy H13 “Health and Well-Being” seeks to promote healthier lifestyles and promote a new health centre on the old School site, Church Road.</p>

Have Special Regard to the Desirability of Preserving any Listed Building or it’s Setting or any Features of Special Architectural or Historic Interest

The Submission NDP has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policy H9.

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has no Conservation Areas.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Neighbourhood Plan area does not include any European sites. Natural England have been consulted at the Strategic Environmental Assessment screening and have identified no issues on these matters.

Contribute to the Achievement of Sustainable Development

The Submission NDP contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government’s definition of sustainable development.

The UK Government’s interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

Table 2 below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to support wider economic development needs through its support of growth at Hartshill Quarry. The NDP also supports more local economic development through the policy for Hartshill Retail Centre (H12).
Social	<p>The plan protects local community facilities (Policy H11) and seeks to promote health and well-being (H13) and seeks to ensure land at Hartshill Quarry is developed in a way that integrates with the wider area (H18).</p> <p>The Plan also seeks to support a mix of new housing (Policy H6).</p>
Environmental	<p>The Submission NDP sets out a policy for local wildlife and habitats (H8).</p> <p>The NDP seeks to promote more sustainable transport patterns through walking and cycling (H13)</p> <p>The NDP seeks to promote sustainable design and use of renewable and low carbon energy (H4).</p> <p>Policies seek to promote the local distinctiveness of the area (H4), and recognise the significance of locally important natural and built heritage assets to local residents, and visitors, as an important aspect of the Parish’s identity (H9).</p>

Be in General Conformity with Strategic Local Planning Policy

The Submission NDP is in general conformity with strategic Local Plan policies contained in the North Warwickshire Core Strategy, and, where relevant, the saved policies of the 2006 Local Plan.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies contained in the North Warwickshire Core Strategy, and, where relevant any saved 2006 Local Plan policies.

Table 3 Conformity with Local Strategic Policy

<i>Hartshill Neighbourhood Development Plan</i>	<i>North Warwickshire Strategic Planning Policy.</i>
<p>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.</p> <ol style="list-style-type: none"> 1. Grange Road Recreation Ground 2. Nathaniel Newton Trust Allotments 3. Field next to the Nathaniel Newton allotments 	<p>The Core Strategy does not have a strategic policy covering local green spaces. Policy NW13 seeks to protect and enhance the natural environment. Policy NW16 seeks to maintain and enhance the network of Green Infrastructure. Policy H1 of the NDP supports these policies and is in general conformity.</p> <p>There are no relevant saved Local Plan policies in relation to NDP Policy H1.</p> <p>Policy H1 has been prepared to take into account emerging policy in the emerging North Warwickshire Site Allocations Plan, in particular section 7 open space.</p>
<p>POLICY H2 – PROTECTING OPEN SPACES</p> <p>The open spaces listed below and shown in Figure 8 should be protected:</p> <ol style="list-style-type: none"> 1. Land next to the Canal Wharf 2. Community Orchard, opposite Sarval 3. Sidings land, opposite Sarval 4. Land east of Apple Pie Lane 5. Land west of Apple Pie Lane 	<p>The Core Strategy does not have a strategic policy covering local open spaces. Policy NW13 seeks to protect and enhance the natural environment. Policy NW16 seeks to maintain and enhance the network of Green Infrastructure. Policy H2 of the NDP supports these policies and is in general conformity.</p> <p>There are no relevant saved Local Plan policies in relation to NDP Policy H2.</p> <p>Policy H2 has been prepared to take into account emerging policy in the emerging North Warwickshire Site Allocations Plan, in particular section 7 open space; and the three open space allocations in Appendix E.</p>

