

North Warwickshire Draft Local Plan Representations

REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP351	Clients of Hawksmoor	Yes				Land west of Robey's Lane, east of Tamworth	Confirming that the land to the west of Robey's Lane can deliver 1191 housing. Consider the requirement of accessing the site through the adjoining golf course will cause a delay to delivery.	Confirmation welcomed. Access is still preferable through golf course but alternatives may need to be considered.
	James Morris Sport England	Comment		LP1			Part 2: which specific policies does this part of the policy refer to?	Policy refers to "All development proposals" and provides overall framework policy for rest of Plan. Plan should be read as a whole.
DLP352	James Morris Sport England	Support		LP3			Permitting facilities for outdoor sports and recreation in the Green Belt (subject to scale, etc.) is supported.	Noted
DLP352	James Morris Sport England	Object		LP23			Sport England do not support the inclusion of playing field and outdoor sport facilities within this policy as the loss of these facilities will need to be assessed the criteria set out in para 74 of the NPPF.	Possibly have a separate policy or a separate section of the policy dealing with playing field and outdoor sport facilities
DLP352	James Morris Sport England	Support / Comment		LP24			Sport England supports this proposal to use the emerging Playing Pitch Strategy and supports the general requirement for playing pitches and outdoor sports facilities. However the future requirements for sporting facilities should be informed by NW's emerging Playing Pitch Strategy once complete; these facilities could be on or off site. The indoor sports facilities should be informed by an up to date Built Facilities Strategy.	Noted
DLP352	James Morris Sport England	Support		LP29			Sport England supports the promotion of walking and cycling through a walking and cycling strategy.	Noted
DLP352	James Morris Sport England			Housing			Sport England will object to any allocations where it will lead to the loss of playing fields or other sporting facilities unless there is robust evidence in accordance with para 73 of NPPF. Up to date Playing Pitch Strategy should be used. New development should contribute towards meeting the demand on new or existing sports facilities either on or off-site. Health Impact Assessments for larger developments is supported. Active Design (October 2015) should be used to assist with creating the right environment for people to get more active. It is encouraged to be used in policy and planning applications.	The Playing Pitch Strategy and other information is currently being pulled together and will inform the next steps for the Local Plan when available.
DLP353	Lorna Dirveiks	Object					The siting of so many houses around Atherstone, Dordon and Polesworth will be to the detriment of those centres by way of parking, schools, health and leisure provision. Not too late to look at a new settlement possibly the Daw Mill site.	Infrastructure is a key issue that is being addressed.
DLP353	Lorna Dirveiks	Object		LP39		NW Atherstone	The allocation covers the medieval village of Whittington which is a monument. It also has some of the best views in the Midlands. There is concern that travelling along the A5 that all the settlements will merge together all the way up to the M42.	Further advice will be sought in relation to the historic nature of part of the site. The views across the area are noted. A key issue will be to maintain the separation between settlements along the A5 to avoid the settlements merging into one another.
DLP354	Holiday Extras & Airparks Services Ltd	Object		LP36			Object to the restrictive nature of the policy to stop off-site airport parking. It is a sustainable form of provision. Local Plan should be supporting multi-modal access strategy to the airport which recognises that car travel will continue to form an important and significant element of this mix. Birmingham Airport will require an uplift in this type of provision especially with its expansion plans.	Consider a criteria based policy for sites.

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DLP355	Jonathon Collins Hallam Land Management Ltd	Object		LP5	Meaningful Gap		No justification for a specific Meaningful Gap Policy; the methodology of the Assessment was significantly flawed with overriding weight given to landscape considerations. This is an inflexible policy requirement which could prohibit development that is needed and could otherwise be demonstrated to have no harm to the strategic objectives of the policy. Identification of land within the Meaningful Gap in advance of site allocations being proposed has undermined the process of site selection. Previous comments and criticism of Meaningful Gap report submitted in support.	Disagree, landscape considerations were clearly not given overriding weight. Main consideration was the reality that the area comprised a "Strategic Gap" between two settlements. This is a long established Planning Best Practice approach through use and maintenance of "Strategic Gaps", which is a common, policy approach used nationally to protect and maintain settlement separation and identities. No undermining of site selection, simply informing, as do other constraints and planning considerations. Board report will cover Meaningful Gap and refer to this issue in more detail. No further change proposed.
DLP355	Jonathon Collins Hallam Land Management Ltd	Object		LP6	Amount of Development		The supporting text of Policy LP6 makes it clear that the key test in accommodating the additional housing requirement will be the associated infrastructure that will be necessary. The inclusion of the Policy caveat in relation to the provision of infrastructure should be removed, as should the term 'aspiration' from the second bullet point of the policy. The Draft Infrastructure Delivery Plan should firm up how the required infrastructure will be delivered to allow a greater certainty to the Local Plan.	Noted. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Board Report will address some of these issues.
DLP355	Jonathon Collins Hallam Land Management Ltd	Support/Comment		LP39		Land West of Robeys Lane, adjacent Tamworth	Support site. However, the proposed allocation states that the primary access is to be provided via the adjoining Golf Course redevelopment site. This is unnecessary in highway terms and has significant potential to delay the delivery of the site as agreement will need to be formed with adjoining developers who will be building on the former Golf Course development site.	Noted. Opportunity to access site through adjoining development still a key issue for this site and applies practical, sustainable planning and highway servicing approach to the development of this area/site. Further discussions underway. No change currently proposed.
DLP355	Jonathon Collins Hallam Land Management Ltd	Object				New site/land. To east of Robey's Lane site	To facilitate access and necessary infrastructure to the proposed site allocation, it is recommended that additional land is allocated to the south and east. Site area should be removed from Meaningful Gap.	Noted. Sufficient sites currently allocated to deliver OAN and address additional Birmingham shortfall. No further change proposed.
DLP356	Cllr Chris Clark	Object					Objects to Draft Local Plan because: unclear how evidenced need has increased in the 2015 SHMA; cannot be reasonable to accept the amount of dwellings from Birmingham; settlement hierarchy is the wrong method to say where development will take place; no evidence that this number is deliverable in terms of infrastructure and planning processes and if Plan is not deliverable will never have a 5 year housing supply to the detriment of the Borough as it will push the figures up further. The council should consider without delay the development of a new settlement. There should be full transition to CIL.	The settlement hierarchy is within the 2006 Local Plan and the 2014 Core Strategy. It is based on sound evidence of size of settlement and the range of services and facilities. As part of the consultation process further information is being collected and this will be updated in the updated version of the Draft Local Plan. A new settlement was considered through the Growth Options paper. However there were no sites large enough being promoted and the time scales involved in getting a new settlement off the ground would be too long to ensure delivery within the Plan period. This is an option to be looked at in the longer term. The introduction of CIL on hold pending further work on the Local Plan.
DLP356	Cllr Chris Clark	Object			SA		The amount of development has not been effectively evaluated through the SA process. The settlement hierarchy is used without seeing the outcomes of the SA.	The settlement hierarchy has been used to direct development for many years and is based on the principle of more development be directing to the larger settlements. This is supported by the SA. The SA is one part of the evidence which is used to assist with the location of housing for the future.

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DLP356	Clr Chris Clark	Object			Infrastructure		Concerns raised in relation to traffic, primary health care, schools - primary and secondary, shopping, leisure and community facilities, public transport, cycling, water supply, sewage provision, blue light services, increased fear of crime. No costings have been provided on any of these. Coal Authority welcomes the 'signposting' within these paragraphs to the Waste and Minerals Local Development Documents	Issues being addressed through the IDP. This is a continual process. Details will improve the closer to when planning permission is submitted as details of exactly the type and number of dwellings will be known.
DLP357	Mark Harrison Coal Authority - Planning & Local Authority Liaison	Support	1.4 and 1.5					Support noted
DLP357	Mark Harrison Coal Authority - Planning & Local Authority Liaison	Support		LP31			The Coal Authority welcomes and supports the inclusion of this policy, which seeks to ensure that development does not sterilise viable known mineral reserves.	Support noted
DLP357	Mark Harrison Coal Authority - Planning & Local Authority Liaison	Support		LP31			The Coal Authority welcomes and supports the inclusion of this policy, which seeks to ensure that development does not result in mining legacy posing a risk to human health and that land is appropriately remediated.	Support noted
DLP357	Mark Harrison Coal Authority - Planning & Local Authority Liaison	Comment		15.34 and 15.36			The CA note the identification of potential constraints to the growth of Polesworth and Dordon due to the presence of coal resources within these areas. We welcome the commitment to the further investigation into the exact areas for development to the east of Polesworth and Dordon.	Noted
DLP358	Jodi Stokes Persimmon Homes Central	Support/ Comment		LP1			Support the principle of the policy however it should take into consideration the amendments to the presumption in favour of sustainable development as defined in the Housing White Paper. This will future proof the Plan.	The Housing White Paper is not national policy and any proposed changes may not be translated exactly into legislation or regulations.
DLP358	Jodi Stokes Persimmon Homes Central	Support		LP2			Support the policy and in particular the inclusion of development will be permitted in or adjacent to the development boundaries that are considered to be appropriate to its place in the settlement hierarchy. Recommend that this is included as policy for all non Green Belt settlements.	Support noted.
DLP358	Jodi Stokes Persimmon Homes Central	Support		LP3			Imperative that NWBC use the results of the Green Belt review to inform their decisions regarding releases from the Green Belt to meet their housing requirement in full in this plan period.	This has been done and no large scale Green Belt releases are required at this time.
DLP358	Jodi Stokes Persimmon Homes Central	Support		LP4			Agree that a 5% buffer should be included in calculations. In addition there should be safeguarded land that can come forward quickly where the LPA is aware of or at risk of not having a five year housing supply.	Noted

