



# HARTSHILL

## NEIGHBOURHOOD

## DEVELOPMENT PLAN



**ADOPTED  
MARCH 2017**



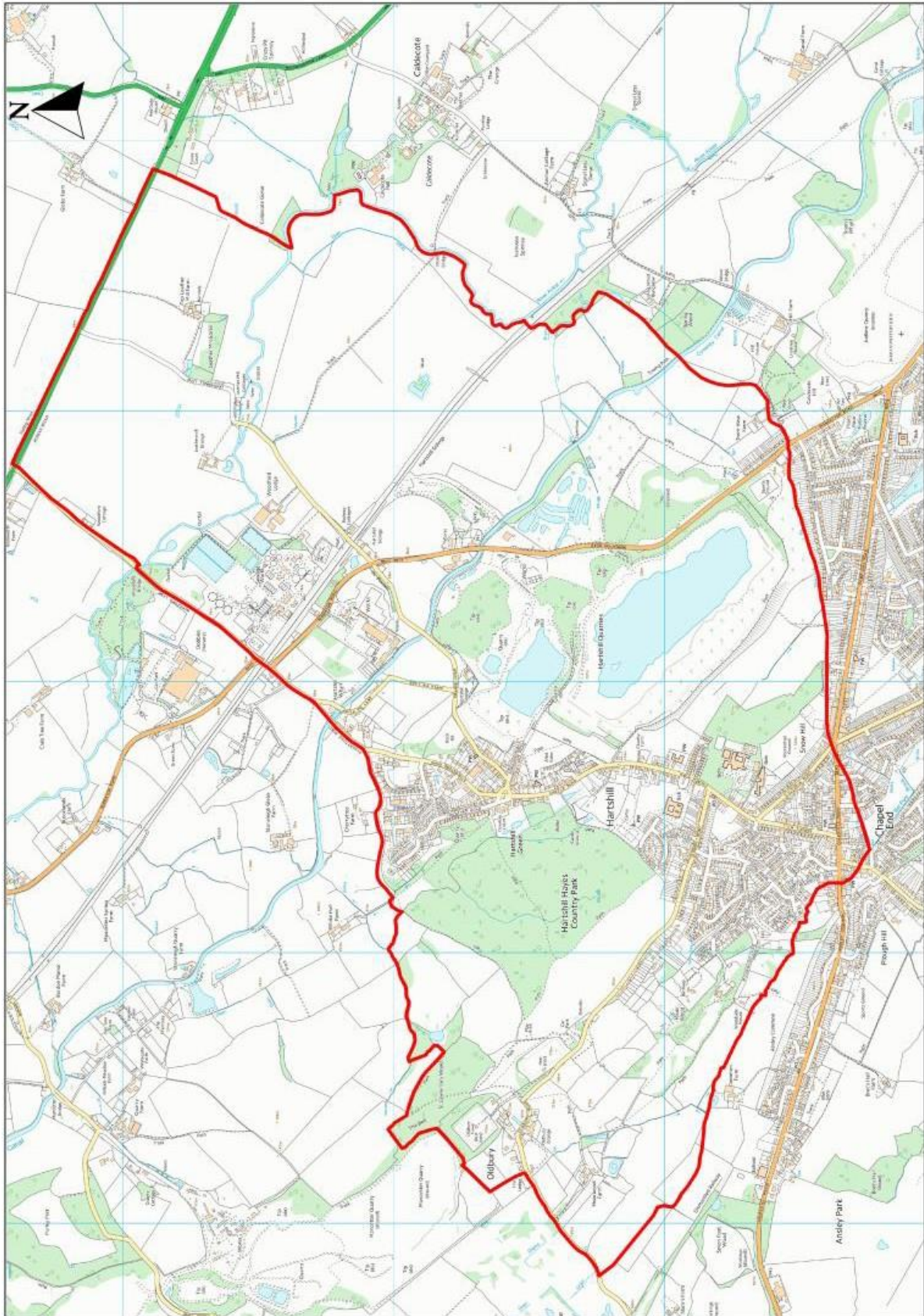


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### Figure 1 – Hartshill Designated Neighbourhood Planning Area

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## 1 - Introduction and Background