<ul style="list-style-type: none">6. Cherry Fields Green7. Cemetery8. Castle9. Stoneleigh Road green space10. Charnwood Drive green space11. The Hollows12. Hartshill Green13. The Hollows14. Hartshill Hayes15. Bottom Meadow, Oldbury Hills16. Blakemore’s Fields and ponds17. St Lawrence’s Wood18. The Top Meadow, Oldbury Hills19. Riding School, Oldbury20. Morewood21. Turning circle, Michael Drayton School22. Coleshill Road Flats open space23. Coleshill Road Flats open space24. Randalls Estate Green	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>25. Amenity land adjacent to Saria</p> <p>Development of these areas will only be supported in the following circumstances:</p> <p>a) When it can be clearly demonstrated that the open space no longer performs at least one of the following functions:</p> <ul style="list-style-type: none">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 an essential link to other open spaces or green infrastructure; orvii. Enhances the setting of an asset of designated or non-designated importance. <p>OR</p> <p>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</p>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>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 adjoin the parish.</p>	
<p>POLICY H3 – CAR PARKING AND ACCESS AT SCHOOLS AND NURSERIES</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Policy NW10 of the Core Strategy “Development Considerations” seeks to promote accessible and local community services; promote healthier lifestyles; encourage sustainable forms of transport; and provide proper vehicular access, sufficient car parking, and manoeuvring for vehicles in accordance with adopted standards. Policy H3 of the NDP supports all of these criteria and is in general conformity with Policy NW10.</p> <p>Saved Policy TPT3 - Access and Sustainable Travel and Transport of the 2006 Local Plan states:</p> <p>“Development will not be permitted unless its siting, layout and design makes provision for safe and convenient pedestrian and vehicular access and circulation, and maximises practicable opportunities for the use of sustainable means of travel and transport including walking, cycling, bus and train.” Policy H3 of the NDP is in general conformity with this policy.</p> <p>Saved Policy TPT6 – Vehicle Parking – seeks on-site parking of vehicles – Policy H3 is in general conformity with this policy.</p>
<p>POLICY H4 – GOOD QUALITY DESIGN IN HARTSHILL</p> <p>All new development should respond positively to local character and distinctiveness by:</p>	<p>Policy NW12 of the Core Strategy seeks to secure high quality design. Policy H4 of the NDP adds more specific detail to this higher level strategic planning policy and, is, therefore, in general conformity.</p> <p>Saved Local Plan policies:</p> <p>ENV10 Energy Generation and Energy Conservation</p>

<p>a) Preserving and enhancing the locally distinctive built, historic and natural environment;</p> <p>b) Designing to take account of site characteristics and surroundings, including:</p> <ul style="list-style-type: none"> 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 	<p>ENV11 Neighbour Amenities</p> <p>ENV12 Urban Design</p> <p>ENV13 Building Design</p> <p>ENV14 Access Design</p> <p>Are all relevant to NDP Policy H4. Policy H4 adds more specific local detail to these policies and is in general conformity.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<ul style="list-style-type: none">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	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>i) They incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies.</p>	
<p>POLICY H5 – ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE</p> <p>Any additional infrastructure needs generated by proposed new development should be taken in to consideration before planning approval is granted. Approvals will be conditioned so that necessary infrastructure is in place at appropriate times in the phasing of the development.</p> <p>In particular, the following will be taken in to account when assessing proposals:</p> <ul style="list-style-type: none"> 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 	<p>Policy NW10 of the Core Strategy sets criteria for certain types of infrastructure. Policy H5 of the NDP identifies and adds more specific detail to this strategic policy and is in general conformity with NW10.</p> <p>There are no relevant saved Local Plan policies in relation to Policy H5.</p>

<p>d) The need for any additional capacity in local services such as health and schools.</p>	
<p>POLICY H6 – HOUSING MIX</p> <p>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.</p>	<p>There is no relevant Core Strategy policy to H6.</p> <p>Saved Local Plan policies HSG2 Affordable Housing and HSG5 Special Needs Accommodation have been taken into account to ensure Policy H6 of the NDP is in general conformity with these.</p>
<p>POLICY H7 - TRAFFIC AND TRANSPORT IN THE VILLAGE</p> <p>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.</p>	<p>Policy NW10 of the Core Strategy “Development Considerations” seeks to promote accessible and local community services; promote healthier lifestyles; encourage sustainable forms of transport; and provide proper vehicular access, sufficient car parking, and manoeuvring for vehicles in accordance with adopted standards. Policy H7 of the NDP supports all of these criteria and is in general conformity with Policy NW10.</p> <p>Saved Policy TPT3 - Access and Sustainable Travel and Transport of the 2006 Local Plan states:</p> <p>“Development will not be permitted unless its siting, layout and design makes provision for safe and convenient pedestrian and vehicular access and circulation, and maximises practicable opportunities for the use of sustainable means of travel and transport including walking, cycling, bus and train.” Policy H7 of the NDP is in general conformity with this policy.</p> <p>Saved Policy TPT6 – Vehicle Parking – seeks on-site parking of vehicles – Policy H7 is in general conformity with this policy.</p>

