

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

**(Councillors Bell, L Dirveiks, Henney,
Humphreys, Jarvis, Jenns, Jones, Lea, Morson,
Moss, Phillips, Simpson, 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

9 NOVEMBER 2015

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 9 November 2015 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 Submission of Arley 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 Arley 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).

**6 Progress Report on Achievement of Corporate Plan and
Performance Indicator Targets April - September 2015 - Report of
the Chief Executive and the Deputy Chief Executive**

Summary

This report informs Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to September 2015.

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

JERRY HUTCHINSON
Chief Executive

Agenda Item No 5

Planning and Development Board

9 November 2015

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Arley Neighbourhood Plan for Public Consultation

1 Summary

- 1.1 This report informs Members of the progress of the submitted Arley 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 Arley Neighbourhood Plan be circulated for a 6 week consultation.

2 Consultation

- 2.1 Councillors Waters, Sweet, Hayfield, Simpson and Watkins 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 Arley

- 4.1 Arley is the first Neighbourhood Plan that has been formally submitted to North Warwickshire Borough Council. A copy of the Plan is 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 a 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 Arley Parish Council applied to North Warwickshire Borough Council for designation of a Neighbourhood Plan Area and the designation was approved at full council on 26th February 2014.
- 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 (Arley 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 between 17 August and 28 September 2015. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination.

5 Report Implications

5.1 Finance and Value for Money Implications

- 5.1.1 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.

6 Legal and Human Rights Implications

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

7 Human Resources Implications

7.1 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.

8 Environmental and Sustainability Implications

8.1 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.

9 Links to Council's Priorities

9.1 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			



Arley Neighbourhood Plan

OVERVIEW

The purpose of this booklet is to show you what we are proposing as the Arley Neighbourhood Plan.

Please read the **Policies and Proposals**; we have devised them to conform to planning guidelines and give Arley a voice in future planning decisions.

Following our public consultations we have created a vision of Arley in 2030:

'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 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 the future captures the views and aspirations of the local community today and forms the basis on which the Policies and Proposals (ANP1-9) have been created.

IF YOU HAVE ANY COMMENTS ON THIS DOCUMENT PLEASE WRITE TO THE CLERK TO ARLEY PARISH COUNCIL. See page 3 for contact details.



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- Detailed maps of community assets and facilities and green spaces.
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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 Parish 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 20-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 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 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.



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



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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; apart from exception sites no new building is allowed, with only a few exceptions for agricultural, forestry or recreational purposes. The Neighbourhood Plan can still make recommendations for the areas outside the development boundaries but only in terms of protecting community assets, improving path networks and so on.



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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 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 Village with Arley Church in background.
1900

www.windowsonwarwickshire.org.uk



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 villages of Arley are 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.



Policies 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.

- 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. This reflects a worry that commercial developments from outside, offering little to the existing community, are the main threat to the rural landscape.
- 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.
- 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): -

1. New Arley. Sycamore Crescent. Green space
2. Old Arley. Village Green.
3. Old Arley. Rowland Court, Meadowcroft. Small grassed areas around each.
4. New Arley. Stewart Court. Small grassed areas
5. New Arley. Ransome Rd. The Roundabout.
6. New Arley. Frederick Rd. Empty plot at bottom by the Industrial Park gates.
7. Old Arley. Colliers Way and Spring Hill. Grassed area at the corner.
8. Old Arley. Around the Old Barn

Recreation/Play areas: -

- 9. Old Arley. Bowling Green, at the Wagon Load of Lime.
- 10. Old Arley. Recreation Ground
- 11. New Arley. Recreation Ground
- 12. Hill Top. Recreation Area
- 13. Old Arley. Recreation Ground and outdoor sports areas:

Map 3. Map of Green Spaces



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Natural spaces:

Woodland and other spaces that are managed in a way that promotes biodiversity and allows nature to develop such as: -

- 14. Daffern's Wood and Lower Daffern's Wood.
- 15. Arley Wood
- 16. Nature Reserve

Graveyards and Cemeteries:

St Michael's and St Wilfrid's graveyards and the Parish Council cemetery in New Arley.