### Introduction

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

### Background

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



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

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



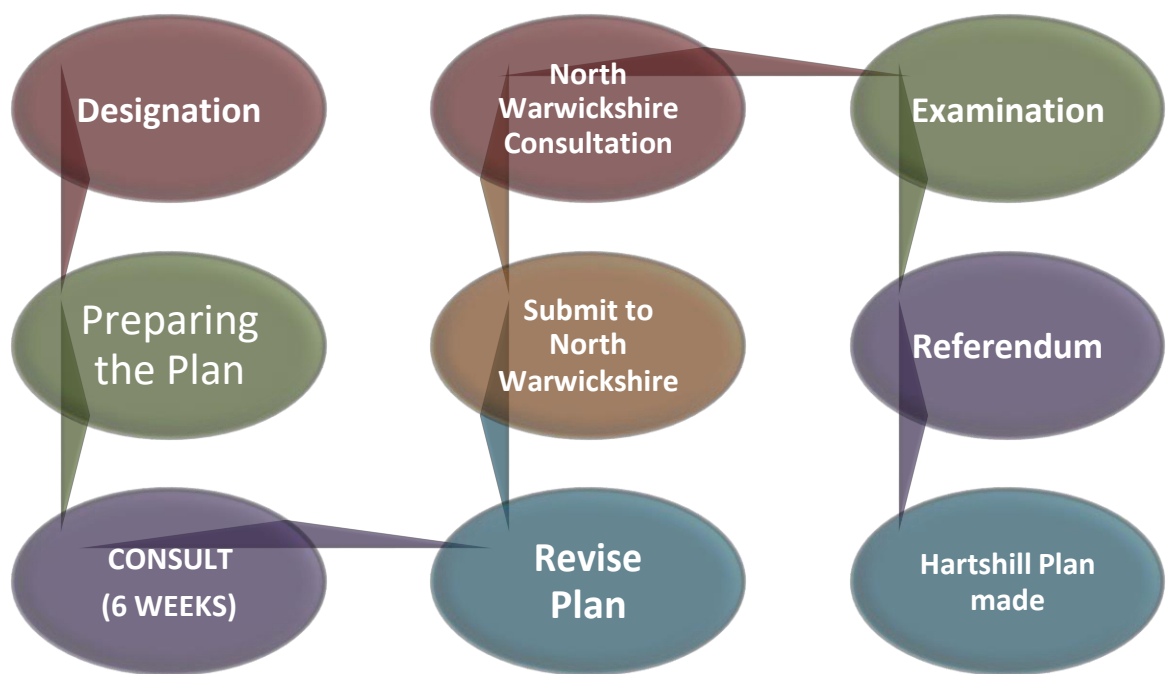
Chapel, Chapel End

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

## 2.0 A Neighbourhood Plan for Hartshill

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

**Figure 2 – Neighbourhood Plan Preparation Process**



## 3.0 National and Local Planning Policy Context

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

### **National Planning Policy Framework (NPPF)<sup>1</sup> and National Planning Practice Guidance**

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

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

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

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

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

35 When it comes to neighbourhood plans NPPF advises that:

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

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