<p>POLICY H8 – PRESERVING AND ENHANCING LOCAL WILDLIFE AND HABITATS</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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; 	<p>Policy NW13 seeks to protect and enhance the natural environment. Policy NW16 seeks to maintain and enhance the network of Green Infrastructure. Policy H8 of the NDP supports these policies and is in general conformity.</p> <p>Policy NW15 sets policy for designated sites, habitats and biodiversity. Policy H8 of the NDP seeks to protect sites in accordance with their importance and is in general conformity with Policy NW15.</p> <p>Policy ENV4 of the saved Local Plan policies seeks to protect trees, woodlands and hedgerows.</p> <p>In protecting sites and habitats Policy H8 of the NDP is in general conformity with this policy.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>e) The protection and recovery of priority species and other species populations; and</p> <p>f) The inclusion of features to support particular species, such as bat boxes.</p>	
<p>POLICY H9 – HERITAGE ASSETS</p> <p>All new development proposals should seek to conserve and enhance heritage assets and particularly those listed in Table 2, and shown in Figure 11 by ensuring that:</p> <p>a) Where proposals affect these heritage assets directly or indirectly, the harm or loss is out-weighed by the public benefit of this harm or loss; and</p> <p>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.</p>	<p>Policy NW14 of the Core Strategy seeks to conserve and enhance the historic environment, including non-designated assets as identified in the Hartshill NDP. The approach used in the Hartshill NDP adds neighbourhood plan specific detail to strategic planning policy and is in general conformity.</p> <p>Saved Local Plan Policy ENV16 seeks to protect non-listed buildings of local historic value:</p> <p>“Development will not be permitted if it would result in the demolition, loss or disfigurement of buildings that are of demonstrable local townscape, architectural or historic interest, unless:</p> <p>The building or structure is no longer capable of beneficial use, and its fabric is beyond repair; or</p> <p>The proposed replacement or altered building or structure would be of equal or greater townscape and architectural quality than the existing; and</p> <p>The proposed development cannot practicably be adapted to retain any historic interest that the building or structure possesses.</p> <p>In the event that demolition is permitted, a condition may be imposed requiring the existing building or structure to be fully recorded.”</p> <p>The approach set out in NDP Policy H9 is in general conformity with ENV16.</p>

<p>Policy H10 – COMMUNITY INFRASTRUCTURE LEVY</p> <p>The Community Infrastructure Levy raised in the area will be used to bring forward the following proposals:</p> <ul style="list-style-type: none"> 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. 	<p>Policy NW22 of the Core Strategy sets high level policy for infrastructure.</p> <p>Policy H10 of the NDP is in general conformity with Policy NW22. It identifies locally specific detail for the neighbourhood plan area should funding become available. The policy has given local people an opportunity to shape future development.</p> <p>There are no Saved Local Plan policies of relevance.</p>
<p>POLICY H11 – PROTECTING LOCAL COMMUNITY FACILITIES</p> <p>The following community facilities will be enhanced and protected:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Royal Oak Public House, Oldbury Road <input type="checkbox"/> Stag and Pheasant Inn, Hartshill Green <input type="checkbox"/> Malt Shovel Inn, Hartshill Green <input type="checkbox"/> The Chase Inn, Coleshill Road 	<p>Policy NW20 of the Core Strategy seeks to avoid the loss of existing services or facilities that contribute to the functioning of a settlement. Such loss would only be permitted if the facility is replaced elsewhere, or that its loss would not harm the vitality of the settlement.</p> <p>Policy H11 of the NDP is in general conformity with this policy and identifies the sites and properties to which it should be applied.</p> <p>Policy COM3 seeks to safeguard educational establishments. Policy H11 of the NDP identifies the relevant sites in Hartshill. The policy is in general conformity.</p>

<ul style="list-style-type: none">❑ 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	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>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:</p> <ul style="list-style-type: none"> 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. 	
<p>POLICY H12 – HARTSHILL RETAIL CENTRE</p> <p>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.</p> <p>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.</p>	<p>Policy NW20 of the Core Strategy seeks to avoid the loss of existing services or facilities that contribute to the functioning of a settlement. Such loss would only be permitted if the facility is replaced elsewhere, or that its loss would not harm the vitality of the settlement.</p> <p>Policy H12 of the NDP is in general conformity with this policy and identifies the area to which it should be applied. It does not undermine strategic policy focus of town centres being the priority for retail development.</p> <p>The identified retail centre is the same as that identified in the emerging Site Allocations Plan – Proposal NC1 – Neighbourhood Centres. This is not a conformity issue. The NDP should carry out this allocation task rather than the Site Allocations Plan.</p> <p>There are no relevant saved Local Plan policies.</p>

<p>POLICY H13 – HEALTH AND WELL-BEING</p> <p>To promote healthier lifestyles new development, where appropriate, should seek to incorporate the following:</p> <ul style="list-style-type: none">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; ande. Provision of suitable information on footpaths, cycleways and public transport within the site and their maintenance.	<p>Policy H13 of the NDP is in general conformity with Core Strategy NW10 – Development Considerations – and, in particular, its aim of promoting healthier lifestyles.</p> <p>There are no relevant saved Local Plan policies.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>To support the health and well-being of the local community the Old School site, Church Road 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.</p>	
<p>POLICY H14 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK</p> <p>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:</p> <p>a) Prior to any development commencing the developer(s) of the site should agree a Development Brief/Study, with the Borough Council and Parish 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</p>	<p>Policy H14 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H14 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H14 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H14 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H14 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H14 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>There are no relevant Local Plan saved policies.</p>