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DLP358	Jodi Stokes Persimmon Homes Central	Object		LP4			Uncertainty with Greater Birmingham and CW HMA unmet housing needs. Further land should be safeguarded to accommodate such numbers if NW should take a further share of the shortfall.	Do not consider that at this time that further flexibility is required. There is a review mechanism that can be triggered if further requirements are expected to be delivered in NW.
DLP358	Jodi Stokes Persimmon Homes Central	Object		LP5			Do not agree with the policy. The M42 is the natural boundary. However the pattern of development should avoid the coalescence of Dordon and Polesworth.	Noted
DLP358	Jodi Stokes Persimmon Homes Central	Object		LP6			CW SHMA is not an accurate depiction of NW's own needs. Lack of adjustment for long term trends and Duty to Co-operate shortfalls.	Disagree. SHMA is sub regional but addresses NWBC's needs clearly. Plan has made commitment through the site allocations addressing the full housing need and shortfall identified supported by MOU's.
DLP358	Jodi Stokes Persimmon Homes Central	Object		LP7	Housing Mix		Housing Mix should be dependant on evidence in the SHMA combined with knowledge of the local market.	
DLP358	Jodi Stokes Persimmon Homes Central	Object		LP7	Special Needs		North Warwickshire need to provide evidence to support an element of special needs housing on every site over 100 dwellings. It should be explained how 'an element' would be decided on each site and what impact the level of this provision would have on viability.	Policy is flexible to reflect different needs for differing sites, areas and viability. Special needs requirement applies to all types and tenure of housing. Covers wide category of special needs adaptable housing from disabled to elderly adaptations and accessibility. Some evidence available in the Borough's housing strategy and CWHMA (Chpt 10 Nov 2013), which defines the key special needs groups. Further work may be necessary to better define or explain the term in the Plan. Some delivery has already come forward to address needs. No change proposed but term will be clarified in Glossary.
DLP358	Jodi Stokes Persimmon Homes Central	Comment		LP7	Density		In regards to density we recommend a net density of 17 dwellings per acre outside of the town centre.	Noted. No change proposed
DLP358	Jodi Stokes Persimmon Homes Central	Comment		LP8	Windfall allowance		This should be supported by evidence of past performance regarding windfall housing numbers.	Noted. Evidence available indicates windfall will continue and can support housing delivery. Further work undertaken to clarify source from Monitoring records. Board report addresses some of these issues.
DLP358	Jodi Stokes Persimmon Homes Central	Object		LP9	Affordable housing		Do not support the level of affordable housing to be sought. In order to support the target of 30/40%, an up-to-date viability assessment should be published by NWBC and be made available to comment on.	Noted. Plan will be clarified to indicate relevant evidence base. Further work on viability is ongoing. Policy nevertheless provides flexibility to address viability on a site by site basis subject to appropriate appraisal.
DLP358	Jodi Stokes Persimmon Homes Central	Object		LP9	Tenure split		The tenure split of 85% affordable rent and 15% shared ownership appears unreasonable. This level of affordable rent provision is likely to affect the viability of a scheme and also takes no regards to the amended definition of Affordable Housing in the Housing White Paper. The wider range of Affordable Housing that can be provided including Starter Homes and Discount to Market Value homes should be considered further by NWBC or the provision or the tenure split should be left flexible and considered on a scheme by scheme basis.	Noted. Incorrect. Viability analysis has been published and is available on-line. Some evidence available in the Borough's housing strategy and CWHMA. Tenure split sought in terms of Policy is applied flexibly "wherever practicable", to reflect site and settlement needs, split and tenure needs and viability. Plan will be clarified to indicate relevant changes to National Guidance where necessary. Starter Homes will be included in definition of "affordable housing" in Glossary. No current change proposed in Policy prior to any National Policy changes. No statutory requirement for starter homes is now to be applied nationally.

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DLP358	Jodi Stokes Persimmon Homes Central	Object		LP37	Renewable Energy		The Council should not expect developments to require sustainable design and construction features that are over and above the national technical guidelines as released by government in March 2016.	Noted. Renewable and Low Carbon Energy Resource Assessment and Feasibility Study prepared by CAMCO suggests that 7.5% - 10% renewable energy could be derived locally. Forms part of evidence base and informed Core Strategy. Toolkit available online for developers to use to address issue. Policy text makes reference to viability. Policy not considered to conflict with National guidance. No change proposed.
DLP358	Jodi Stokes Persimmon Homes Central			LP39			A buffer should be provided and a number of safeguarded sites should be included.	Noted. Housing requirement based on an agreed sub-regional approach published in HMA to arrive at OAN considered robust. Sufficient sites allocated to address Borough's OAHN and Birmingham shortfall agreed. Some limited site safeguarding also included. No alternative sites suggested. No change proposed.
DLP359	Richard Keatley	Object					Does not take into account Brexit as this will lead to recession and we will not need the housing or industrial. Large companies will pull out of Hams Hall.	Although there is uncertainty about the impacts of Brexit the positive view would be that it will be a positive move forward opening up other opportunities.
DLP359	Richard Keatley	Object		LP39			Neighbouring authorities should have their empty/unused homes subtracted from requirement.	Empty homes that are classified as long-term empty are taken into account in housing assessments. There is therefore no requirement to subtract from the housing requirements. However for every home brought back into use can be counted to the housing completions.
DLP359	Richard Keatley	Object			IDP		Impact of global warming means that ways should be sought to increase land capacity to grow food along with fresh water provision to support farming - may be a new reservoir at Daw Mill. The area adjacent to Coleshill should be allocated for tree and flora /fauna planting say 1/4 mile deep to mitigate the light/noise and air pollution from the motorway and rail networks.	The concerns are noted.
DLP360	Landowner of COL6	Support / Object		LP39		Land at Blytheways, Coleshill - COL6	Support the allocation of the site land at Blytheways Coleshill. However consider numbers can be increased from 27 listed on Draft Local Plan to 50. The Plan should be altered to reflect the higher numbers	Support welcomed. The number of units is based on a normal density calculation. A planning application will determine of additional numbers can be accommodated taking into account the characteristics of the site, its place within and adjacent to the Conservation Area and proximity to listed buildings.
DLP 361	Muller Property Group	Object			Ansley village category		Ansley should not be a category 4 settlement as it is well served by a range of services and facilities either within the village or close-by in Galley Common. As the Borough is 60% Green Belt and there has been a significant increase in the housing requirement.	Noted. In the settlement assessment reviews undertaken to inform the Settlement Hierarchy Ansley fell within the Category 4 in terms of services and facilities within the village. The presence of other facilities outside of the Borough boundary in other settlements is considered insufficient to upgrade the category and less sustainable compared to other settlements that contain the requisite range of services and facilities within the Borough boundary. No change proposed.
DLP 361	Muller Property Group	Object		LP39			3.15 already has planning permission. Object as this site should be listed in LP39, it should be included in the housing supply as a reserve matters application will be submitted in the short-medium term.	This site has planning permission so the expectation is that this will be delivered in a relatively short period so there is no reason for it to be allocated in the Local Plan. It is already counted in the housing supply.