36 And in para 184 goes on to state that:

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

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

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

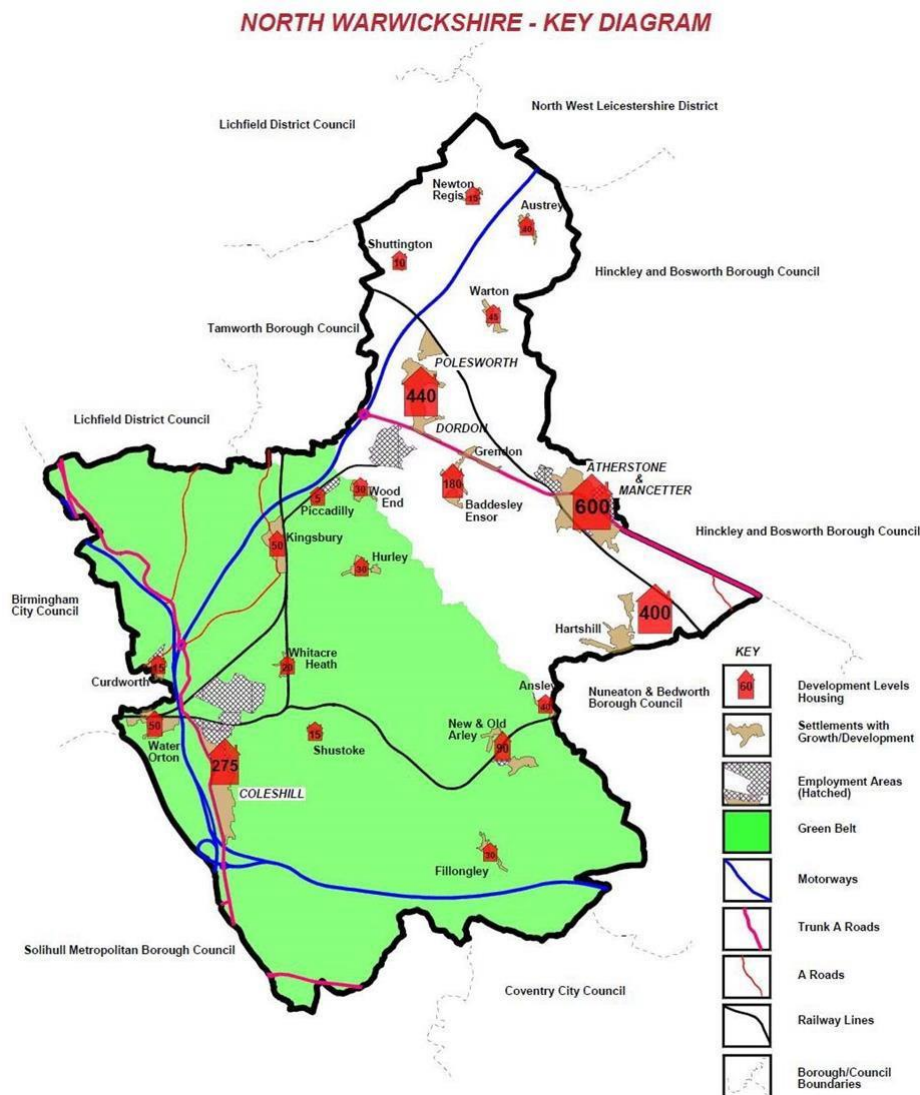


- 38 Significantly, paragraph 198 of NPPF states that **“where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”**.
- 39 Government also produces planning guidance this is contained in the National Planning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

### Strategic Planning Policy

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

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



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

### **Land off Church Road, Hartshill**

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



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

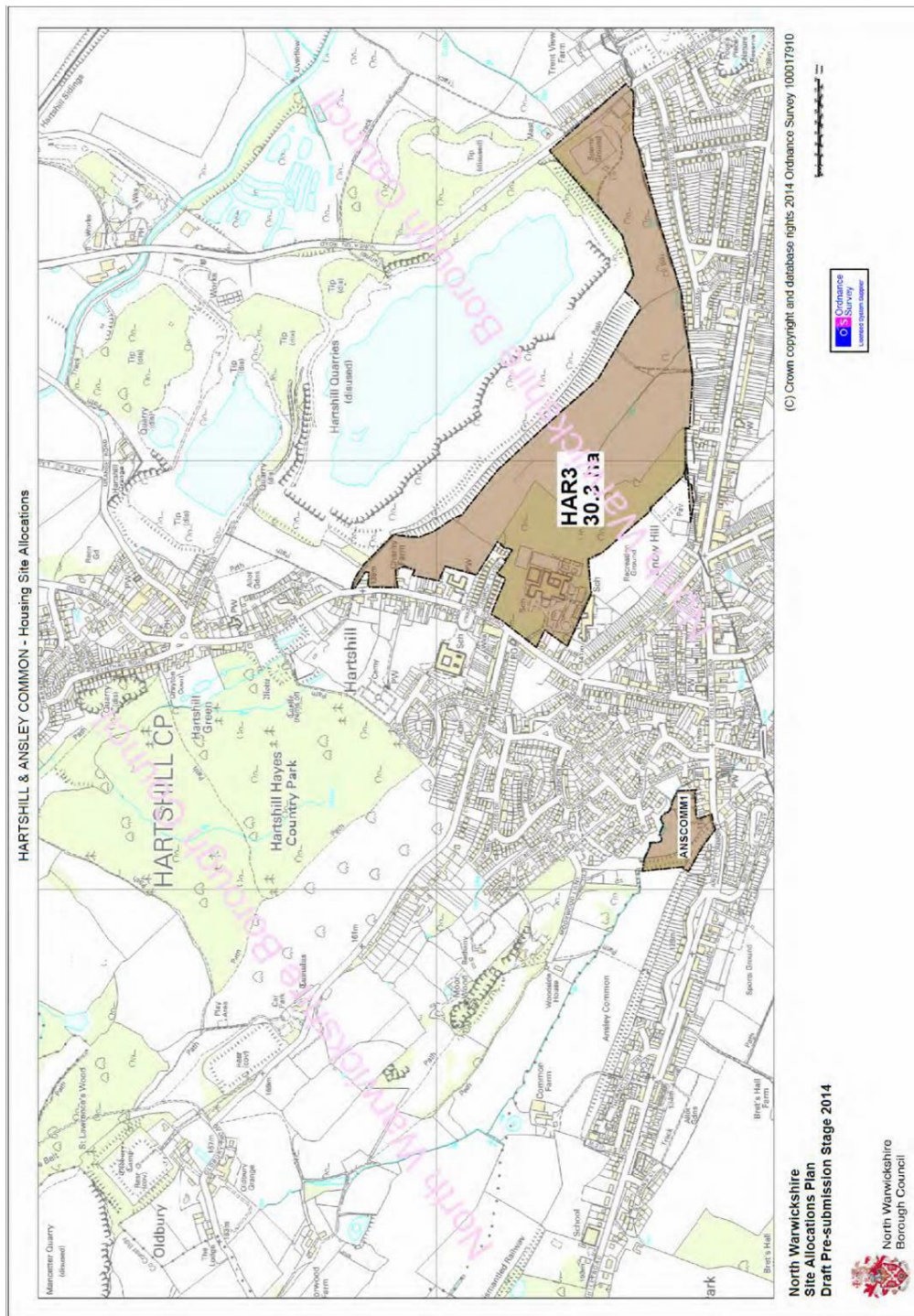
- A through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;
- Access and parking issues addressed;
- A range of house types to include housing for the elderly and young people; and
- A net improvement in educational,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