<p>that need to be mitigated. The Brief/Study should include timescales for the implementation of this infrastructure;</p> <p>b) There is a fully funded transport and highway plan in place allowing for full vehicular movement west/east through the site. This should incorporate detailed proposals for site access at the west (Church Road) and east (Mancetter Road) entrances to the site, an east-west distributor road using these two access points, access to the schools, car parking and public transport improvements;</p> <p>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;</p> <p>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-</p>	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>designated habitats, their loss should be offset elsewhere within the site, or in a suitable location within Hartshill parish;</p> <p>e) A design palette should be in place and agreed with the local planning authority and Parish Council. This will cover, amongst other things, overall design style and range of materials;</p> <p>f) The network of footpaths across the site should be retained, expanded and enhanced;</p> <p>g) The development should seek the retention and enhancement of existing sport and recreation facilities;</p> <p>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</p> <p>i) A full archaeological survey should be undertaken, if necessary, prior to</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>any development commencing. This should identify features for preservation <i>in situ</i>, with suitable measures to aid their interpretation by residents and visitors, and features suitable for preservation off-site or for recording.</p>	
<p>POLICY H15 - LAND AT HARTSHILL QUARRY - DESIGN</p> <p>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:</p> <p>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;</p> <p>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</p>	<p>Policy H15 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H15 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H15 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H15 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H15 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H15 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>This policy is also in general conformity with Core Strategy policies on development principle and design; and the saved Local Plan policies on design.</p>

<p>environmental benefits and create opportunities for natural surveillance;</p> <p>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;</p> <p>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;</p> <p>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</p>	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>green, walkable, multi-use thoroughfares; and</p> <p>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.</p>	
<p>POLICY H16 – LAND AT HARTSHILL QUARRY - ACCESS AND CAR PARKING</p> <p>Car parking should be provided at a suitable level for each phase of development. Each dwelling should have a minimum of two off-road car parking spaces so that on-street parking by residents of the Quarry site is kept to an absolute minimum.</p>	<p>Policy H16 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H16 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H16 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H16 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H16 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p>

	<p>Policy H16 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>Policy H16 is also in general conformity with the Core Strategy transport policies and relevant Local Plan saved policies on these matters.</p>
<p>POLICY H17 – LAND AT HARTSHILL QUARRY - OPEN SPACES AND GREEN INFRASTRUCTURE</p> <p>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:</p> <ul style="list-style-type: none"> 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 	<p>Policy H17 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H15 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H17 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H17 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H17 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H17 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>Policy H17 is also in general conformity with the Core Strategy natural environment and green infrastructure policies and relevant Local Plan saved policies on these matters.</p>

<p>opportunities between new development and existing communities and retention of the open space that protect the setting and views of the parish church.</p>	
<p>POLICY H18 – LAND AT HARTSHILL QUARRY – INTEGRATING WITH AND ENHANCING THE VITALITY OF THE WIDER AREA</p> <p>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:</p> <ul style="list-style-type: none"> 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 	<p>Policy H18 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H15 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H18 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H18 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H18 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H18 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p>

telecommunications and high speed broadband.	
-----------------------------------------------------	--

Be Compatible with EU Obligations

The Submission NDP is fully compatible with EU Obligations.

The NDP has been subjected to an SEA Screening Assessment undertaken by North Warwickshire Borough. This concluded that a full Strategic Environmental Assessment (Environmental Report) and Habitat Regulations Assessment was not required.

The Submission NDP is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Group Parish Council has developed the policies and proposals within the Plan in full consultation with the

