

Polesworth Neighbourhood Plan second response to Inspector's questions.

- 1) We can confirm that the plan is to be referred to as the Polesworth Parish Neighbourhood Plan as on the front cover.

- 2) The Parish Council is the land owner for the following sites:
 - Polesworth Station Road recreation ground
 - Warton recreation ground
 - Birchmoor recreation ground
 - The Spinney
 - the car park and green space around the Memorial Hall and Library although the majority of this land was leased to the Community Association until 2054. Under the terms of this lease no further building is permitted on this land without the permission of the Parish Council. The Community Association also owns the lower field adjacent to the Parish Council land at the Station Rd recreation ground. While no formal consultation has occurred contact between the two groups is frequent and both are committed to maintaining this land as green space for the benefit of the community.

With regard to the Glebe land surrounding the Abbey, the Abbey is designated as a "Chancellor's Living" this is a designation dating to the Reformation in the 1530's. This means that the land is directly under the control of the incumbent, currently Father Philip Wells, who has attended some of our meetings and is aware of and in sympathy with our designation of this land as green space.

North Warwickshire Borough Council is the land owner for the Abbey Green Park and the County Council holds ownership of Pooley Country Park. They have been consulted at Regulation and Regulation stages of the NDP's preparation. The remaining open spaces (i.e. those protected under Policy PNP2) are within the various estates are maintained by the Borough Council and both Warwickshire County Council and have been consulted as previously stated.

- 3) The boundary of the area surrounding the Hoo Monument is included as being considered an appropriate buffer area to afford the Monument a degree of prominence within the proposed residential development and provide a green amenity area with the Monument as its central feature.
- 4) The largest scale map we possess is a copy of the Policies Map at a scale of 1:4,541 this has been provided.
- 5) The St. John's allotments are located in Birchmoor between the St. John's Hall and the recreation ground. They are a small group of allotments owned by the Church and provide local people with the amenity of a garden area on which they can grow vegetables and enjoy the peace and tranquillity offered by this well ordered space set aside for gardening which we believe should be retained as do the Church.
- 6)As for question 4.
- 7)In the case of the PNP2 sites it is primarily the loss of green space that is of concern as these spaces do provide an amenity in their particular context but degradation of the areas through activities such as unauthorised parking would be of concern, this is considered a management rather than a planning issue. The policy does not seek to add development management criteria that

could be used to assess any other form of harm – this is intentional.

8) We have not had sight of any Borough Council or other parties' comments on the plan but hopefully will be able to respond after our meeting on Tuesday evening if we have obtained them. On reflection Tuesday evening we resolved that we had been possessed by a touch of overenthusiasm and agree with the Borough's position on the verges on Austrey Road.

9) This would be a matter for discussion and agreement between the Borough Council and applicant, based on an assessment of the GI proposed in the application itself and links or potential links this could make to existing GI. The Brough Council Validation Requirements (attached) currently seek various assessments including open space and on landscape. It may be that through negotiation GI can be included within these existing requirements, if not a GI plan would be requested. The "where relevant" wording is included within the policy, because it is acknowledged that for most planning applications e.g. householder, change of use such a plan will not be relevant.

10). The area of H4 is designated in the Local Plan as an area that can be developed for housing but it does not specify wall to wall housing. Any development can be sympathetic to the landscape features around it and minimise the impact on the visibly exposed landscape of the area. It should also have significant open areas within any development Plan. The Parish Council disagree with Stantec and are of the opinion that the policy meets basic conditions (a) and (e). The policy was prepared taking into account national policy and the allocation of H4. As a plan-wide policy this policy would be used to assess any planning application submitted after the NDP is made, alongside other development plan policies. The policy does not seek to limit development on H4 but seeks to ensure that this and other

development that has a landscape impact takes place in a way that minimises and mitigates that impact.

On the site of the Hoo, we do think some confusion has arisen over an earlier statement of 10 acres as the proposed site area, this has erroneously been reported as 10 hectares. We are seeking the 1.83 hectares specified surrounding the Hoo Monument, see response to Q. 3. This area is considered to provide a sufficient buffer to retain the setting of this important local feature.

11 Plan despatched

12) The assets referred to under PNP5 are those which the people who live in the civil parish of Polesworth believe should be recorded for posterity. This is merely a snapshot in time and as such these buildings and visages are important to the populus. There is no expectation of formal designation through the Neighbourhood Plan. Any formal designation would be through the Local List maintained by North Warwickshire Borough Council.

13) All are identified on the copy of the Policies Map that has been provided. The heritage assets identified in our plan are the assets which the community identified through our consultation processes. The Council's Heritage Conservation Officer has stated that more information and detail would be required in order for the named sites in your Question to be put forward for designation in the Borough Council's Local Heritage List. We are actively working together towards this end, but, at the present time, we cannot provide a definitive as to which sites will be formally designated. It is anticipated that the items listed in PNP5 will be submitted to the Borough Council Heritage and Conservation Officer for consideration for listing on the Councils formal Non-designated Heritage List. The format used in the Neighbourhood Plan was one in use when it was written, this has since been updated and some of the items will need

to have additional information researched and attached before such submission. The Officer has already intimated that she would support a large number of the items listed but other work would need to be done on the rest of the items before any submissions so at this stage they should go forward as non-designated assets.

14.) St Helena Road's designation as a sunken road is the Polesworth part of the road which continues into the next parish of Dordon and continues past a deserted village, which is clearly shown on early maps of the area. This type of road does not change its designation because of modern boundaries and is therefore part of a whole. With regard to the site of Hoo chapel; as it states in the Neighbourhood Plan the precise location of the chapel and other buildings is not known, although the graveyard of the chapel was located when the railway cutting went through it in the 1800s. The whole area is historically significant and extensive archaeological works need to be undertaken to ensure nothing is destroyed without records being made. Please see the Borough Heritage and Conservation Officers comments on the historical significance of the area. There is no conflict under their designation of 2.2.5 as the Local Plan does not envisage wall to wall buildings without any open green spaces. Therefore; looking at their designation 2.2.12 and 2.2.13 these items should not be removed from the Neighbourhood Plan.

15) Plan despatched

16) Plan despatched

Polesworth Parish Council. 11th October 2024