Map 4.

Green Corridors

How green areas connect Arley to the surrounding countryside.



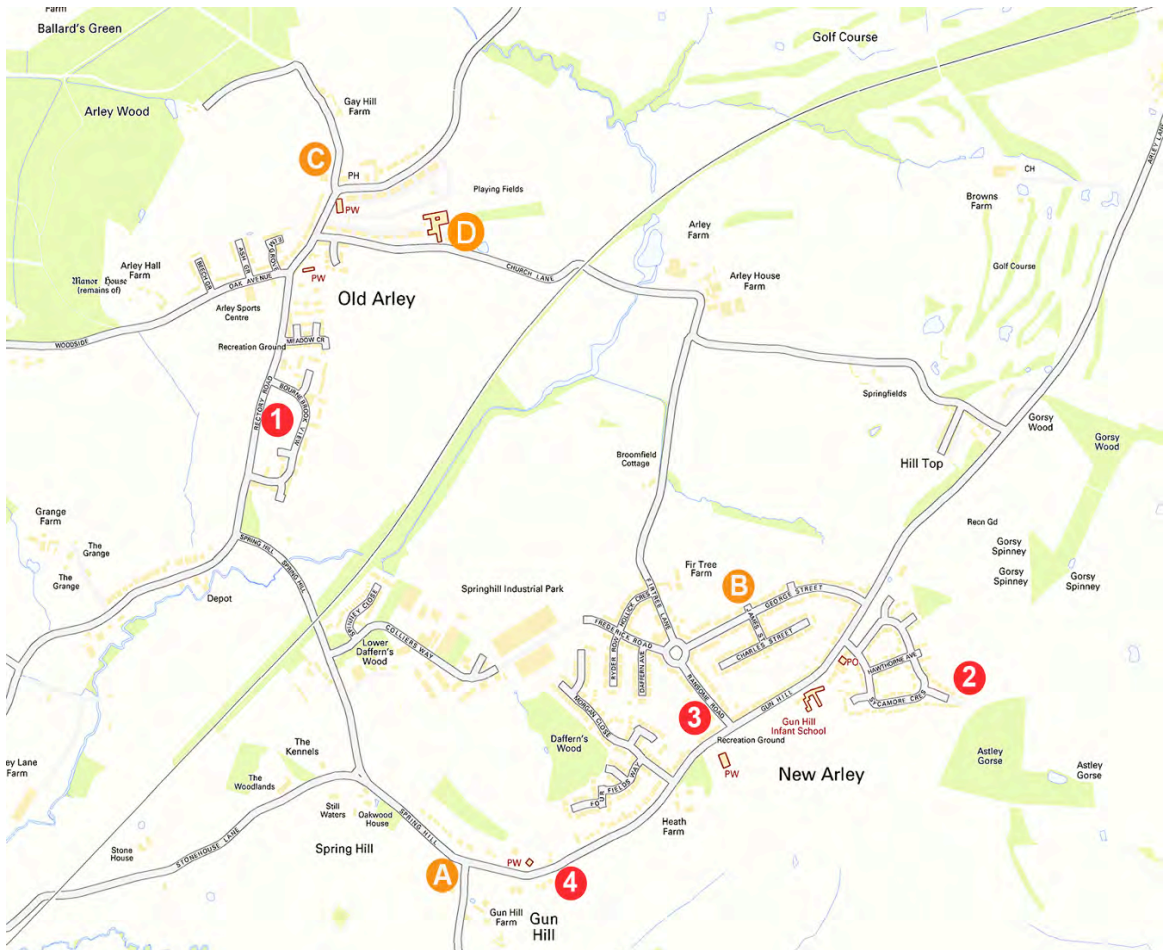
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KEY  Green Areas

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

- 4.1 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 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.
- 4.2 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 6. Recent building and housing sites in Arley



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Recent building in Arley	Housing sites
① New Medical Centre, 16 Bungalows and 14 houses	Ⓐ Former Medical Centre
② 4 'Eco' houses	Ⓑ Corley Motors Site
③ 42 Houses	Ⓒ Site for one house on Anasley Lane
④ 16 Bungalows	Ⓓ Herbert Fowler School

ANP5: Encourage a strong and vibrant community.