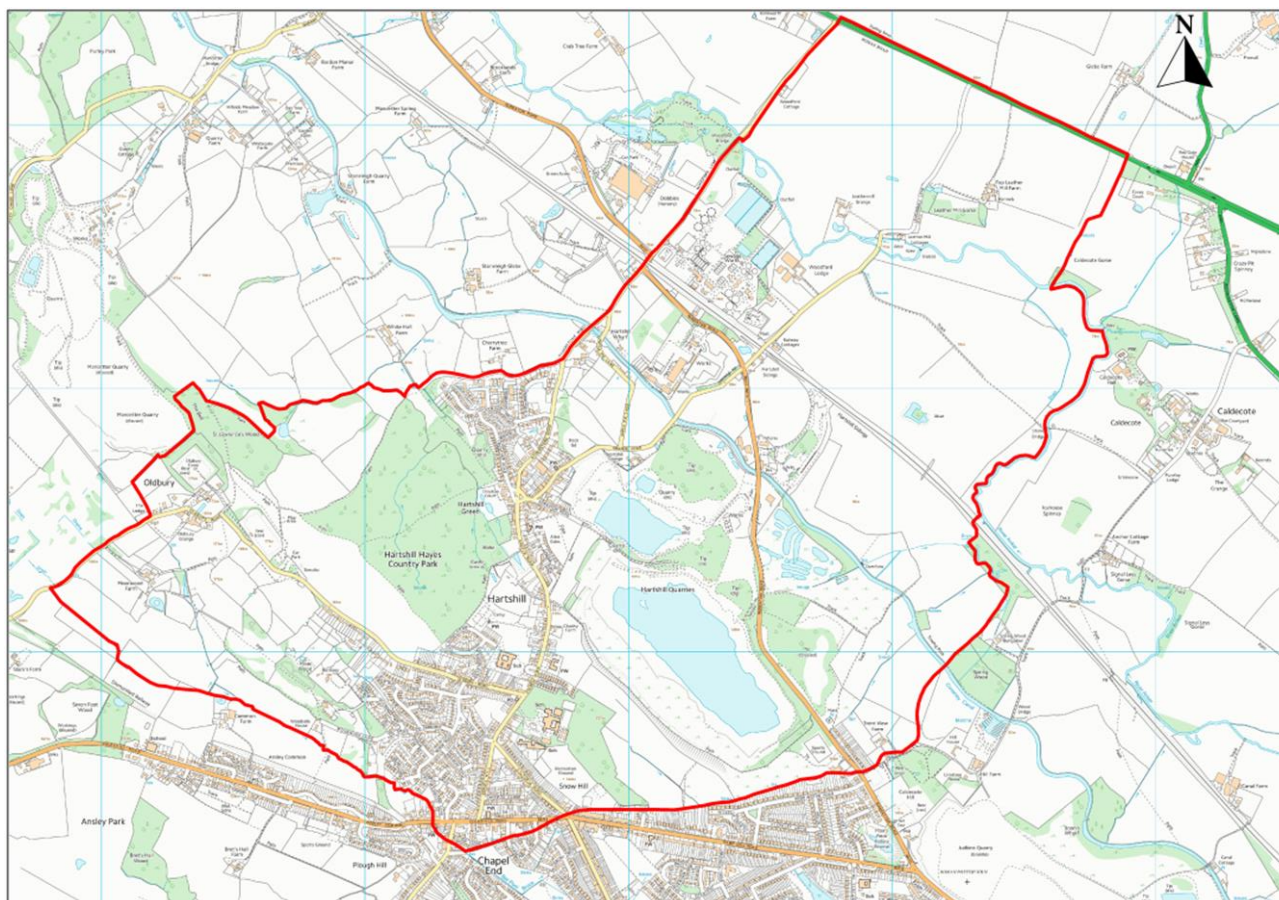
Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Hartshill Regulation 16 Submission Neighbourhood Development Plan Environmental Report

April 2016

Map 1 Hartshill Designated Neighbourhood Area © Crown copyright and database rights [2015] Ordnance Survey 100055940
Hartshill Parish Council (Licensee) License number 0100057087



1.0 Introduction and Background

- 1.1 This Environmental Report has been prepared to accompany the Regulation 16 Submission Draft of the Hartshill Neighbourhood Development Plan (NDP). This Environmental Report should be read alongside the Regulation 16 Submission Plan, the Basic Condition Statement and Environmental Report.
- 1.2 This Environmental Report has been prepared in accordance with The Neighbourhood Planning (General) Amendment Regulations 2015 (SI 2015 No. 20) that state:

“(e) (i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004(a); or

(ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination.”

1.3 This report sets out how North Warwickshire Borough Council and the three statutory bodies English Nature, Environment Agency and Historic England do not consider the Hartshill NDP to have any significant environmental effects and, accordingly, the plan does not require an environmental assessment.

2.0 Strategic Environmental Assessment Screening

2.1 North Warwickshire Borough Council contacted the three statutory bodies on the contents of the Hartshill NDP on 20th August 2015.

2.2 The responses of the three bodies are included at Appendix 1.

2.3 Historic England, based on the Draft Plan received, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations, stated that:

“a Strategic Environmental Assessment is currently unlikely to be necessary”

2.4 Natural England (NE) commented:

“on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.”

2.5 NE also noted the plan area did not affect any of the following:

- SSSI
- SAC
- SPA
- Ramsar Site
- National Park
- AONB
- Coast Heritage

2.6 The Environment Agency responded that the plan did not require its own appraisal and that land at Hartshill Quarry had already previously been assessed as part of the Site Allocations Plan.

2.7 Based on these responses and their own assessments North Warwickshire Borough Council concluded in October 2015 that the Hartshill NDP was unlikely to have significant environmental effects and did not require further Strategic Environmental Assessment.

2.8 The Regulation 14 plan was placed on consultation from 26th October 2015 to 7th December 2015. Historic England and Natural England responded to this consultation in a generally

supportive way. They did not identify anything that their views expressed in August/September 2015 on the SEA had changed (Appendix 2)

Appendix 1 – Response of Statutory Bodies

Ms Sue Wilson
North Warwickshire Borough Council
Planning Department
PO Box 6
Atherstone
Warwickshire
CV9 1BG

Our ref: UT/2009/106364/SE-
03/SC1-L01

Your ref:

Date: 16 September 2015

Dear Ms Wilson

SEA Screening request for Hartshill Neighbourhood Plan

Thank you for your email which was received on 20 August 2015.