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DLP 361	Muller Property Group	Object		LP39		Land off Tunnel Road, Anasley	Additional land of some 1.95 hectares should be included within the settlement boundary of Anasley and that the land is included in Policy LP39 as a site allocation. It represents an opportunity to round off the village. Access can be taken through the housing site which has planning permission off Tunnel Road.	A further assessment of this area needs to be undertaken to assess its impact on the landscape around the settlement. Irregular shape of the villages is referred to specifically in the Landscape guidelines.
DLP362	James Chadwick Staffordshire County Council	Comment					Development around Polesworth and Dordon has potential cross-border impacts on infrastructure notably transport and education. This will require on-going co-operation. There are also potential impacts from water flood risk and minerals and waste matters.	Noted
DLP362	James Chadwick Staffordshire County Council	Comment					Have already met with WCC in relation to education. There will be impacts in both Staffs and Warks. Mitigation solutions exist and these will require being secured through the Plan.	Noted. Further discussions required.
DLP362	James Chadwick Staffordshire County Council	Comment					In relation to transport will want to see the results of the STA modelling work and understand impact on A5, M42 and B5000.	Noted. Further discussions required.
DLP362	James Chadwick Staffordshire County Council	Comment					Keen to understand potential mineral sterilisation issues of any allocations and potential waste implications during construction and management of waste when occupied / operational.	Noted. Further discussions required.
DLP362	James Chadwick Staffordshire County Council	Comment					Need to consider any potential issues relating to surface water flood risk and SuDS requirements as a proportion of the surface water will drain into Staffs watercourses due to topography.	Noted. Further discussions required
DLP363	Kirstie Rea Hinckley & Bosworth Borough Council	Comment					Due to the importance of the A5 HBBC would like to see a reference included to a commitment to prioritise investment in an A5 expressway from A38 to M1 via Hinckley as set out in the recently published Midlands Connect Strategy. In addition, consideration should be given to the inclusion of a safeguarding line for the A5.	Work is underway but a route has not yet been identified to enable safeguarding at this time. Text references will be included from STA as appropriate. Further work underway.
DLP363	Kirstie Rea Hinckley & Bosworth Borough Council	Comment		LP39		Land north west of Atherstone	The plan does not make clear what stage in the plan period the 70 hectare site at Atherstone would be required to be delivered although it will be subject to a future detailed planning instrument such as a masterplan. As there is an absence of detail about this future growth area, HBBC need to be assured that appropriate A5 improvements are committed to by the relevant highways authorities, including Highways England. Ideally this should form an explicit constraint within the allocations policy for the site, requiring formal commitment to investment in the A5, where required and informed by appropriate transport assessments. Also the site should not form part of the early plan delivery period in relation to the necessary lead in times required for investment in road infrastructure in order to avoid undermining the NWBC's five year supply of deliverable housing land.	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan. IDP will also reflect findings and delivery information from STA.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP363	Kirstie Rea Hinckley & Bosworth Borough Council	Comment		LP39		Land to east of Polesworth & Dordon	HBBC would need to be assured that the appropriate A5 improvements are planned for and committed to, based on appropriate transport assessments and that this forms an explicit constraint within the allocation policy. The allocation should be phased beyond the early delivery phases of the plan in order to avoid undermining the NWBC's five year supply of deliverable housing land.	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan. IDP will also reflect findings and delivery information from STA.
DLP363	Kirstie Rea Hinckley & Bosworth Borough Council	Support/ Comment		LP40		Land at MIRA	Any employment allocation close proximity to MIRA should be congruent with its aims and long term objectives and not undermined by such proposals. It is noted that proposals within draft Local Plan are consistent with its HBBC's own requirements set out in Policy DM19 of the Hinckley and Bosworth Site Allocations and Development Management Policies DPD (July 2016) limiting primary development on this proposed allocation to B1 and B2 uses. The justification for this approach is that the allocation south of MIRA presents a unique opportunity to build on the success of MIRA. In view of this, and subject to appropriate mitigation being carried out along the A5 corridor to accommodate the allocation alongside wider growth aspirations, HBBC supports in principle the allocation south of MIRA.	Noted.
DLP364	Annie English Warwickshire Wildlife Trust	Support/ Comment	53	LP19			Overall support the Plan. Local Nature Reserves (LNR): Kingsbury Meadow, Kingsbury should be included in the list. Question if the Riverside, Atherstone is a LNR. Copy of Plan with Tracked Changes submitted in support.	Kingsbury to be added to the policy. Atherstone to be listed as a proposed LNR.
DLP364	Annie English Warwickshire Wildlife Trust	Object		LP39	ANSCOMM1		Housing allocation will have a negative impact on biodiversity that cannot be mitigated and the Trust therefore objects to this allocation going forward in the local plan. The site is known to consist of mosaic of habitats including broadleaved semi-natural woodland and grassland.	Noted. Amendments to site allocation are being considered and incorporated into the Draft local Plan
DLP364	Annie English Warwickshire Wildlife Trust	Object		LP39		Land north west of Atherstone (PS213 part).	The policy should be amended to include specifically protecting and enhancing the biodiversity value of the canal LWS as well as providing access for recreation. The 4th bullet point could be amended to state: <i>4. Green infrastructure will be used to protect and enhance the wildlife habitats of the Coventry Canal with access and open routes provided where the adverse impacts from doing so can be mitigated.</i>	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan
DLP364	Annie English Warwickshire Wildlife Trust	Object		LP39		COL1	COL1 Land at Grimstock Hill will lead to the destruction of a habitat of principle importance for nature conservation as identified by Natural England; semi-natural broadleaved woodland. The Trust objects to this allocation because there is not scope to retain the woodland within the development.	This site now has planning permission. Area retained for woodland and natural environment.
DLP364	Annie English Warwickshire Wildlife Trust	Object		LP39	POU/DOR1		Land to the east of Polesworth & Dordon has been identified as having a '++' effect on biodiversity. To address this the policy wording can be amended so that the high value biodiversity features are protected and enhanced as part of this development scheme. I suggest the following amendment to the policy: (bullet point) - <i>protection, enhancement and long term management of Local Wildlife sites and the delivery of accessible public open space within the site, to include the provision of a 50m semi-natural buffer for ancient woodland and the creation of a local Country Park and nature reserve involving part of the</i>	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan

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DLP364	Annie English Warwickshire Wildlife Trust			LP39		BE7 / 8	The SA has identified likely impacts on biodiversity for this site due to its location next to a pLWS and near to Baddesley Common. The site also contains other habitats that may be of high biodiversity value. To help address this likely impact on biodiversity the following additional wording would solve this: <i>The site design should incorporate high value biodiversity features and aim to protect neighbouring designated sites for nature conservation via the appropriate use of semi-natural buffers.</i>	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan
DLP364	Annie English Warwickshire Wildlife Trust			LP39		HAR3	Land off Church Road; the policy currently states that development here will require 'the retention and long term management of designated Local Wildlife sites.' However, the SA does not consider this sufficient to be able to predict a lower impact score than '-,-?' for biodiversity. I suggest making the wording in the policy clearer to provide the protection for the LWSs required in order to have confidence that this site could have a reduced impact on biodiversity. Suggested wording is: '...the protection and long term, favourable management of designated Local Wildlife sites.'	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan
DLP364	Annie English Warwickshire Wildlife Trust			LP39		KING	Land North of Kingsbury Hall has been identified in the SA as having a likely significant negative impact on biodiversity as the site is adjacent to Kingsbury Wetlands pLWS and the River Tame. Possible mitigation measures could be required so that the development here has no impact on these features. Suggested wording is: Development will protect and enhance the adjacent wetland habitats of Kingsbury Wetlands and the River Tame. A minimum of a 15m semi-natural buffer will be retained between the built development and the river bank.	Noted. Amendments to site allocation are being considered and incorporated into the Draft local Plan. Site is proposed to be dropped as an allocation.
DLP364	Annie English Warwickshire Wildlife Trust			LP40		ATH15	Land at Rowland Way - this site is identified as containing semi-improved neutral grassland which is scarce within Warwickshire. Development on this site is likely to require on-site mitigation to protect the brook and associated habitats as well as off-site Biodiversity Offsetting to compensate for the loss of the grassland habitat. To protect key biodiversity features I suggest the policy is amended to state:- Innage Brook will be protected and enhanced by a 10m semi-natural wildlife buffer between development and the bank.	Noted. Amendments to site allocation proposals text are being considered and incorporated into the Draft local Plan
DLP364	Annie English Warwickshire Wildlife Trust			SA			Comments made on the following sites: ATH14; ATH18; ATH20; PS213 (part); COL1; COL3 and COL12; POL1/DOR1; ANSCOMM/HART1; HAR3; BE7/8; BE3; GRE1 and GRE2; KING; WO10; SLA116; ANS1; ANS4; NR3;; SHUT1; and WAR12. Agree with the assessments for COL16 and ANS4.	Agreement noted. SA comments to be considered by consultants
DLP364	Annie English Warwickshire Wildlife Trust				Evidence		Map provided to show the Tame Valley Wetlands Landscape Partnership boundary (provided as background information for the Draft Local Plan).	Noted
DLP365	Cell Properties Holdings Ltd					Land at Lindridge Road		
DLP365	Cell Properties Holdings Ltd	Support/ Comment		LP2	Criteria (a)		Support settlement hierarchy. Some clarity required for Category 2, criteria (a).	Noted. Text will be clarified and strengthened to indicate site is to be removed from Green Belt.
DLP365	Cell Properties Holdings Ltd	Support/ Comment		LP2	Criteria (b)		Support criteria (b) but it would be equally valid to be well related to an existing sustainable settlement.	Noted.