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

- 5.1 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 6)

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)

- 5.2 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.
- 5.3 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.

ANP6: 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.

- 6.1 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.
- 6.2 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.
- 6.3 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.
- 6.4 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.
 - 6.5 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.
 - 6.6 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.
 - 6.7 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.
 - 6.8 See page 25 for an example of recent building at Colliers Green that lacks the green space seen in previous developments. (See also ANP2)

ANP7: 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.

- 7.1 Replies to the NP survey expressed concern that basic services in the parish are not keeping pace with new building. For instance, some villagers have noticed variable water pressure and the distribution of telephone cabinets is resulting in decreased broadband performance in some areas. Suppliers, whether gas and electricity, are obliged to ensure that capacity is sufficient to cope with extra development.
- 7.1.1 Developers should ensure that assessments by utility companies before development is approved will not reduce the service available to existing villagers.
- 7.1.2 Where new development puts additional pressure on existing facilities, storm water drainage for example, developers must not make the situation worse. Ideally they should also take any opportunity to design-in improved facilities that existing villagers would benefit from, such as upgraded drainage, electricity and gas supply, pavements and paths, fencing and green areas.
- 7.1.3 Replies to the NP survey expressed considerable support for a traffic free path between New and Old Arley (see ANP 2) This should be the start of a rationalisation of the path and pavement network, something which could result in more villagers feeling able to getting around the parish on foot and cycle and in the improvement in easy access to the surrounding countryside.

ANP8: The development and maintenance of Community Assets and Facilities.

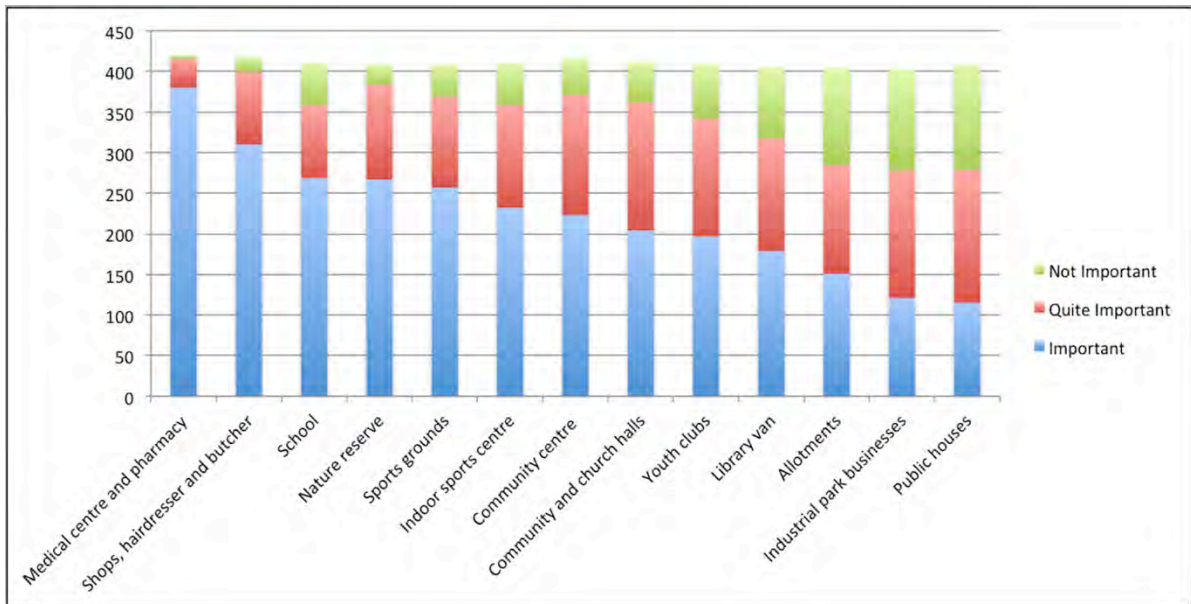
To ensure that villagers can live a full and rewarding life within the village any capital inflows should be used primarily to protect, maintain and develop existing community assets and facilities.