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

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

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

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

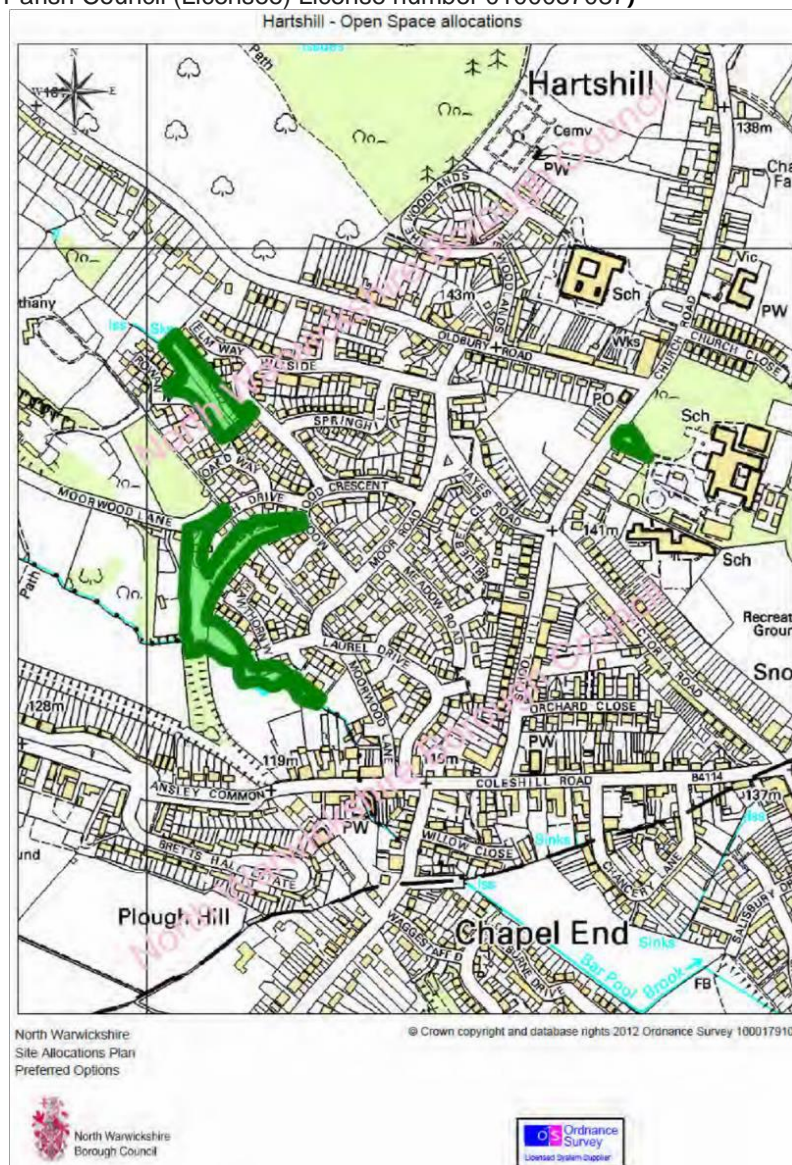
- need to mitigate any impact;



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

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

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



## 4.0 Key Issues for Hartshill

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

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

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

### Figure 6 – Hartshill Neighbourhood Plan Informal Consultation Responses

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



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

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

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

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

Why are you not building on the old annexe site?