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DLP365	Cell Properties Holdings Ltd	Support/ Comment		LP2	Criteria (d)		The justification for Part (d) is less clear if the primary relationship of the site is with a settlement outside of the Borough.	Noted. Reasoned Justification and site proposal Text will be clarified to clearly indicate such linkages will be achieved through the adjoining SUE/settlements adjoining outside Borough and settlements within Borough.
DLP365	Cell Properties Holdings Ltd	Comment		LP3 & LP4			Acknowledgement that planning to meet the identified development needs in the period to 2031 will require the release of Green Belt land in locations in the Borough is welcomed. However, it is important that sufficient land is released to meet the full identified development needs, and that consideration is given to potential long term development needs to ensure that the new boundaries use recognisable and permanent features can endure beyond the plan period in accordance with NPPF (paras 83-85) (e.g. the need to safeguard land).	Noted. Site has clear, defined, permanent boundaries that comply with NPPF guidance on Green Belt. No change proposed.
DLP365	Cell Properties Holdings Ltd	Comment		LP6			Policy LP6 is supported in its intent. However, the provision of 3,790 dwellings to meet the unmet needs arising in Birmingham must be a firm commitment rather than an "aspiration" to realise the requirements of the Duty to Cooperate.	Noted. Sufficient sites allocated to address Borough's OAN and Birmingham shortfall agreed. No change proposed.
DLP365	Cell Properties Holdings Ltd	Object		LP9			Justification for 40% Affordable far from clear on the basis of the evidence of the need for affordable housing relative to the assessed total housing need in the Borough in the plan period and needs to be clarified. The provision of 20% of the affordable homes as Starter Homes to take account of the Governments' Starter Homes Initiative is not clear how that sits with the "preferred" affordable housing mix presented in the policy. Moreover, viability remains a critical issue and the Borough Council need to demonstrate that the totality of the policy requirements in the Local Plan (cumulatively, and including any CIL requirements) are achievable and do not render development unviable.	Noted. Plan will be clarified to indicate relevant evidence base. Further work on viability is ongoing. Policy nevertheless provides flexibility to address viability on a site by site basis subject to appropriate appraisal.
DLP365	Cell Properties Holdings Ltd	Support/ Comment		LP39		Land at Lindridge Road	Support Allocation. However, whilst there is a clear physical relationship with the Langley SUE, it is not necessary or justified to seek to directly link the delivery of the Lindridge Road site to the Langley SUE. It is a discrete development site that could and should be brought forward independently to meet the identified development needs at the earliest opportunity. Site can be independently accessed and serviced from Lindridge Road therefore, no justification for seeking to delay the site's delivery and development once it is allocated in the Local Plan.	Support Noted. Disagree re independent release and development of site separate from SUE. The very special circumstances for release of the site from the Green Belt relate very specifically to the sites relationship with and linkages to the approved and adopted SUE site to the south, including infrastructure and service opportunities, that has been approved for release from Green Belt by SoS and without which justification for release from Green Belt in isolation from the SUE would be difficult to justify irrespective of ability to access site independently from Lindridge Road. Site should not be released in advance of, and separately from the Langley SUE. No change proposed.
DLP366	Monica Fogarty Warwickshire County Council	Support/ Comment			Plan		This Council welcomes and supports the preparation of the Local Plan for the Borough area. The County Council supports growth and development through ensuring a supply of land for employment and housing which encourages sustainable economic growth.	Support Noted.
DLP366	Monica Fogarty Warwickshire County Council	Support/ Comment			HS2 impact on growth		The line of HS2 phase 1 has been embedded into the local plan proposals. It has been challenging for the Borough Council to identify proposed sustainable housing growth. We will continue to work with the Borough Council on transport and housing growth matters which take account of these impacts.	Noted

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DLP366	Monica Fogarty Warwickshire County Council	Comment			Housing growth opportunities.		To help regenerate and to add to the vibrancy of town centres we suggest that the Borough Council investigates the potential for homes in the town centre by promoting mixed used developments. New high quality housing could be located as part of mixed schemes in the heart of the towns in North Warwickshire. These would contribute to the housing delivery requirement.	Noted. Further text clarification could re-inforce opportunity of town centre mixed use developments.
DLP366	Monica Fogarty Warwickshire County Council	Comment			Economic growth		Economic growth planning policies should contribute to a responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.	Noted. Policy LP40 addresses the needs both of the Borough and growth as a result of addressing wider sub-regional housing shortfalls from adjoining authorities.
DLP366	Monica Fogarty Warwickshire County Council	Comment			Transport matters		The County Council will continue to support North Warwickshire Borough with the necessary highway advice by means of a Strategic Transport model. We work closely with Highways England in the development of the Strategic Transport Assessment and the identification of potential mitigation solutions on the A5 corridor. The initial work undertaken by the County Council identified significant impacts and mitigation requirements which may be deemed unviable for delivery through the Local Plan process. The County Council is, therefore, working closely with Highways England on the development of options which do not present a barrier to long term aspirations for capacity improvements on the strategic A5 corridor. A number of options are being considered and the study has potential to conclude that the very high levels of growth currently being considered cannot be accommodated within the current allocations.	Concern Noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further work and discussions under way to address infrastructure delivery and funding opportunities.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Schools and education provision		See Comments in Appendix 1 to response, listed below.	
DLP366	Monica Fogarty Warwickshire County Council	Comments			Early Years / Pre-school Sufficiency:		There will be a need to increase sufficiency through the expansion of existing provision and/or the creation of new provision in line with new primary school provision where possible.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Atherstone and Mancetter		Atherstone and Mancetter; Development proposed in the area around Atherstone and Mancetter equates to an estimated additional 1.6 forms of entry, or an additional 48 children per year group. A site for a new 2 form entry primary school would need to be made available in this area, most likely on the land off Whittington Lane as this development generates the majority of the additional children with 1.1 of the total 1.6 forms of entry.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Polesworth and Dordon		Polesworth and Dordon; The 2071 homes proposed in this area are expected to generate an estimated 1.7 forms of entry; a site for a new 2 form entry primary school would need to be made available. With all but 71 of these homes on Land East of Polesworth and Dordon a site would be required on this development.	Noted. Including updated text reference in IDP and Proposal text.

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DLP366	Monica Fogarty Warwickshire County Council	Comments				Coleshill	Coleshill; The relatively low level of growth equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments				Settlements adjoining Borough Boundary	Settlements adjoining Borough Boundary; The proposed 1191 dwellings on Land West of Robey's Lane are estimated to produce an additional 1.8 forms of entry and will require a site for a new 2 form entry primary school. Given the site's location on the border with Tamworth and proximity to the adjoining 1100 home Golf Course development, identified as a Sustainable Urban Extension in Tamworth's Local Plan; a higher pupil yield has been applied to this development to fall in line with that used for Tamworth Borough by Staffordshire County Council. Warwickshire County Council will liaise with Staffordshire County Council to ensure a cohesive approach to school place planning and that school places are provided where most appropriate for residents living in proximity to the county boundary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments				Lindridge Road adjacent to Langley SU	The site at Lindridge Road adjacent to Langley SUE, Wishaw equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary. Given the location of this proposed site and the lack of provision in the immediate area Developer contributions towards home to school transport will also be sought.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments				Grendon and Baddesley Ensor	Grendon and Baddesley Ensor; The relatively low level of growth in this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Hartshill and Ansley Common	Hartshill and Ansley Common; Given the proximity of these proposed developments to Nuneaton, the slightly higher pupil yield for Nuneaton and Bedworth has been used to calculate an estimated additional 1 form of entry generated by development in the area. The possibility of a further 280 homes on the additional site on Land North of Coleshill Road and the relation to developments across the border in Nuneaton and Bedworth and the lack of available capacity within schools in this area will require land for a new 1 form of entry primary school and/or land to allow for the expansion of existing primary provision. Further work needs to be undertaken with Nuneaton and Bedworth Borough Council to understand the potential impact of their Borough Plan on primary school provision in this area.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Kingsbury	Kingsbury; The relatively low level of growth for this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can	Noted. Including updated text reference in IDP and Proposal text.

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DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Water Orton	Water Orton; HS2 mitigation includes the relocation of the existing primary school into a new building. However this will not allow for any additional capacity at the school. Funds to support this will be provided by HS2 Ltd. The relatively small level of growth and the current cross county border movement means that it might not be necessary to increase the current number of school places as pupils should be accommodated in the existing primary school. This will be kept under review.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Ansley	Ansley; The relatively low level of growth for this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer Contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Newton Regis	Newton Regis; The relatively low level of growth for this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Shuttington Proposals	Shuttington; The relatively low level of growth for this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Warton	Warton; The relatively low level of growth in this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Primary Provision	Wood End	Wood End; The relatively low level of growth in this area equates to less than half a form of entry of primary age pupils generated from development and will be accommodated at existing primary schools. Developer contributions should be sought in order to ensure we can expand existing primary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Secondary (including 6th Form) Provision	Atherstone and Mancetter	Secondary (including 6th Form) Provision: Atherstone and Mancetter; Development proposed in the area around Atherstone and Mancetter equates to an estimated additional 1.1 forms of entry. Developer contributions will be requested towards providing additional secondary school provision at The Queen Elizabeth School.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Secondary (including 6th Form) Provision	Polesworth and Dordon	Polesworth and Dordon; Development is estimated to generate just less than 1.5 forms of entry of secondary age pupils. Developer contributions will be requested towards providing additional secondary school provision at The Polesworth School.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Secondary (including 6th Form) Provision	Coleshill	Coleshill; The relatively low level of growth for this area equates to less than half a form of entry of secondary age pupils generated from development and will be accommodated at existing secondary school. Developer contributions should be sought in order to ensure we can expand existing secondary provision where necessary.	Noted. Including updated text reference in IDP and Proposal text.