We do not consider that this plan requires support of its own Sustainability Appraisal as the sites proposed with in it have been previously assessed as part of the Site Allocations process.

We refer you to our letter dated: 20 August 2014 (UT/2009/106364/SL-02/P01-L01) which addresses these issues.

If you have any queries, please do not hesitate to contact us.

Yours sincerely

Ms Noreen Nargas
Planning Advisor

Direct dial 01543 404970

Direct fax 01543 444161

Direct e-mail noreen.nargas1@environment-agency.gov.uk

Ms Susan Wilson

Our ref: 1498

Forward Planning and Economic Strategy

Your ref:

North Warwickshire District Council

The Council House

Telephone

South Street

0121

Atherstone

6256887

Warwickshire

CV9 1DE

25 August 2015

Dear Ms Wilson

HARTSHILL DRAFT NEIGHBOURHOOD PLAN SEA/HRA CONSULTATION

Thank you for the above consultation.

For the purposes of consultations on SEA, Historic England confines its advice to the question, "Is the Plan or proposal likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied by the LPA in their consultation to us.

On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England are of the opinion that the preparation of a Strategic Environmental Assessment is currently unlikely to be necessary.

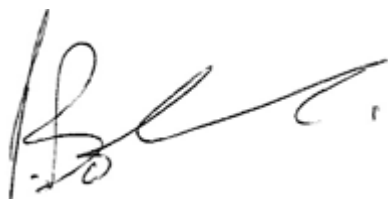
The views of the other statutory consultation bodies should be taken into account before

the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/>.

As regards the HRA Assessment English Heritage does not wish to comment in detail and would defer to Natural England and other statutory consultees.

I hope this is helpful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Boland', with a stylized flourish extending to the right.

Pete Boland

Historic Places Adviser

E-mail: peter.boland@HistoricEngland.org.uk

Date: 11 September 2015
Our ref: 163536
Your ref: Hartshill Neighbourhood Plan



SusanWilson@NorthWarks.gov.uk

BY EMAIL ONLY

Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

Planning consultation: Hartshill Neighbourhood Plan

Thank you for your consultation on the above dated 20 August 2015.

Strategic Environmental Assessment / Sustainability Appraisal

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that the development plan will not be in, adjacent to or in close proximity to the following site designations:

Site of Special Scientific Interest (SSSI)
Special Area of Conservation (SAC),
Special Protection Area (SPA)
Ramsar Site
National Park
Area of Outstanding Natural Beauty
Coast Heritage

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Page 1 of 2



Natural England is accredited to the Cabinet Office Service Excellence Standard

Yours faithfully

Stephanie Jones
Sustainable Development Team – South Mercia

Appendix 2 – Statutory Bodies Response on Regulation 14 Consultation



Hartshill Parish Council

PO Box 5036

Nuneaton

CV11 9FN

Our ref: 1557

Your ref:

Telephone

0121

6256887

01 December 2015

Dear Sirs

HARTSHILL DRAFT NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION

Thank you for the invitation to comment on the draft Neighbourhood Plan.

Historic England is supportive of the content of the document and we applaud the comprehensive approach taken to the historic and natural environment and the wide range of clearly justified policies that are clearly focused upon “constructive conservation”. We are particularly pleased to see the emphasis on design and local distinctiveness including non-designated heritage assets and the recognition that highly locally significant green spaces should be protected.

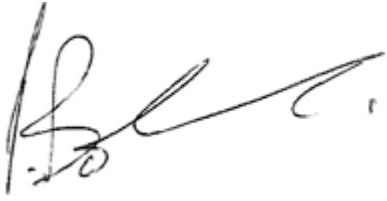
We do have a minor comment in relation to Policy H18 Heritage Assets where we would suggest, in line with the NPPF, that all heritage assets should be conserved in a manner proportionate to their significance. The first sentence of the policy might, therefore, usefully be amended to read:

"All new development proposals.....the need to conserve and enhance heritage assets and particularly those listed in Table 2....."

Beyond these observations we have no other substantive comments to make and overall Historic England considers that the Hartshill Draft Neighbourhood Plan is a well-considered, concise and fit for purpose document that takes a suitably proportionate approach and constitutes a very good example of community led planning.

I hope this is helpful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pete Boland', with a date '12/0' written below the first part of the signature.

Pete Boland

Historic Places Adviser

E-mail: peter.boland@HistoricEngland.org.uk

Date: 07 December 2015
Our ref: 169271
Your ref: Regulation 14 Hartshill Neighbourhood Plan



Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

hartshillparishcouncil@gmail.com

BY EMAIL ONLY

Planning consultation: Hartshill Neighbourhood Development Plan
Location: Hartshill, Warwickshire

Thank you for your consultation on the above received by Natural England on 20 October 2015.