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

Requirement for retirement apartments for ageing population

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

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

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

Traffic congestion through Hartshill

Infrastructure first, development second

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

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

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

**Table 1 – Hartshill Neighbourhood Plan Timeline**

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



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

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

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



## 5.0 Vision and Objectives

### Vision

5.1 Our Vision for Hartshill is that in 2029:

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

### Aims

5.2 Our aims for the Hartshill Neighbourhood Plan are:

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

### Objectives

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

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

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

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

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

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

**OBJECTIVE 6** - To minimise impact of through traffic;

**OBJECTIVE 7** - To protect local wildlife;

**OBJECTIVE 8** - To protect and improve local heritage;

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

**OBJECTIVE 10** - To protect and enhance community facilities; and

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

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



War Memorial

## 6.0 Neighbourhood Plan Policies for Hartshill Parish

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

### ***OBJECTIVE 1 – To protect and improve the parish’s key greenspaces.***

#### **POLICY H1 – PROTECTING LOCAL GREEN SPACES**

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

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



Nathaniel Newton Allotments



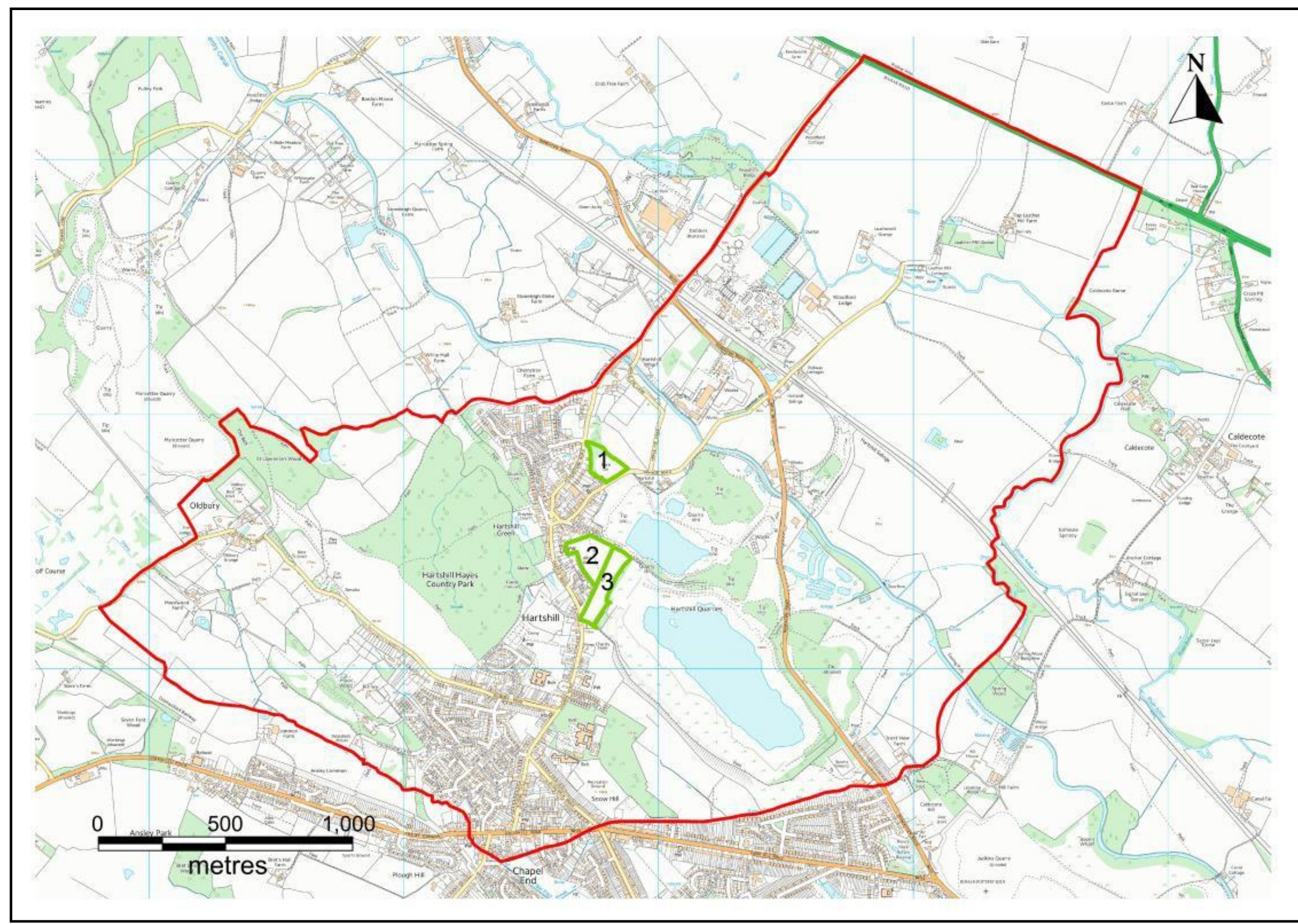
## **Background/Justification**

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



**Figure 7 – Local Green Spaces**

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## **POLICY H2 – PROTECTING OPEN SPACES**