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DLP366	Monica Fogarty Warwickshire County Council	Comments			Secondary (including 6th Form) Provision	Settlements adjoining District Boundary: Land West of Robey's Lane	Settlements adjoining District Boundary: Land West of Robey's Lane will generate just less than an additional 1 form of entry of Secondary age children. Contributions will be requested towards additional secondary school provision at The Polesworth School or other secondary schools as considered appropriate given the location of the proposed site. Given the site's location on the border with Tamworth and proximity to the adjoining 1100 home Golf Course development, identified as a Sustainable Urban Extension in Tamworth's Local Plan, a higher pupil yield has been applied to this development to fall in line with that used for Tamworth Borough by Staffordshire County Council. Warwickshire County Council will liaise with Staffordshire County Council to ensure a cohesive approach to school place planning and that school places are provided where most appropriate for residents living in proximity to the county boundary.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Secondary (including 6th Form) Provision	Settlements adjoining District Boundary, Lindridge Road adjacent to the Langley SUE, Wishaw	The site at Lindridge Road adjacent to the Langley SUE, Wishaw equates to less than half a form of entry of secondary age pupils generated from development and will be accommodated at existing secondary schools. Developer contributions should be sought in order to ensure we can expand existing secondary provision where necessary. Given the location of this proposed site and the lack of provision in the immediate area Developer contributions towards home to school transport will also be sought.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Secondary (including 6th Form) Provision		Hartshill and Ansley Common; Given the proximity of these proposed developments to Nuneaton, the slightly higher pupil yield for Nuneaton and Bedworth has been used to calculate just less than an additional 1 form of entry generated by development in the area. The possibility of a further 280 homes on the additional site on Land North of Coleshill Road and the relation to developments across the border in Nuneaton and Bedworth will require additional secondary school provision. Developer contributions will be requested towards additional provision at Hartshill School.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			SEND provision		SEND provision: The LA has a duty to ensure sufficient and appropriate education for those children with SEND. Provision for these learners could encompass increasing provision in both special school and mainstream settings.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Further Development		Further development in addition to that outlined above, including the delivery of up to 3790 homes for the Greater Birmingham and Black Country Housing Market Area, will require further analysis in order to ensure education provision is considered and planned appropriately. This work would need to be undertaken once the location of any potential sites and numbers of dwellings are known.	Noted. Including updated text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council						County responsibility for Surface Water Drainage Comments below	

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DLP366	Monica Fogarty Warwickshire County Council	Comments		LP35	Surface water drainage		LP35 – No mention of development needing to reduce surface water run off to greenfield discharge rates or provide a minimum 50% betterment for brownfield sites – this should be included and specify the reason is to reduce flood risk off site. These could be included as part of the requirements for a site specific Flood Risk Assessment.	Noted. Consider including text reference in IDP and Policy/Reasoned justification text.
DLP366	Monica Fogarty Warwickshire County Council	Comments		LP39	Surface water drainage	Ansley Proposals	Ansley – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Atherstone Proposals	Atherstone – Significant overland flow routes will require detailed FRA with modelling to show how the flow paths will change once the proposed 100 hectares of development is undertaken. Also parts of both site allocations are in Flood Zones 2 and 3. Ensuring this development does not increase downstream flood risk is important.	Noted. Consider including text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Austrey Proposals	Austrey – No proposed development only sites already granted permission.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Baddesley Ensor & Grendon Proposals	Baddesley Ensor & Grendon – School site has a surface water medium – high risk zone in the south east corner of the site. The site at Church Farm also has a medium risk surface water flow route through it.	Noted. Consider including text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Centurion Park Proposals	Centurion Park – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Coleshill North Proposals	Coleshill North – Fine for the actual proposal site but issues on the rest of the business park so important that the proposals do not increase problems on the wider site. FZ 2 & 3 and surface water...	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Coleshill South Proposals	Coleshill South – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Dordon/Polesworth Proposals	Dordon/Polesworth – High risk surface water flow routes through the large 160.80ha site, high risk patch throttling back behind a road in the 66.1ha site next to the Tamworth Borough golf course.	Noted. Consider including text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Hartshill & Ansley Common East Proposals	Hartshill & Ansley Common East – ground water could be a potential issue due to the history of quarrying next to the site.	Noted. Consider including text reference in IDP and Proposal text.

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DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Hartshill & Ansley Common West Proposals	Hartshill & Ansley Common West – high risk surface water flow route along the course of a brook running through Ansley Common. Would need consideration as to how the ditch/brook would be incorporated into the design of the site and drainage system.	Noted. Consider including text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Kingsbury Proposals	Kingsbury – site is very close to FZ 3 of the River Tame, consultation with the EA would be needed.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Caldecote Proposals (MIRA)	Caldecote - Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Lindridge Road, Langley Sue Proposals	Lindridge Road, Langley Sue - North of the site is in FZ 3 and a high risk surface water outline. Consultation with the EA would be needed	Noted. Consider including text reference in IDP and Proposal text.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Newton Regis Proposals	Newton Regis – High velocity surface water flow route through the proposed site.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Shutlington Proposals	Shutlington – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Warton Proposals	Warton – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Water Orton Proposals	Water Orton – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments			Surface water drainage	Wood End Proposals	Wood End – Limited surface water or fluvial risk.	Noted.
DLP366	Monica Fogarty Warwickshire County Council	Comments	Page 44 – Flood Defences		Infrastructure Delivery Plan		Page 44 – Flood Defences. Warwickshire County Council as Lead Local Flood Authority also has responsibility for local sources of flooding (surface water, ordinary watercourses, and groundwater).	Noted. Consider including text reference in IDP and Policy/Reasoned Justification text.

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DLP366	Monica Fogarty Warwickshire County Council	Comments			Infrastructure requirements (Surface water drainage issues)		Where sites are proposing to discharge into existing culverts or watercourses, repairs or improvements may be required to these accepting bodies. This is not something that we have been able to condition as it is often on third party land but an increased volume passed downstream has been known to cause issues.	Noted. Consider including text reference in IDP and Policy/Reasoned justification text.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment					The Joint Health response has been prepared between WCC's Public Health and NHS Warwickshire North CCG. We are pleased to see that health and wellbeing is a theme running throughout the Plan's policies and the Infrastructure Delivery Plan (IDP). In particular we are pleased that elements related to the wider determinants of health have been incorporated into many of the Plan's policies. In addition to recommendations made within the Health Impact Assessment (HIA) produced by Ben Cave Associated (2015), we have the following comments to make:	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	2.14				Public Health would welcome the opportunity to be involved in the concept mapping / master planning of employment sites to ensure that they are designed in a way that promotes healthy active workspaces and places.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	2.2				Public Health would welcome the opportunity to be involved in the design stages of developments in villages and hamlets to ensure they maximise connections in a sustainable way.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	3.2				We are pleased to see that health and wellbeing indicators have been factored into the Borough Plan.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	3.6				We are committed to continuing to work with the Borough Council and partners across the health economy to ensure that the right health infrastructure is provided appropriately to support developments.	Noted.

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DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support	4.2				'New development will be designed...'. Public Health Warwickshire supports this policy as it requires housing to be sustainable in design and construction. In particular we support the notion that all major developments meet the standards set out in the Building for Life 12 document, as our Public Health Evidence for Planning and Developers guidance document is aligned to these principles (document is submitted for further information).	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	5.13				Suggestion that this includes something like 'promoting design which supports the creation of healthy, active and sustainable communities'.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support	6.5				We support the Plans focus on delivering quality places to live as the measures align to public health principles.	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	6.8				Public Health advocate the use of Building for Life 12 standards within all developments and there support the Borough Council's inclusion of this in the Plan.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	6.15				Public Health will continue to work with the Borough Council and facilitate discussions with NHS Warwickshire North CCG to ensure that health infrastructure is brought forward on development sites in a timely and appropriate manner.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	6.18				Public Health welcomes the opportunity to comment on CIL and is interested to hear the Boroughs views on what should be requested for the 123 list, based on findings from the IDP framework. The framework, which has been developed jointly by NHS Warwickshire North CCG and WCC's Public Health provides evidence on the level of infrastructure required to support primary care over the Plan period. The framework will be sent separately to this response and directly to the Planning Policy Team.	Noted.