Definition – From NWBC

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

- 8.1 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:
- 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

- 8.2 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.
- 8.3 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.

A thriving community needs to maintain and improve Community Facilities in Arley:

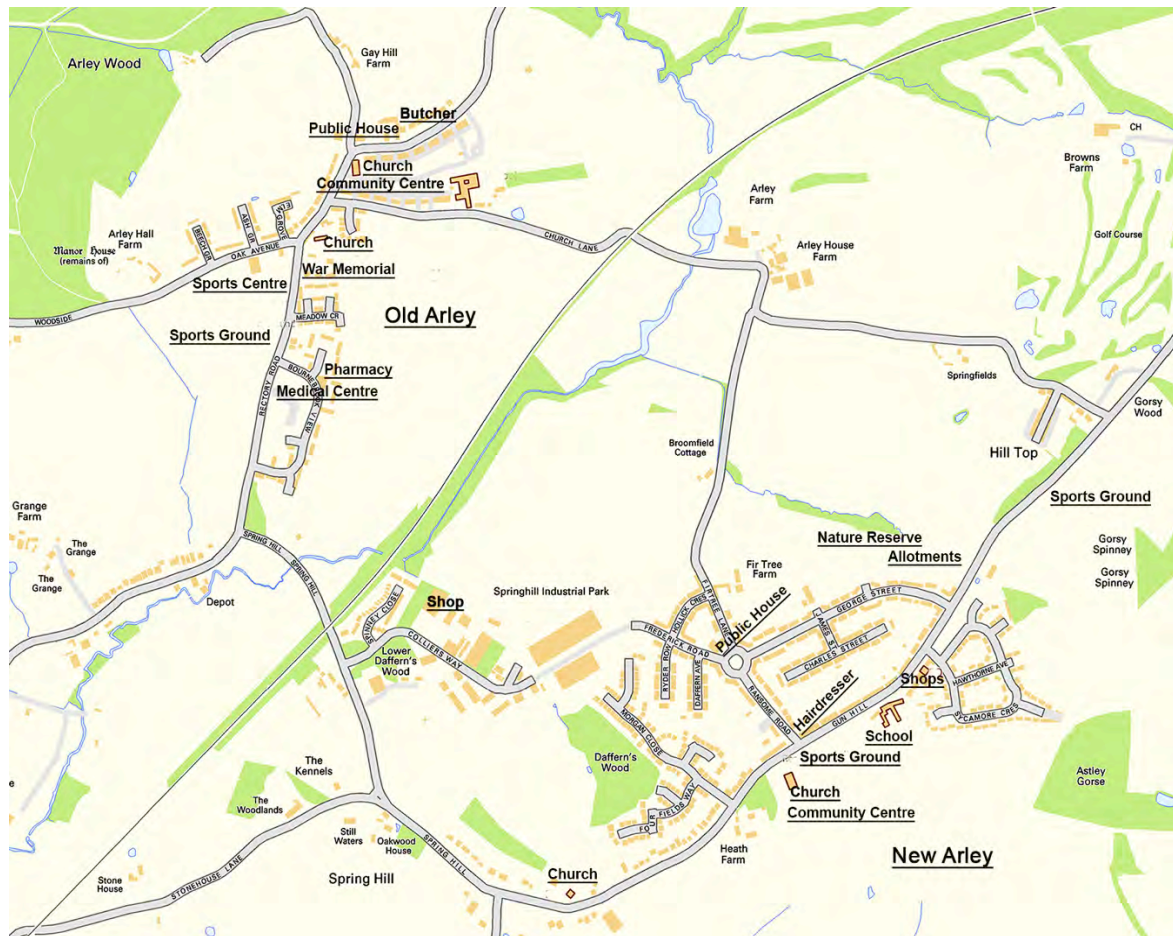
School
 Medical Centre
 Pharmacy
 Sports Centre
 Sports Grounds
 Public Houses