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

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

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

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

**OR**

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

### **Background/Justification**

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

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

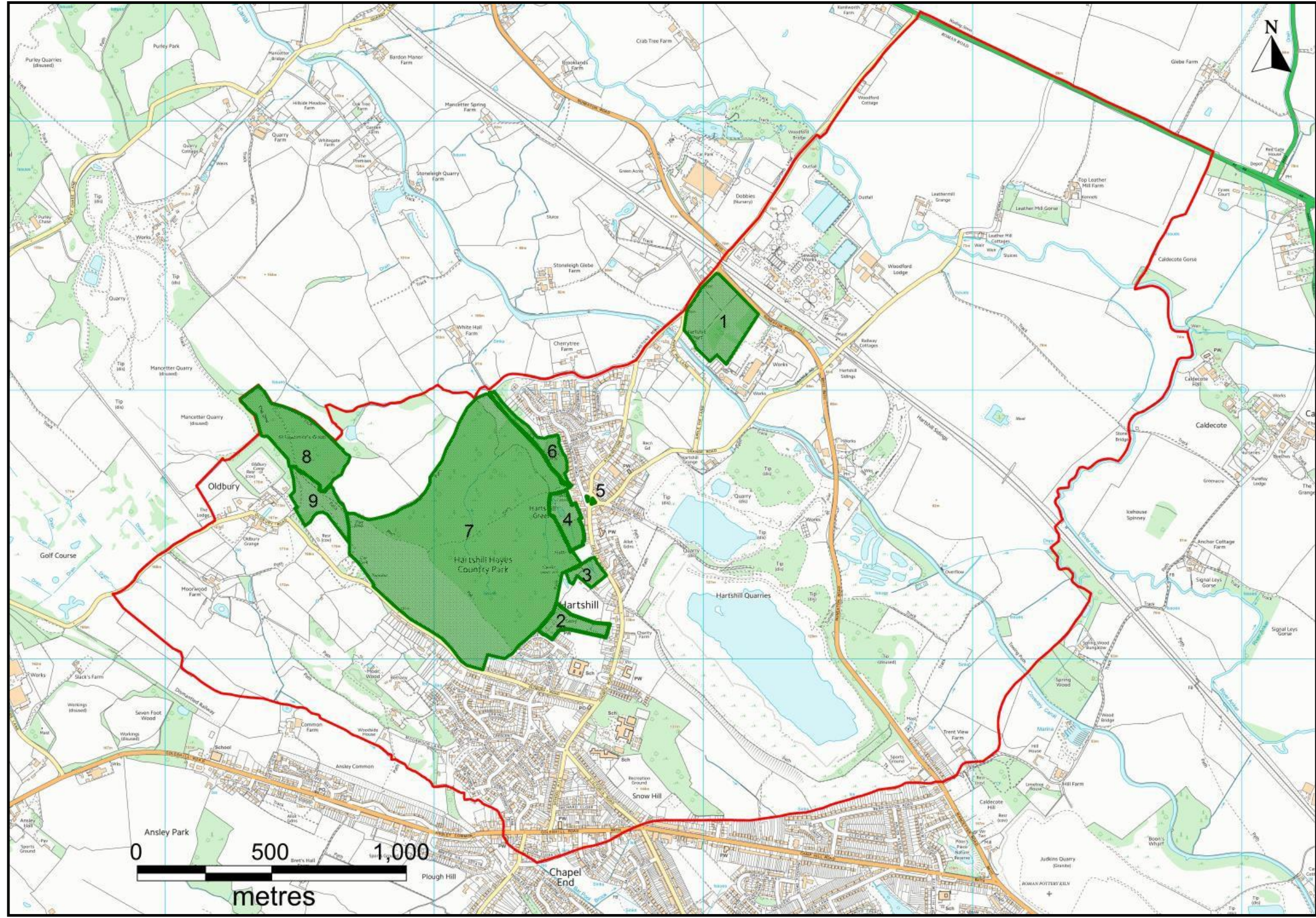


Hartshill Green



**Figure 8 – Protected Open Spaces**

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

**POLICY H3 – CAR PARKING AND ACCESS AT SCHOOLS AND NURSERIES**

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

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

**Background/Justification**

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

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

**POLICY H4 – GOOD QUALITY DESIGN IN HARTSHILL**

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

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

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

### **Background/Justification**

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

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

#### **POLICY H5 – ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE**

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

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

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





Traffic congestion

