

The Arley Neighbourhood Plan
2015-2030
Adopted December 2016

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Arley Neighbourhood Plan



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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 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.

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.



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.

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.



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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.
1905
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 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)

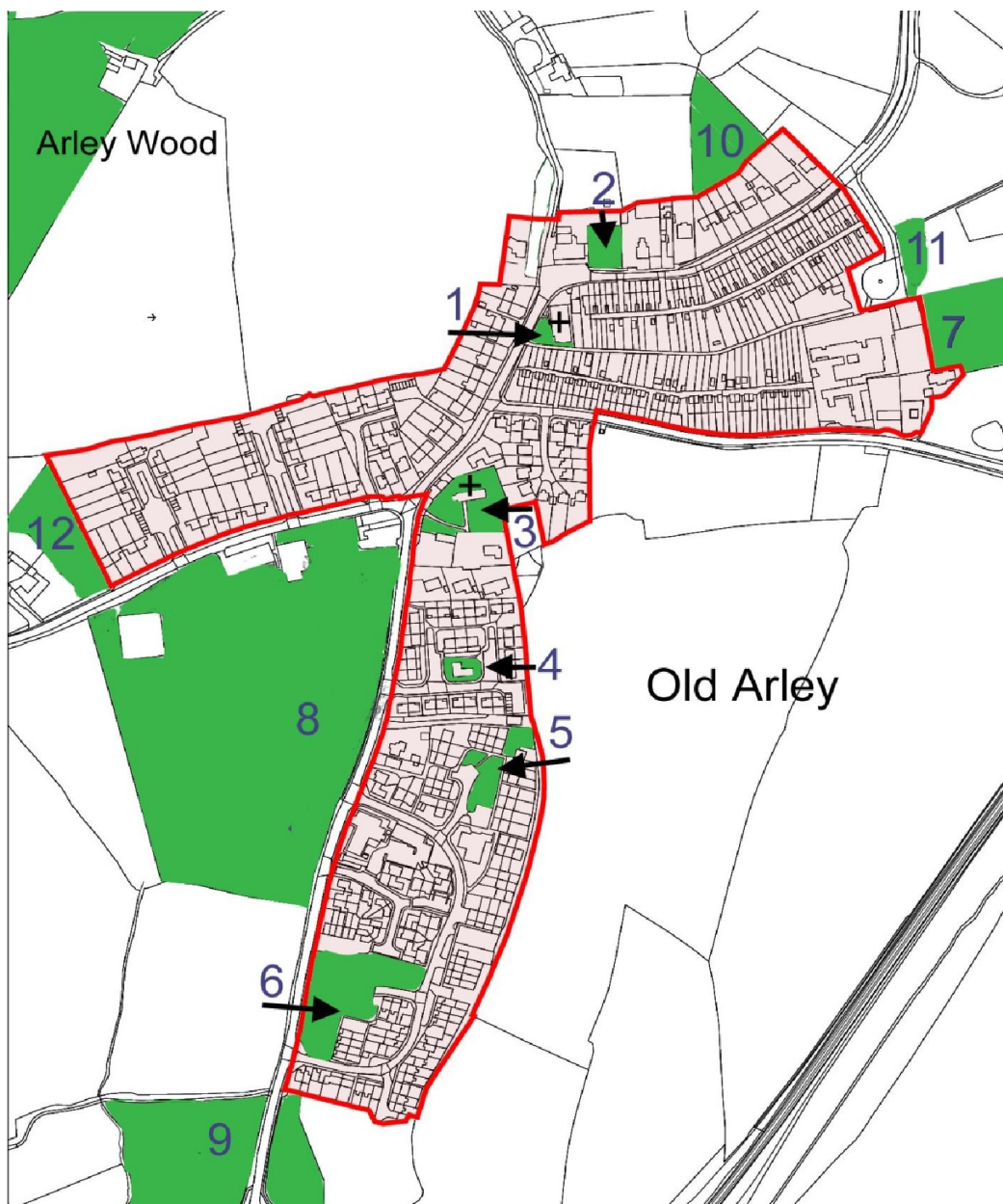
Recreation/Play areas

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

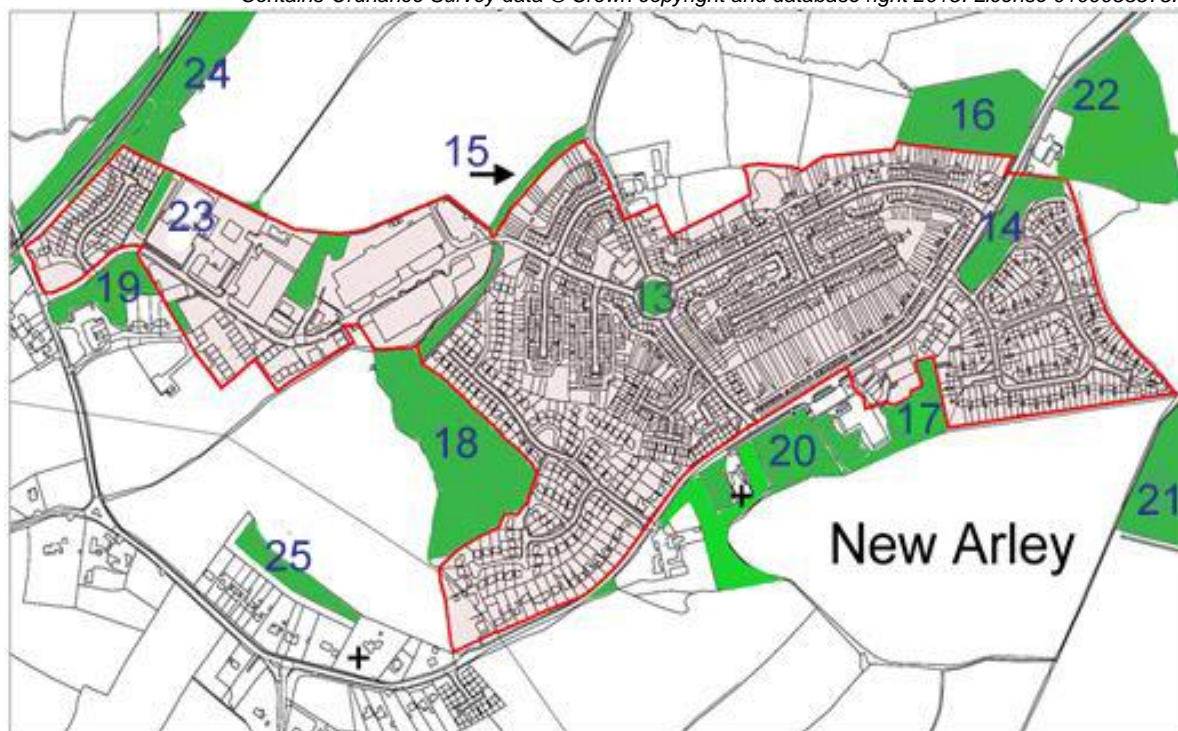
Non-agricultural land adjacent to the development boundary:

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

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Green spaces inside New Arley development boundary:

