



**Subject:** Dordon Parish Council consultation responses to planning application PAP/2021/0663.

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Dear Sir or Madam,

This email details Dordon Parish Council's consultation response to planning application PAP/2021/0663.

This submission has also be submitted via the NWBC online planning portal.

With kind regards,

**David Reilly**  
**Locum Clerk. Dordon Parish Council.**

## **Dordon Parish Council consultation responses to planning application PAP/2021/0663.**

Dordon Parish Council fundamentally object to this application.

1. **LP4 Strategic Gap** – The application is in direct contravention of NWBC Local Development Plan planning policy LP4, and the Draft Dordon Neighbourhood Plan which prioritises the protection of the Strategic Gap. (Pg 26)
2. **Adverse change from rural agricultural** - The application site is a fundamentally important asset that sets the character of our community. Any development of this site will permanently change the character of Dordon, Birchmoor, and Polesworth from predominantly rural North Warwickshire Communities that are separated from Tamworth by open agricultural fields that are part of our local agricultural economy. While the application site is not within the Green Belt, this development site serves a critically important purpose in its current open rural landscape of preventing urban sprawl and the joining of Polesworth, Birchmoor and Dordon residential communities with Tamworth. In addition, the Draft Dordon Neighbourhood Plan seeks to ensure that:
  - a. Developments reflect the distinctive and rural character of Dordon Parish (Para 17. pg9)
  - b. That local wildlife sites within the Strategic Gap are protected (Pg 16)
3. **Adverse visual impact of the development** – While Dordon Parish Council recognise this is an outline planning application, we do not believe that there will be any visual mitigation that can be built that will

prevent the adverse visual amenity impact of this development site to the residents of Dordon, Birchmoor, and Polesworth. Dordon Parish Council do not accept that the creation of tree planted earth bunds will mitigate this adverse impact; rather they will only serve to restrict the visual 'openness' of the site and further negatively impact on visual amenity. In addition, Community Objective 7 set out in the Draft Dordon Neighbourhood Plan to ensure that development on the west of the parish is limited to that which keeps the sense of openness. (Pg 14)

4. **Road Access and Traffic Generation** - Dordon Parish Council have significant concerns about the capacity of the A5 and of Junction 10 M42 roundabout, to cope with the additional volumes of vehicular traffic that this development will generate. Our resident community already find it a significant challenge to negotiate junction 10 because of the speed of vehicles on the roundabout and particularly the rapid lane changing that HGVs do when positioning themselves on the roundabout. These HGV dwarf resident car and motorcycles. We are concerned that there is no additional capacity along the single carriageway section of the A5 from Dordon to Grendon which the parish council now consider dangerous. Dordon Parish is also concerned that there is no safe provision for green commuting choices within the existing Birch Coppice and St Modwen development site. We consider that Junction 10 and the A5 are already too dangerous for cyclists to use and consider that the proposed development site further exasperates this problem. Dordon Parish council is aware that the A5 records more fatal and serious injury road accidents than any other roadway in North Warwickshire.
5. **Archaeology** - The development site encompasses the remains of Hall End Hall, a significant 16<sup>th</sup> Century structure which had an Elizabethan Garden. Dordon Parish Council is aware that a recent topsoil survey identified two rectilinear features within the site. Should planning permission be granted we request that a planning condition requiring a full archeologic survey be discussed with Dordon Parish Council.
6. **Dordon Neighbourhood Plan Policy 1 Sustainable Development** – The application is in contravention of Dordon Neighbourhood Plan Policy 1 (Pg 16) This outline proposal is not located so that it can make a positive contribution towards the achievement of sustainable development. This application does not address the following policy matters:
  - a. Being of a scale, density, layout and design so that it integrates and is compatible with the character, appearance and amenity of that part of the Parish in which it is located as identified in Policy NPP4; and
  - b. Respecting the Strategic gap, identified Local Wildlife Sites and any other area designated for their nature conservation or priority habitat.
  - c. Conserving or enhancing biodiversity.
  - d. Incorporating into the scheme any natural or built features on the site that have heritage or nature conservation value where practicable.
  - e. Not increase the risk of flooding and reduces the risk where practicable.
7. **Dordon Neighbourhood Plan Policy 4 Landscape Character** – The application is in contravention of Dordon Neighbourhood Plan Policy 4 (Pg 28) This outline proposal does not make a positive contribution towards the

landscape character. This application does not address the following matters;

- a. As appropriate to their scale, nature and location, development proposals should be designed and arranged to take account of the landscape and topographical setting of the neighbourhood area and its urban environment and take into account the Key Views and Strategic gap which contribute to the distinctive character of the Parish. Development proposals should respect these important designations. Development proposals which would have an unacceptable impact on the designations will not be supported. In particular, they should be sympathetic to the dominance of Dordon village and the way in which the village is built on rising ground to the east of the Strategic gap and to the west of the Anker Valley.
- b. Proposed development within the Strategic gap should take account of the way in which the designation contributes to the wider character of the neighbourhood area the separation between Dordon village and the M42. The layout, scale and boundary treatment of the proposed development within the Strategic gap should retain a sense of openness and allow a soft transition from the open countryside area as appropriate.
- c. Where appropriate, development proposals should demonstrate the way in which they have taken account of the actions of the landscape and built features recommended for the Landscape Character Area in the NWBC landscape Character Assessment (Area 3 the Anker Valley – Land east of Dordon village and Area 5 Tamworth Fringe Uplands - Land west of Dordon village).
- d. Quality and accessibility of the natural environment in Dordon Parish is highly valued by local residents. As appropriate to the scale, nature and location, development proposals across the neighbourhood area should demonstrate they are sympathetic to the landscape setting as defined in the Dordon Parish Design Guide.

- 8. Dordon Neighbourhood Plan Policy 6 Protecting and Enhancing Heritage Assets** – The application is in contravention of Dordon Neighbourhood Plan Policy 6 (Pg 38) This outline proposal does not make a positive contribution towards the protection or enhancement of heritage assets.

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