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DLP367	Gamma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	7.51				Gypsies and Travellers have specific health needs. Public Health Warwickshire would welcome the opportunity to comment on the G&T Local Plan prior to and during the consultation period in order to advise on the specific health and wellbeing needs and infrastructure requirements any additional sites may generate.	Noted.
DLP367	Gamma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP7			Public Health strongly support this policy as adequate housing to support the elderly and vulnerable population is key to supporting the sustainability of communities.	Noted.
DLP367	Gamma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment		LP9			Public Health support this policy and recommend that affordable housing is integrated with market housing to encourage social interaction and cohesion within development sites.	Noted.
DLP367	Gamma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP10			Public Health support the designation of new sites for Gypsy's and Travellers. We would also encourage the inclusion of emergency stopping areas as these can positively impact on health and wellbeing outcomes for G&T's.	Support Noted.
DLP367	Gamma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	10.1				Public Health would like to be involved in the development of Supplementary Planning Documents where possible in order to ensure that principles which promote health and wellbeing are included in design.	Noted.
DLP367	Gamma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	10.5				Place based needs assessments may help to inform the regeneration of market towns and we would like to continue to work with partners at the Borough to develop these and inform regeneration plans.	Noted.

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DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP15			LP15 - Policy H56 – Public Health Warwickshire support this policy as it aligns to the wider health agenda and in particular our Healthy Travel Choices document. Designing places which allow for active travel and connectivity have a positive impact on people's mental and physical health and wellbeing.	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP17			LP17 – Public Health strongly support this policy as evidence shows that green infrastructure can have a positive impact on peoples mental and physical health and wellbeing.	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP21			LP21 – We support this policy as it states that proposals which have a detrimental impact on the viability of town centres will not be permitted. We suggest that the policy is strengthened to restrict the proximity of A5 uses near to secondary schools. We would also like to understand how the Borough Council will monitor any disproportionate concentrations of uses, and if monitoring intentions need to be included within the policy.	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP22			LP22 – We support this policy and will continue to work with the Borough Council and across the health economy to ensure that there is adequate provision of health and wellbeing services to support communities.	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP23			LP23 – We support this policy and will continue to engage with the Borough Council and the CCG on any primary medical care infrastructure changes.	Support Noted.

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DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment		LP24			LP24 – We would like the opportunity to be involved with the design of recreational provision across the Borough. We would like to see the inclusion of fitness trails, green gyms and measured miles within any provisions to promote healthy active and sustainable communities.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment	12.6				12.6 – Public Health suggest that our Healthy Travel Choices document is used to inform the Strategic Transport Assessment.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP29			LP29 – Public Health support this policy and would be keen to be involved in the development of a Walking and Cycling Strategy as active travel can have a positive impact on people's health and wellbeing outcomes.	Support Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment		LP31			LP31 – Public Health recommends that our Public Health Evidence for Planners and Developers guidance document (attached to email) is used throughout the design stages of developments.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment		LP36			LP36 – Consideration should be given to the inclusion of cycle parking within town centres, and at key public transport stations / hubs across the Borough as this may encourage people to cycle more.	Noted.
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Support		LP38			LP38 – We support this policy as it is important to ensure that rural communities are well connected and not digitally disadvantaged. Within the NHS Five Year Forward View there is a drive to use innovative digital solutions to meet increasing demand on services e.g. through online consultation and appointments. This infrastructure is therefore of key importance in supporting the sustainability of health and wellbeing services.	Support Noted.

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DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment		LP39	Primary Care needs		<p>We welcome the opportunity to be involved in the pre-application and master planning stages of housing developments across the Borough to ensure that healthy active and sustainable communities are promoted through the built environment. The CCG has identified that primary medical care capacity in the following areas will not be sufficient to meet the need arising as a result of planned housing growth, and consequently there will be a requirement for additional infrastructure in:</p> <ul style="list-style-type: none"> • Polesworth and Dordon; • Hartshill; • Atherstone; • Coleshill; and • Kingsbury <p>Full details of needs and requirements are supplied in the Joint Health Response document</p>	<p>Noted. Primary Care needs document will inform specific site proposals and Plan. Plan Reasoned Justification and Site Specific Proposals text will be amended/clarified to reflect needs identified/highlighted. Where appropriate requirements will be referred to as part of Site proposal criteria.</p>
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment			IDP		<p>Response on Primary Care needs is based on initial findings from the IDP framework and is to ensure that the Plan allows for the maximum amount of flexibility for primary medical care services, which will be placed under increasing demand due to the level of housing growth across the Borough. The IDP framework is a tool, developed by the CCG and Public Health, to inform the primary medical care infrastructure requirements at each strategic site. The framework is intended to inform S106 / CIL discussions with the Borough Council as well as at the Local Estates Forum. Public Health and the CCG welcome the opportunity to discuss the IDP framework tool and our Local Plan response further with the Borough Council throughout the local plan process.</p>	<p>Primary Care needs document will inform IDP update.</p>
DJP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment			Health Guidance		<p>The draft Public Health Evidence for Planning and Developers document has been attached for your consideration throughout the planning process. The document contains evidence and guidance to support the development of healthy, active and sustainable communities through the built environment. This document provides public health evidence of the opportunities and benefits of integrating health and wellbeing into planning. It has been developed to align to the Building for Life Partnerships 12 principles (B4L12), which are:</p> <ol style="list-style-type: none"> 1. Connections 2. Facilities and services 3. Public transport 4. Meeting local housing requirements 5. Character 6. Working with the site and its context 7. Creating well defined streets and spaces 	<p>Guidance document Noted.</p>
DLP367	Gemma McKinnon WCC Public Health and NHS Warwickshire North CCG	Comment			Health Guidance		<p>Continued from above: 8. Easy to find your way around 9. Streets for all 10. Car parking 11. Public and private spaces 12. External storage and amenity space</p>	<p>as above</p>

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP368	Joan Daniels (Clerk) Polesworth Parish Council	Comment/ Note			S106 Requirements		<p>Parish list submitted for future S106 funding opportunities;</p> <ul style="list-style-type: none"> - Car parking spaces for an extra 40 vehicles' around main car parking area. - Improved signage to main car park. - A map based information board. - A deal/agreement with pubs/eating places/Memorial Hall in Polesworth for public to use their toilets. - Improvements to the playgrounds in Birchmoor and Polesworth including the Abbey Green one owned by the Council. - Outdoor exercise gym equipment in the recreation grounds. - Improvement to the traffic flow in Polesworth Square. 	<p>Noted. The Local plan is not considered the appropriate document for listing local/individual S106 requirements for planning applications. However, the Master Plan for site Proposals can look to incorporate some of the suggestions and needs identified. A leisure services review is currently being undertaken and updated guidance prepared on Green Spaces and Playing Pitches as well as the production of an Open Space SPD. This will help to ensure the provision of sports and recreation as part of developments, where possible. Opportunity for identifying other local infrastructure needs is useful and can also help inform the IDP and site proposals.</p>
DLP369	Mr S R Rose	Object			Scale	Polesworth and Dordon proposals	<p>The number of new houses proposed for Dordon/Polesworth areas is disproportionate to the size of these villages. The number of houses proposed will double the population of the two villages over a relatively short period of time.</p>	<p>Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Board Report will address some of these issues.</p>
DLP369	Mr S R Rose	Object			Infrastructure	Polesworth and Dordon proposals	<p>This cannot be sustained without major investments in the infrastructure e.g. roads, schools, shops, transport or other community facilities - none of which can be guaranteed through private sector led development proposals and planning applications. No faith that the infrastructure needed will be implemented prior to, or subsequent to the completion of the development.</p>	<p>Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will</p>
DLP369	Mr S R Rose	Object				Polesworth and Dordon proposals	<p>Increase in traffic flowing up and down Long Street onto the A5, and on to the B5000 as an alternative route between Tamworth and Atherstone. The current volume of traffic (without the additional population increase) causes major delays during rush hour, and Long Street already has issues with dangerous driving and delays due to the volume of traffic and cars parked along the road, which will be worsened.</p>	<p>Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will address some of these issues. No change proposed.</p>