### **Background/Justification**

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

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

#### **POLICY H6 – HOUSING MIX**

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

### **Background/Justification**

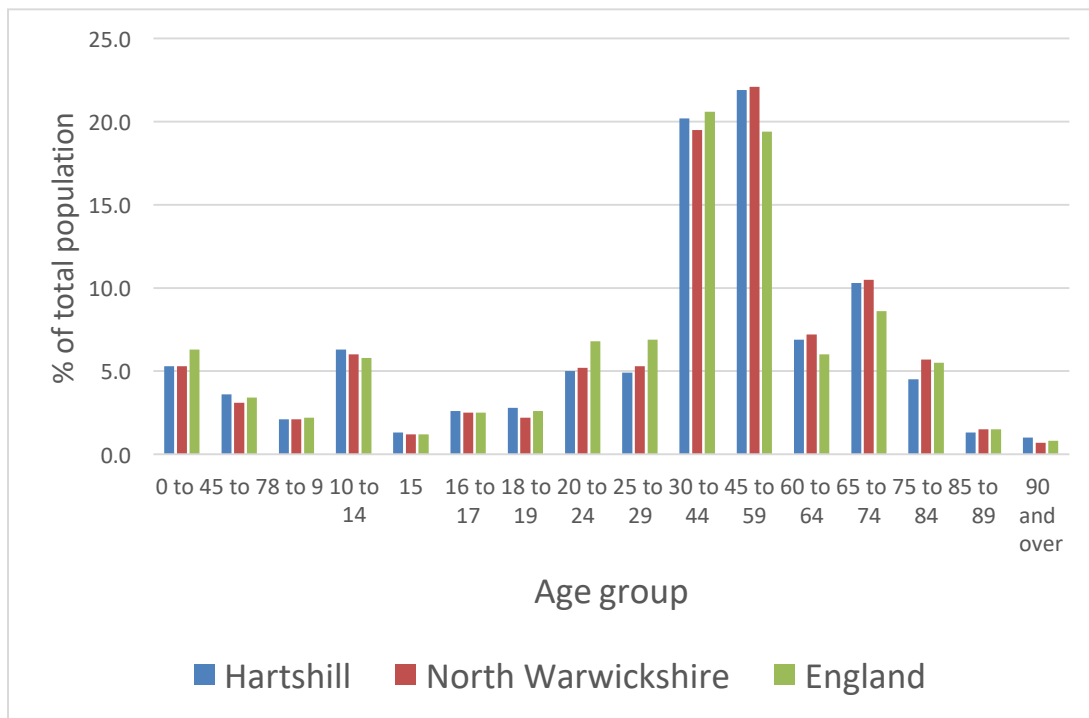
- 6.8 Policy NW6 of the North Warwickshire Core Strategy seeks on-site provision of 30% affordable housing, 40% on greenfield sites, on sites of 15 or more dwellings. On sites of 1 to 14 dwellings, 20% provision will be sought and this

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

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

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

**Figure 9 - Hartshill Population Profile (2011 Census)**



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

**OBJECTIVE 6 - To minimise impact of through traffic.**

## **POLICY H7 - TRAFFIC AND TRANSPORT IN THE VILLAGE**

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

### **Background/Justification**

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

### **OBJECTIVE 7 - To protect local wildlife.**

## **POLICY H8 – PRESERVING AND ENHANCING LOCAL WILDLIFE AND HABITATS**

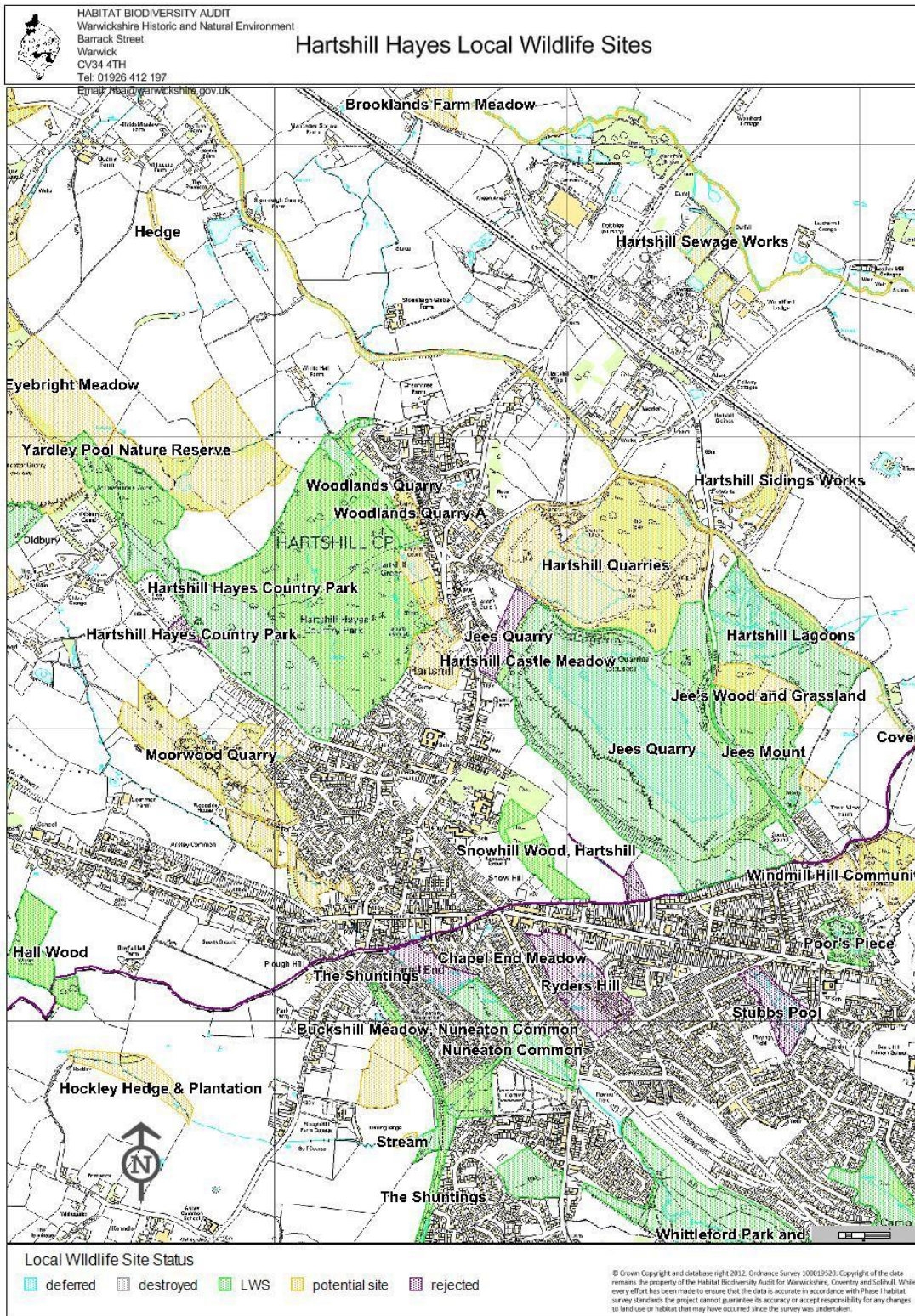
**Designated wildlife sites will be protected in accordance with their importance. Where significant harm to a designated wildlife site cannot be avoided without adequate mitigation measures, or offsetting contributions agreed, planning permission may be refused.**