Introduction

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have the resources to get involved in all neighbourhood plans and will prioritise our detailed engagement to those plans that may impact on internationally or nationally designated nature conservation sites, and/or require Strategic Environmental Assessment or screening for Habitats Regulations Assessment.

We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required.

Natural England generally welcomes the draft neighbourhood plan which sets out policies that will guide the future sustainable development of Hartshill.

We would also like to take this opportunity to welcome the following policies (and have provided advice/supporting information where appropriate):

Policy H6

Natural England is generally supportive of open space policies as part of a wider Green Infrastructure approach. The incorporation of high quality, sustainable and multifunctional greenspace within built development can provide a range of economic, environmental and social benefits and is fundamental to the creation of sustainable communities.

Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can improve connectivity to other green spaces, provide opportunities for recreation, promote sustainable transport and enhance landscape character.

Natural England encourages GI that has been designed in response to the existing landscape features and aims to deliver biodiversity enhancement through the creation of new habitats that contribute to local biodiversity priorities identified in the local Biodiversity Action Plan.

GI can be designed to maximise the benefits needed for this development. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

Policy H9

We note there are areas of Ancient Woodland within the plan area including land noted in this policy Hartshill Hayes. Section 118 of the [National Planning Policy Framework](#) states that:

“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

Policy H11

Natural England encourages landscape enhancement policies and proposals in Local Plans, including criteria based policies on *appropriate design* and *securing enhancement* to the landscape from development proposals.

We suggest consideration is given to including a reference within the supporting text for the policy to the Town and Country Planning Association’s ‘By Design’ series of guidance for sustainable communities, Climate Change Adaptation by Design and Biodiversity by Design are particularly relevant.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

<http://www.naturalengland.org.uk/publications/nca/default.aspx>

Policy H17

Natural England is very pleased to see this policy included in this Neighbourhood Plan. We advise the wording in policy H17 be strengthened to include the wording *existing habitat retained and enhanced where possible* with the supporting text amended accordingly. This will ensure new development is guided as per the duties placed upon (LPA) under the *Natural Environment and Rural Communities Act 2006* and the *National Planning Policy Framework* (paragraph 118).

General support available for Neighbourhood Plans

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the *Natural Environment and Rural Communities Act 2006*, Natural England should be consulted again at consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Stephanie Jones
Sustainable Development Team – South Mercia

Agenda Item No 8

Planning and Development Board

13 June 2016

Report of the Head of Development Control

Annual Performance Report

1 Summary

- 1.1 The annual performance report outlines how the service has managed both planning application and breaches of planning control during 2015/16, enabling comparisons with previous years.

Recommendation to the Board

That the report be noted.

2 Observations

- 2.1 The handing of planning and related applications during the previous financial year is reported at Table One in the Appendix to this report and the equivalent for the handling of alleged breaches of planning control is at Table Two.

a) Applications

The table clearly shows an increase in the total number of applications received over last year. The type of application received is however very similar but the increase in Prior Approvals and Discharge of Conditions (DOC's) is also apparent. The approval rate is broadly similar. What is noticeable is the performance against the statutory indicators although delegated decisions are slightly down. Appeal numbers are similar but the small increase in approvals at appeal reflects the national trend. Fee income is much lower than in the previous year but matches that from before. Already this financial year we have received over £100k. The % of non-fee earning applications is still high. Overall the table points to a very busy service that is performing well.

b) Breaches

It can be seen that there has been a reduction in the number of alleged breaches of planning control that were registered in the year by just over 20% compared to last year. However this overall figure does vary from year to year as can be seen in Table Two. Of the allegations reported then a slightly higher proportion was found to actually involve a breach of planning control. Much work is undertaken when an allegation is received in order to try at this early stage to establish if there is a breach, so as concentrate of full breaches

rather than allegations. The response time as can be seen from the table is “worse” than in previous years. There are a number of reasons for this and it is not down to one single reason. They include – the retirement of the Senior Site Investigation Officer a year ago reducing capacity; the nature of the breach involving more investigation than usual particularly when stronger evidence of an actual breach is required and lengthier times taken to agree resolution through mediation and voluntary agreement. Voluntary resolution is the preferred outcome and the service will put extra effort into this as it does reduce the amount of resource needed if matters become more formal – i.e. appeal work and undertaking legal action. This can be seen from the table where retrospective applications and voluntary removal together, amount to 66% of our resolutions. That retrospective application route is also highly important to the service and to the Council as it has resulted in additional income of almost £16k, which would not have been received without the impact of this part of the service. Formal action however still continues as can be seen from the final rows of the Table.

c) Planning Appeals

Reference was made above to the number of appeals lodged. It is worthwhile just looking at this in more detail. During the year there were 15 lodged with the Inspectorate. These are identified in the table below. Some decisions are still pending, but there does not appear to be any form of a pattern developing here.