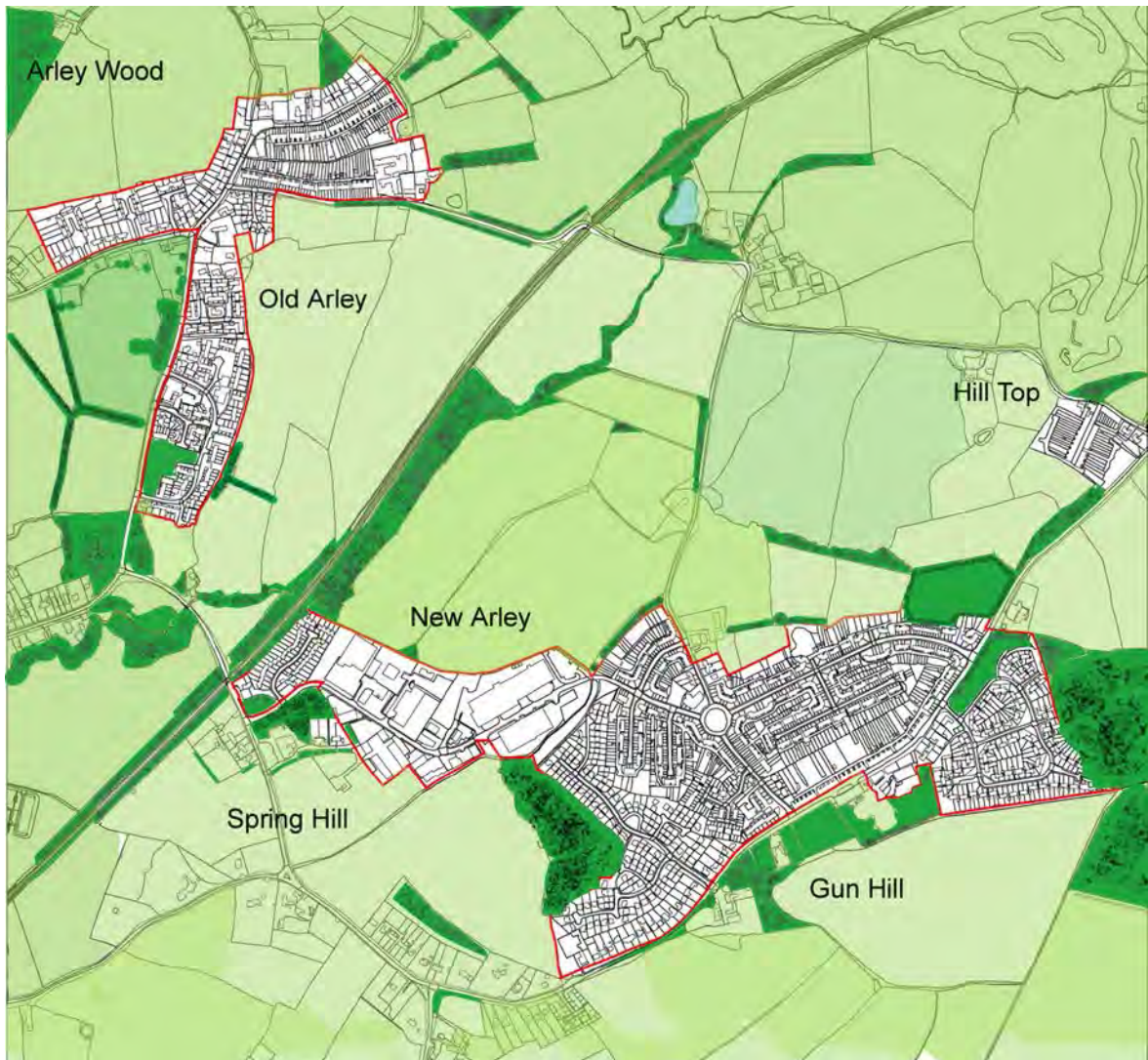
- 13. Roundabout-Ransome Road
- 14. Village Green-Sycamore Crescent.

Non-agricultural land adjacent to the development boundary:

- 15. Behind Hollick Crescent
- 16. Allotments
- 17. School Playing Fields
- 18. Daffern's Wood Nature Reserve
- 19. Lower Daffern's Wood
- 20. St. Michael's Churchyard
- 21. Astley Gorse
- 22. Rear of former ambulance station
- 23. Green spaces within Spring Hill Industrial Estate.
- 24. Railway Embankment
- 25. Land at rear of 'Lindisfarne', Spring Hill

Map 4.

Green Corridors



How green corridors connect Arley to the surrounding countryside.