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP369	Mr S R Rose	Object			Cultural Impact	Land to east of Polesworth & Dordon	Impact on peoples quality of life and sense of being part of two distinct communities. Location of the development will link the two villages which have important, distinct communities, cultural histories and identities. Large influx of people who are not from the area or familiar with the cultural heritage that exists will undoubtedly lead to a loss of identity and change the sense of community that we currently enjoy. Polesworth and Dordon should maintain their status as villages, with distinct parish councils, and not be lumped together as a town that has a hybridised mix of culture and indistinct identity.	Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Unsure as to who the objector believes will be moving into the proposed development. It is expected that people moving to area will embrace and value the local "cultural identity" and history as, no doubt, earlier new residents such as the objector did, without detrimental impacts. Housing need established through Objectively Assessed Housing Needs Assessment (OAN) and Strategic Housing Market Area study for Coventry and Warwickshire. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.
DLP369	Mr S R Rose	Object				Land to east of Polesworth & Dordon	Will destroy some of our valuable green spaces for walking and leisure. Loss of which will negatively impact upon my mental and physical well-being. Concerned that the scale of this development will destroy the sense of being part of a rural, working village, and that I will no longer be able to enjoy the open countryside and nature that currently exist.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate. Opportunities to walk, cycle and access countryside will be maintained. No current public right exists to use all this area. No change proposed.
DLP369	Mr S R Rose	Object				Land to east of Polesworth & Dordon	The housing will destroy valuable habitat for many species of flora and fauna that are of importance for maintaining the biodiversity of North Warwickshire. This includes species most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP) and covered under section 41 (England) of the NERC Act (2006). The Hollies Wood, which is at the centre of the proposed development, is a locally important site for native bluebells. These are subject to the Wildlife and Countryside Act (1981) Schedule 8 Protection . Concerned that residential gardens in such close proximity to the Hollies may result in cross-breeding between different species with dramatic consequences for the genetic integrity of	Concerns noted. Hoo Hill and woodland areas to be retained and managed as part of site Master Plan proposals. Proposed buffer zones around wildlife sites/woodland areas proposed to address impact/proximity issues. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust. No change proposed.
DLP369	Mr S R Rose	Alternative options					Borough Council should go back to the drawing board and consult properly on options for these developments, including the option of a completely new settlement. I feel that the current proposals impact upon Polesworth and Dordon disproportionately and unfairly.	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP370	Mrs L M Rose	Object						Objections and Responses as for DLP369

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP371	Ruth Ellis	Object				Land to east of Polesworth & Dordon	The plan and documents do not sufficiently safeguard areas of natural and historical interest. Further sophistication and development of the plan required to provide the necessary detail and safeguards.	Concerns noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master Plan proposals. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust. No change proposed.
DLP371	Ruth Ellis	Object			Natural Environment		Certain areas (i.e. The Hollies Wood and The Common) should remain undisturbed due to their importance for wildlife and potential historical interest, and therefore effectively ring-fenced and removed from the designated 'red' development areas. Even sympathetic development into green spaces will be unnecessarily disruptive. Wide variety of species/birdlife in this area affected.	Required Master Plan for proposal will look at opportunity to create or improve access to open space, green infrastructure and walks/cycle ways. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust. Board Report will address some of these issues.
DLP371	Ruth Ellis	Object			Historic Environment		Full archaeological survey needs to be undertaken around the Common/Hollies site as although the layout of the land would appear to be mostly medieval or possibly Roman.	The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master Plan proposals.
DLP371	Ruth Ellis	Comment/ Object			Construction works		Assurances sought over large scale work to be undertaken to deliver the utilities/infrastructure that there will be limited and closely managed disruption to services provided to the occupants of Dunns Lane while it is undertaken.	Noted. Matters of construction disturbance and hours of working, access to site etc. will be a matter for planning conditions and legal agreements at planning application stages.
DLP371	Ruth Ellis	Support			Plan in General		Support the broad direction of the strategic elements of the plan but would like to see ring-fencing of specific areas within the proposed development sites so that these cannot be touched by developers	Required Master Plan for proposal will look at opportunity to create or improve access to open space, green infrastructure and walks/cycle ways. Hoo Hill and woodland areas to be retained and managed as part of site Master Plan proposals. Board Report will address some of these issues.
DLP371	Ruth Ellis	Support		LP39			Support the broad direction of the strategic elements of the plan but would like to see ring-fencing of specific areas within the proposed development sites so that these cannot be touched by developers	Required Master Plan for proposal will look at opportunity to create or improve access to open space, green infrastructure and walks/cycle ways. Hoo Hill and woodland areas to be retained and managed as part of site Master Plan proposals. Board Report will address some of these issues.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP371	Ruth Ellis	Comment			Infrastructure Delivery Plan, Sustainability Appraisal		The comments I have made also apply to the other plans and associated maps in relation to the ring-fencing of the Hollies and Common sub-sites from development etc.	SA issues are dealt with in the Board Report and separate table. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP372	Brian Clemons	Object/Comments		LP39		Land to east of Polesworth & Dordon	The majority of this land proposed for the construction of these new house is upon land defined within Coal Authority plan "North Warwickshire District B dated 20th April 2016" as a "Development high risk Area". Submission includes detailed list of comments, notes and recommendations for Ground Works following assessments from a number of documents and Coal Mining Risk assessments. List of risks from former mining works is also included in detail such as gases, subsidence, faulting and spontaneous combustion.	Concern Noted. These maps show the extent of the North Warwickshire Coalfield resource area. A high risk area is where there are hazards that are likely to affect a new development and requires a coal mining risk assessment from the Coal Authority, who have been consulted as part of the Local Plan process. Much of settlements of Polesworth and Dordon already fall within this area. Council are aware of risk which needs to be assessed and addressed by development proposals at application stage. Note from submission and assessment documents that where Coal Authority do not raise objections, "This does not mean that the coal authority have given their approval to construction of these proposed new houses upon this high risk area, just that the area would not be viable to mine the coal reserves in this area ". Assessments also note whether any resource identified is economically viable to extract.
DLP372	Brian Clemons	Object/Comments				Land to east of Polesworth & Dordon	Objector concludes following: 1. Piling is not an option within this planned high risk 2. The only practical solution would be to total grout injection to a depth of 40m to ensure total consolidation of the ground.3. Egress of mine gases and spontaneous combustion have not been considered within the proposed sites. 4. Heavily faulted area of the proposed site give the potential for ground movements and is unsuitable for housing developments. 5. Already works started within this high risk area at St Leonard, Polesworth, shows the council total disregard for public safety by allowing development upon this area, and without due to consideration to the general public who would be occupying these homes when a risk assessment states as high risk for egress of gases. 6. This development at "St Leonards" has carried piling works to prevent subsidence issues, but does not go to fully depth of the zone of potential working that may have of occurred in past times which are mainly unrecorded.	Concerns noted. The St Leonards site has been affected by open casting work in recent memory. A coal mining risk assessment from the Coal Authority was produced at the application stage, which did not prevent the development but required remedial works to address the authorities concerns/issues over former workings. It was on this basis that the application was granted planning consent. When purchasing a new home it is advisable to undertake a Local Authority Search which would highlight this issue/concern but will not automatically prevent development. Ground conditions assessments have and are being undertaken by landowners. Note the issue raised regarding St Leonards works is unclear. If, as noted in the objection, the depth of the zone of potential working that may have of occurred in past times is mainly unrecorded, then how can the depth of piling undertaken as necessary be known or confirmed as insufficient as suggested? Understanding is that the Developer will need to address the CDM Regulations. Regs will also apply to any of the existing properties and land in Polesworth and Dordon when undertaking construction works. As with Radon Gas, coal/potential methane gas emissions can be addressed through appropriate building regulation requirements at application stage. Developer is responsible for ensuring development is compliant with Building Regs and addresses any ground condition risks adequately. No changes proposed.
DLP372	Brian Clemons	Object/Comments				Land to east of Polesworth & Dordon	Continued from above: 7. Who will be responsible for compensation to the home dwellers, when issues arise that were known prior to the construction of these new building upon the proposed Plan LP 39 site and the site at St. Leonards? 8. Has the purchasers of these dwelling at St Leonard been full informed of potential risk upon this area? 9. Is the council, when it approves this LP39 development which is a defined high risk area, prepared to explain how it approved this development knowing that the proposed site lies within high risk area if there should be arising, that endanger public health? 10. This development has not complied fully complied with CDM regulations. 11. I therefore do not support the Local Plan and especially the LP39 development due to the potential high risk associated with this area.	