Appeals Lodged 2015/16

Location	Board/ Delegated Decision	Appeal Dismissed/Pending	Allowed/ Costs Awarded Against or sought against us
Warton Lane Austrey	B	A	No
Eastlang Road Fillongley	B	D	Awarded
School Lane Shuttington	D	D	No
Cuckoos Rest Dordon	B	D	No
Elizabeth Avenue Polesworth	D	D	No
10 Dog Lane Whitacre	B	P	Sought

9 Brick Lane Hurley	Kiln D		P	No
The Headlands Austrey		B	A	No
Spon Lane Grendon		B	A	Awarded
Wood Corner Farm Fillongley		B	A	No
17/19 Street Atherstone	Long	B	D	No
St Modwens Dordon		B	P	No
21 Coventry Road Coleshill		B	D	No
Church Farm Shuttington		D	P	No
Lawnsdale Close Coleshill		B	D	No

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

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

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE ONE: HANDLING APPLICATIONS

Measure	Year 2011/2012	Year 2012/2013	Year 2013/2014	Year 2014/2015	Year 2015/2016
Processing Applications					
A) Total number of applications received divided as follows:	788	756	741	870	908
• Change of use	7%	6%	6%	4.48%	5.4%
• Householder	29%	27%	27%	27.70%	25.10%
• Major developments	3%	5%	5%	6.32%	5.51%
• Minor developments	26%	26%	24%	23.56%	24.78%
• Others	21%	20%	20%	16.44%	16.30%
• Docs	11%	12%	12%	9.54%	11.34%
• MIAS	3%	3%	6%	5.75%	4.63%
• Prior Approval				6.21%	6.94%
B) Total number of Decisions	762	727	753	839	888
C) % of all applications granted permission	69.4%	86.2%	70%	85%	83%
D) % of all applications determined in eight weeks (BVPI)	75%	73%	68%	73%	96%
• majors in 13 weeks	50%	46%	61%	94.11%	96%
• minors in 8 weeks	72%	75%	56%	55.37%	95%
• others in 8 weeks	79%	63%	66%	84.26%	98%
E) % of all householder applications determined in eight weeks	83.41%	86.43%	85%	89.50%	92%
F) % of all applications determined in under delegated powers (BVPI)	90%	89%	91%	93%	90%

APPENDIX A

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE ONE: HANDLING APPLICATIONS (Cont'd)

Measure	Year 2011/2012	Year 2012/2013	Year 2013/2014	Year 2014/2015	Year 2015/2016
Appeals					
G) Number of Appeals lodged	17	22	15	16	15
H) % of Appeals allowed	0%	25%	47%	20%	28%
Fees and Costs					
I) Fee income from all applications	£286,609	£481,984	£514,098	£824,051	£501,045
J) % of all applications that are non-fee earning.	10.53%	11.77%	9.58%	13.06%	13.57%
K) % of fees that come from householder applications.	12.30%	8.89%	9.63%	4.87%	7.29%

APPENDIX B

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

TABLE TWO: BREACHES OF PLANNING AND ENFORCEMENT

Measure	Year 2011/2012	Year 2012/2013	Year 2013/2014	Year 2014/2015	Year 2015/16
Reports of Alleged Breaches					
A) Number of notifications	232	173	185	220	169
B) %Where a breach identified	61%	57%	64%	60%	67%
C) Average working days from notification to site visit	7	7	4	7	15
D) Average working days from notification to assessment	9	10	5	8	17
E) % of assessments in 21 days	76	71	70	75	57
F) Once a breach is established – mode of resolution (%)					
• Retrospective planning application or certificate application	41	42	34	37	35
• Voluntarily removed	35	49	56	42	31
• Not expedient to take action	3	1	3	3	4
• Enforcement action authorised	12	7	7	9	5
• Other action, e.g. injunctions	4	0	0	4	2
• outstanding	5	1	1	5	23

PLANNING CONTROL SERVICE IMPROVEMENT PLAN – MONITORING REPORT

APPENDIX B

TABLE TWO: BREACHES OF PLANNING AND ENFORCEMENT (Cont'd)

Measure	Year 2011/2012	Year 2012/2013	Year 2013/14	Year 2014/15	Year 2015/16
Reports of Alleged Breaches					
G) %of notifications resolved, or where no breach identified in twelve weeks	70%	66%	65%	77%	56%
H) Fee income from retrospective applications	£ 14250	£ 11895	£ 7926	£ 12061	£ 15828
I) Number of Enforcement Notice Appeals lodged (not necessarily relating to Notices served this year).	8	4	4	5	4
J) Number of cases where Court Action authorised (not necessarily relating to cases reported this year).	4	4	4	4	2

Agenda Item No 9

Planning and Development Board

13 June 2016

**Report of the
Chief Executive**

Exclusion of the Public and Press

Recommendation to the Board

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

Agenda Item No 10

Proposed Tree Preservation Order - Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider appropriate legal action

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