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

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



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





## Background/Justification

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



Snowhill Wood

### **OBJECTIVE 8 - To protect and improve local heritage.**

#### **POLICY H9 – HERITAGE ASSETS AND SITES OF LOCAL INTEREST**

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

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

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

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

**Table 2. Sites of Local Interest**

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

**Background/Justification**

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

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

**Policy H10 – COMMUNITY INFRASTRUCTURE LEVY**

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

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

**Background/Justification**

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

**Objective 10 - To protect and enhance community facilities.**

**POLICY H11 – PROTECTING LOCAL COMMUNITY FACILITIES**

The following community facilities will be enhanced and protected:

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



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

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

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



Society of Friends

### **Background/Justification**

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

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

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

### **POLICY H12 – HARTSHILL RETAIL CENTRE**

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

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



Hartshill Retail Centre

### **Background/Justification**

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

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

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

**POLICY H13 – HEALTH AND WELL-BEING**

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

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

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





The Old School Site

### **Background/Justification**

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

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

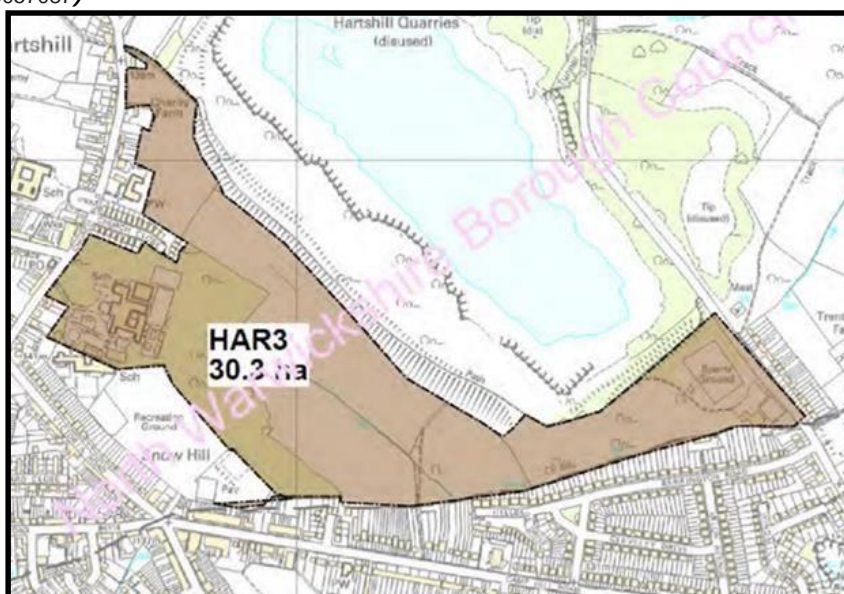
#### **POLICY H14 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK**

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

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

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

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



### Background/Justification

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





Land at Hartshill Quarry, looking east

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

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

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

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

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

#### **POLICY H15 - LAND AT HARTSHILL QUARRY - DESIGN**

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

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

**landscape features, and street furniture that create green, walkable, multi-use thoroughfares;**

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

### **Background/Justification**

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



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

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

### **Background/Justification**

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

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

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

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



Land at Hartshill Quarry, view of the parish church



Land at Hartshill Quarry, existing green infrastructure

### **Background/Justification**

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

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



Idyllic setting of the parish church from Hartshill Quarry

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

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

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

#### **Background/Justification**

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



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



Maintaining community links

## 7.0 Monitoring and Review

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

## Appendix 1

### Assessment of Local Green Spaces and Open Spaces in Hartshill

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



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