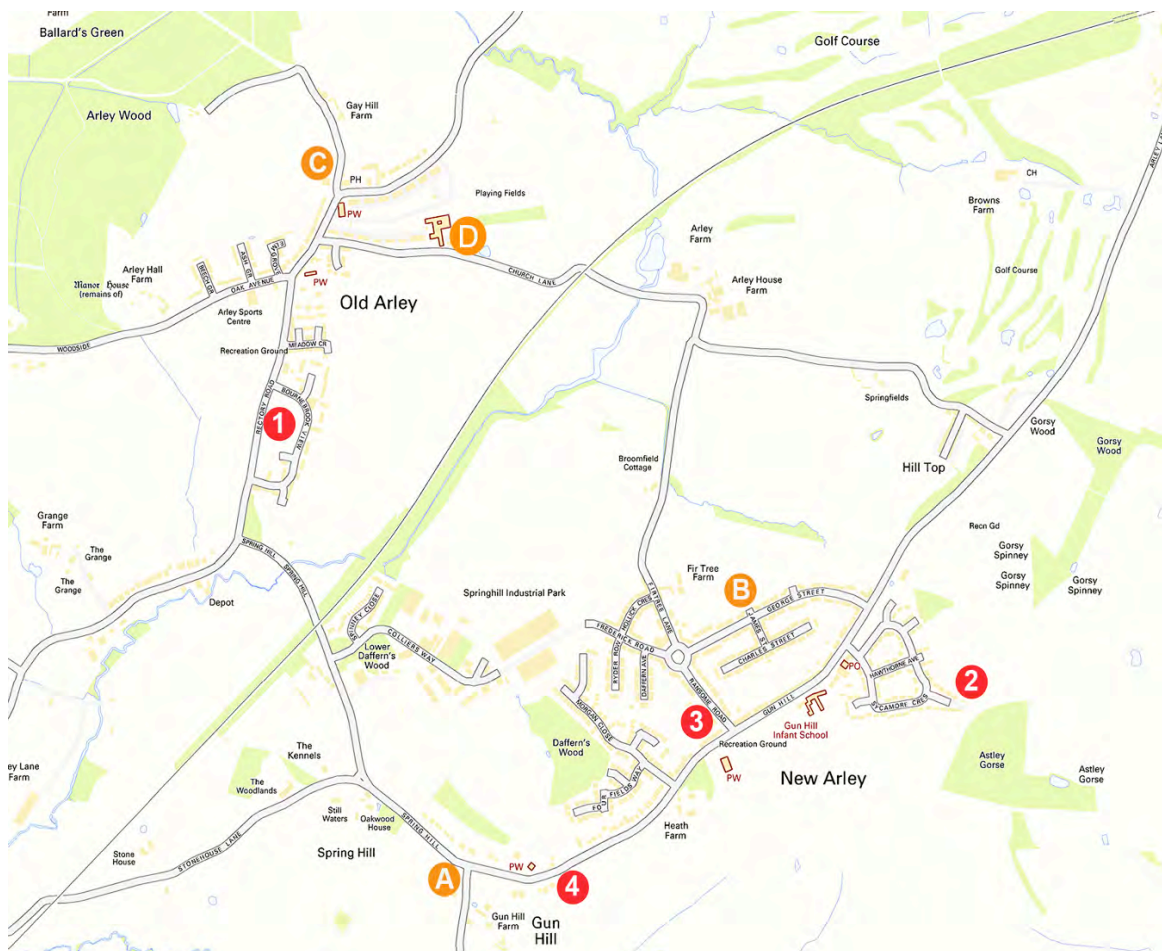
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KEY  Green corridors

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



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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

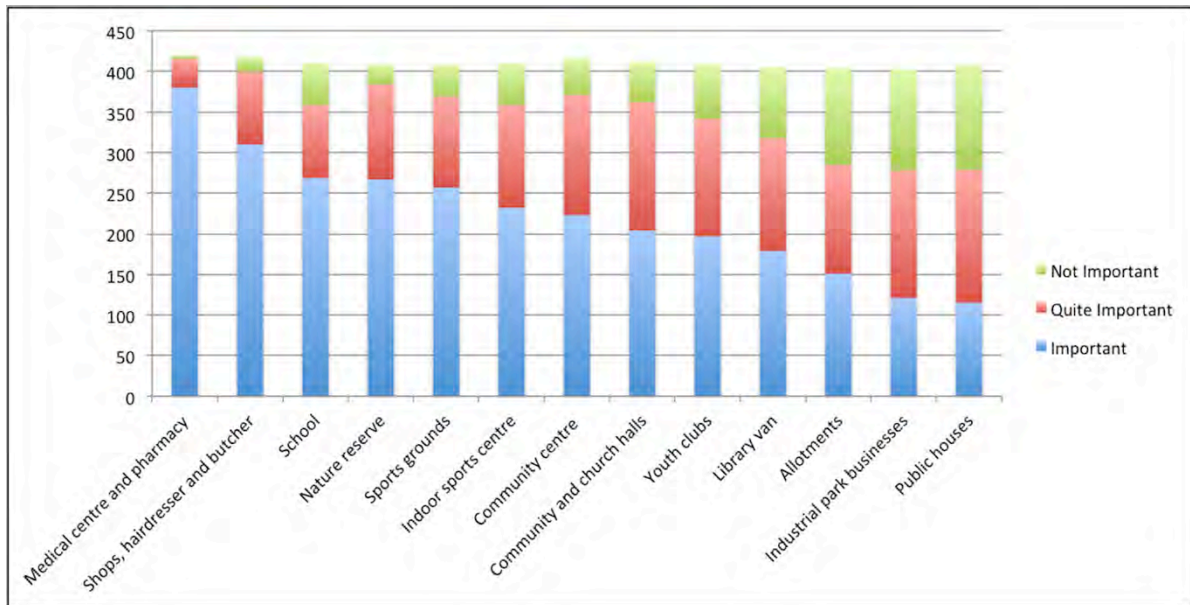
“Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value”.

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



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- 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



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- 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