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 7. Map of Community Assets and Facilities

These are important factors in ensuring that Arley is a lively, developing community and not just a dormitory village. (NW20 p.49)



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

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.

Proposals to add new facilities or assets that do not currently exist should be supported. For example a care home.

ANP9: Increase employment opportunities in Arley.

- 9.1 Any steps that will improve employment choice and opportunity for local people should be supported. Existing employment sites should be maintained and any changes in that will result in them being used more flexibly should be considered.
- 9.2 The development of rural businesses should be supported, as long as they avoid large scale development that is inappropriate in a rural area.
- 9.3 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.

Appendices

Relevant District Plan Policies.

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

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'

ANP2-3

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.'

ANP4

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.

ANP5

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'.

ANP6

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'.

ANP7

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'.

ANP8

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 services,

'guard against the unnecessary loss of valued facilities and 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 10 'not lead to the loss unless a site of equivalent quality and accessibility can be provided, or shown that it is surplus to needs'.

ANP9

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'.

Supporting Documents

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

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



Hombeam 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



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



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

T 0300 060 3900

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

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 'Pete Boland', with a stylized flourish at the end.

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

COMMENT	ACTION
<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. 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

**Arley
Neighbourhood
Plan**



ARLEY NEIGHBOURHOOD PLAN

Basic Conditions

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 2015-2030.

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.

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 6

Planning and Development Board

9 November 2015

Report of the Chief Executive and the Deputy Chief Executive

Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - September 2015

1 Summary

- 1.1 This report informs Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to September 2015.

Recommendation to the Board

That Members consider the performance achieved and highlight any areas for further investigation.

2 Consultation

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

3 Background

- 3.1 This report shows the second quarter position with the achievement of the Corporate Plan and Performance Indicator targets for 2015/16. This is the second report showing the progress achieved so far during this year.

4 Progress achieved during 2015/16

- 4.1 Attached at Appendices A and B are reports outlining the progress achieved for all the Corporate Plan targets and the agreed local performance indicators during April to September 2015/16 for the Planning and Development Board.

- 4.2 Members will recall the use of a traffic light indicator for the monitoring of the performance achieved.

Red – target not being achieved (shown as a red triangle)

Amber – target currently behind schedule and requires remedial action to be achieved (shown as an amber circle)

Green – target currently on schedule to be achieved (shown as a green star)

5 Performance Indicators

- 5.1 The current performance indicators have been reviewed by each division and Management Team for monitoring for the 2015/16 year.

6 Overall Performance

- 6.1 The Corporate Plan performance report shows that 100% of the Corporate Plan targets and 67% of the performance indicator targets are currently on schedule to be achieved. The report shows the individual targets that have been classified as red, amber or green. Individual comments from the relevant division have been included where appropriate. The table below shows the following status in terms of the traffic light indicator status:

Corporate Plan

Status	Number	Percentage
Green	6	100%
Amber	0	0%
Red	0	0%
Total	6	100%

Performance Indicators

Status	Number	Percentage
Green	2	67%
Amber	1	33%
Red	0	0%
Total	3	100%

7 Summary

- 7.1 Members may wish to identify any areas that require further consideration where targets are not currently being achieved.

8 Report Implications

8.1 Safer Communities Implications

- 8.1.1 Major applications are considered by the Police Architectural Liaison Officer who is looking to ensure that Secure by Design principles are applied for new developments.

8.2 Legal and Human Rights Implications

8.2.1 The national indicators were specified by the Secretary of State for Communities and Local Government. They were replaced by a single list of data returns to Central Government from April 2011.

8.3 Environment and Sustainability Implications

8.3.1 Improvements in the performance and quality of services will contribute to improving the quality of life within the community. The action to improve employment opportunities for local residents at Birch Coppice is contributing towards the Raising aspirations, educational attainment and skills priority of the North Warwickshire Sustainable Community Strategy 2009 – 2026.

8.4 Risk Management Implications

8.4.1 Effective performance monitoring will enable the Council to minimise associated risks with the failure to achieve targets and deliver services at the required performance level.

8.5 Equality Implications

8.5.1 The action to improve employment opportunities for local residents at Birch Coppice is contributing to equality objectives and is a positive impact in terms of the protected characteristics for age through the young people employment programme.

8.6 Links to Council's Priorities

8.6.1 There are a number of targets and performance indicators included relating to supporting employment and business, protecting our countryside and heritage, and promoting sustainable and vibrant communities.

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


Background Papers

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







Background Paper No	Author	Nature of Background Paper	Date

NWCP Planning and Development Board 15/16

	Action	Priority	Reporting Officer	Update	Quarter 2 Update
NWCP 012	Manage development so as to deliver the priorities on the Council's Corporate Plan and in the Sustainable Community Strategy and report by March 2016	Protecting our Countryside & Heritage	Jeff Brown	To be reported March 2016	To be reported March 2016
NWCP 013	To report on Growth pressures on the Borough and how to protect the Green Belt as far as possible by February 2016 and at least annually thereafter	Protecting our Countryside & Heritage	Jeff Brown	To be reported March 2016	To be reported March 2016
NWCP 014	Use the Design Champions to ensure the best achievable designs are implemented and developed and report by March 2016	Protecting our Countryside & Heritage	Jeff Brown	To be reported March 2016	To be reported March 2016
NEW	To see to secure the best of the Borough's built and rural heritage	Protecting our Countryside & Heritage	Jeff Brown	n/a	Planning & Development board has requested a report to be brought to an early meeting looking at Heritage issues
NWCP 051	a) work with the County Council, Job CentrePlus and other partners to provide apprenticeships/training, including reporting by December 2015 on the feasibility and cost of directly employing more apprentices; and b) to administer funding provided by the developers and through other funding sources to maximise opportunities for employment of local people including employment engagement activity, development of work clubs and bespoke training	Supporting Employment & Business	Steve Maxey/Bob Trahern	Schemes funded by s.106 money continue as well as the work of the Cross Border Partnership. The remaining Birch Coppice money is being held back to be used as match funding for skills/employment training that may emerge from ESIF money, in order to at least double what is currently available.	Schemes funded by s.106 money continue as well as the work of the Cross Border Partnership. The remaining Birch Coppice money is being held back to be used as match funding for skills/employment training that may emerge from ESIF money, in order to at least double what is currently available.
NWCP 070(1)	Looking to improve transport links to the local employment	Supporting Employment & Business	Jeff Brown	We are always looking to do this with all large scale commercial developments	We are always looking to do this with all large scale commercial developments

Status	Direction
 Green	
 Green	
 Green	
 Green	
 Green	
 Green	

NWPI Planning Board 15/16

Ref	Description	Section	Priority	Year End Target	Performance	Traffic Light	Direction of Travel	Comments
@NW:NI157a	Processing of planning applications in 13 weeks for major application types	Development Control	Countryside and Heritage	60%	100.00%	 Green		Shows impact of giving priority to these applications
@NW:NI157b	Processing of planning applications in 8 weeks for minor application types	Development Control	Countryside and Heritage	80%	77.57%	 Amber		Continued progress over last quarter
@NW:NI157c	Processing of planning applications in 8 weeks for other application types	Development Control	Countryside and Heritage	90%	89.76%	 Green		On Target