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP372	Brian Clemons						Proforma 5 I wish to support the housing allocations in Polesworth/Dordon. I understand the difficulties encountered in formulating this draft plan and accommodating the increased numbers of housing the Council are required to. It will bring much needed housing to the area and funding for improved services and infrastructure - we badly need better roads and improvements to the A5, better/bigger GP surgeries. As a young person who has lived all my life in the village, I want the opportunity to be able to buy my own home here in a few years, like my older siblings and their friends who have bought homes on the new Saint Leonard's development. The village needs this and it can only benefit local businesses.	Response as Proforma 5 Support noted.
DLP373	Amy Shakespeare	Support				Land to east of Polesworth & Dordon	it appears new schools/school places are also proposed within the development and the wood, which has already been very much improved by the landowner, will be maintained as a public open space/nature reserve type area, which is good.	Support noted.
DLP374	Graham Shakespeare	Support		LP39		Land to east of Polesworth & Dordon	I support the housing allocations proposed, in particular the large site to the east of Polesworth/Dordon (160.8 hectares - 2000+ houses). I believe the village/area needs this housing and the improvements that will accompany the build - the new and improved roads, bigger/new schools, more doctors facilities, etc. There has been very little growth here since the 1960s/70s, when extensive estates were built, which effectively joined Polesworth with Dordon. Back then, these developments were built on green fields and a lot of people moved into them from surrounding areas, including Birmingham. These are some of the same people that are against any new developments now, which seems a little hypocritical to say the least. The lack of growth over the last 40-50 years is the reason we haven't had any investment in or improvement to our infrastructure, which is now so very badly needed. The traffic difficulties particularly down Long Street to access the A5 and M42 are horrendous. A new road between B5000 and the A5 with a bigger island makes perfect	Support noted. Suggestions regarding traffic flow options for Long Street and Dordon are appreciated and will be considered.
DLP374	Graham Shakespeare	Support		LP39		Land to east of Polesworth & Dordon	Continued from above: sense. I would suggest that eventually blocking off access to the A5 via Long Street, effectively making it a dead end, would benefit the residents there enormously. It will take some time to come to fruition and no doubt cause minor inconveniences during construction, but this proposed allocation can only be a good thing for the village in the longer term.	as above

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP375	Tom Shakespeare	Object				Polesworth and Dordon proposals	Oppose the Plan due to the devastating impact the disproportionate amount of proposed dwellings will have on the villages of Polesworth and Dordon.	Concern noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP375	Tom Shakespeare	Object				Polesworth and Dordon proposals	Plans will have an extremely detrimental effect to the rural community feel of the area, crime rates, education, road infrastructure and amenities which are already stretched and over-subscribed. Proposal to build 2000 more is an ill-informed, money saving exercise by NWBC. Polesworth and Dordon are different to the market towns of Atherstone and Coleshill and do not have the same capacity or desire to expand in this disproportionate way.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. The Structure Plan notes that "Warwickshire has no pre-eminent centre and is essentially made up of a small number of main towns - Nuneaton, Rugby, Leamington, Bedworth, Warwick, Kenilworth, Stratford-upon-Avon, Atherstone and the settlements of Polesworth and Dordon - and then a far larger number of relatively small market towns and villages which are predominantly rural in character." Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Unclear as to how production of a Local Plan is a money saving exercise? Significant costs are involved
DLP375	Tom Shakespeare	Object					Housing must be distributed fairly and in proportion to the settlements within the borough. Suggest that creating a new "garden village" settlement elsewhere would be the favoured option.	Noted. Growth options considered alternative approaches. Many of villages in North Warwickshire lie within the Green Belt which limits their ability and capacity to expand as suggested. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP375	Tom Shakespeare	Object		LP1		Polesworth and Dordon proposals	Plan for Dordon and Polesworth does not provide the desired infrastructure or facilities as it suggests it "must" in LP1. Health & Education facilities are over subscribed. The council is unable to maintain the green spaces which have recently been developed through external funding (Abbey Green Park, Polesworth). Sports & Recreation Facilities are very poor and not what you would expect of a "Market Town". Road links are strained and an extra road through the villages to the A5 will not help congestion on the A5 and only encourage further traffic through Polesworth from the ever expanding Tamworth.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP375	Tom Shakespeare	Object		LP2		Polesworth and Dordon proposals	Settlement hierarchy Polesworth & Dordon are very different to the market towns of Coleshill and Atherstone and do not have the infrastructure to accommodate this disproportionate development.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. The Structure Plan notes that "Warwickshire has no pre-eminent centre and is essentially made up of a small number of main towns - Nuneaton, Rugby, Leamington, Bedworth, Warwick, Kenilworth, Stratford-upon-Avon, Atherstone and the settlements of Polesworth and Dordon - and then a far larger number of relatively small market towns and villages which are predominantly rural in character." Infrastructure is a key issue that is being addressed through the IDP.
DLP375	Tom Shakespeare	Object		LP39			The amount of dwellings proposed in Polesworth and Dordon is grossly disproportionate to its size and in comparison with other settlements in the borough. 2000 is unsustainable.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.
DLP375	Tom Shakespeare	Object		LP40		Birch Coppice	The site development has been fantastic for the local economy and employment but I now feel it has more than fulfilled the requirement in the area. Some recent additions however are poor design/quality.	Noted. Only a limited further expansion of Birch Coppice proposed. Main allocations focussed elsewhere (MIRA). Design issues will be addressed by Development Management policies at planning application stage.
DLP375	Tom Shakespeare	Object			IDP		Rail links to Polesworth are almost non-existent but welcome the proposed footbridge and car park for future capacity. Neglect of leisure facilities in Polesworth and Dordon compared with other "market towns" in the borough needs addressing. A safe neighbourhood team should be stationed in Polesworth if it is to become the market town NWBC desire or maybe reinstating a police station in Atherstone to cope with the inevitable increase in crime. The creation of a through road to the A5 in Polesworth and Dordon is an option to relieve pressure on Long Street Dordon but will increase the demand on the A5 between Dordon and Grendon and will encourage more traffic through Grendon Road Polesworth (BS000). These roads have accommodated increases already and will suffer dramatically from the increased flow of traffic. Developments on the old golf course in Amington and just outside Polesworth will also increase traffic flow through the village.	Concerns Noted. The IDP for the Plan provides detail on infrastructure needs and delivery. Further work on the IDP is in progress and will be addressed in the Board Report. Difficult to increase use and services under current privatised rail system. Fragmentation of service and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. CCG and Health services consulted and advising Borough as part of Local Plan process. Board Report will address some of these issues.
DLP375	Tom Shakespeare	Object			IDP		Continued from above: Social, Health and Leisure facilities are in dire need of investment in Polesworth & Dordon and should be deemed necessary and not labelled preferred. No definite plans or reassurances for increased health provision in Polesworth and Dordon, currently at capacity from a service user point of view.	as above

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DLP375	Tom Shakespeare				SA		Any suggestions that Polesworth and Dordon have "a good range of existing local services and facilities" comparable with Atherstone and Coleshill are hugely mistaken and are ignorant to the realities of living in this community.	SA issues are dealt with in the Board Report and separate table. Board Report deals with some of these issues.
DLP376	Ben Law-Jones	Object			Alternative Options		No reasonable consideration given to alternatives.	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Reasonable Site Alternatives have also been assessed through the Sustainability Appraisal and published for information/evidence base.
DLP376	Ben Law-Jones	Object		LP39		Polesworth and Dordon proposals	Doubling the size of the community unrealistic and damaging to the local environment and community given the lack of existing infrastructure. No commitment to addressing the road network, rail links, schools or NHS provisions.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate.
DLP376	Ben Law-Jones	Object			IDP		IDP only a wish list. Inadequately addresses the issue of the congested and inadequate A5 and heavily congested junction 10 and M42. Currently work at Coventry/Solihull. With the imminent arrival of HS2, our only options are to change jobs and find something north of the village or move.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.
DLP377	Dale Robinson	Object				Polesworth and Dordon proposals	Don't support the amount of houses proposed in Polesworth and Dordon. These villages can not cope with that many people and vehicles.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support
DLP377	Dale Robinson	Object		LP1-LP40			Do not support.	Noted.
DLP377	Dale Robinson	Object		LP39			Main concern is water/drainage. Fields are water logged most days, especially the lower fields. Where will the water go? The river will not cope with that amount of water as the village is renowned for floods. The main ditch off the field in park avenue goes into a drainage pipe which runs under my house and that concerns me as to the amount of water that will be able to take off the new houses and new roads in the build. Will that affect my property? Local amenities will not cope i.e. Doctors ,schools ,and roads. Will spoil the country side and local nature.	Concerns noted. Plan Policy requires development of site to address flooding issues and to ensure surface water run-off and flood storage impact to be no worse than existing to avoid exacerbating flooding risk. Flood storage and preventative measures will be an integral part of larger proposals. The IDP for the Plan provides detail on infrastructure needs and delivery. Further work on the IDP is in progress and will be addressed in the Board Report. No change proposed.
DLP377	Dale Robinson	Object		LP40			Do not support.	Noted.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP378	Rachel Gee	Object				Polesworth and Dordon proposals	Plans propose an excessive number of homes. Would effectively merge 2 separate villages into one giant town. Previous green belt land will be lost and woodland, although protected, will be, inevitably and irrevocably damaged.	OAN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. No Green Belt land affected, only green field. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. No change proposed.
DLP378	Rachel Gee	Object		LP1-LP40			All Policies. Development proposals are excessive for the Dordon and Polesworth areas. Market village characters will be lost, green belt land devastated and existing issues made significantly worse. Why are other previously developed sites not been built on/regenerated?	See Comment above. Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need resulting in the necessity to allocate green field, countryside sites. Master Plan for proposal will look at relationship of development with existing built area/settlements.
DLP378	Rachel Gee	Object		LP39			Comments as above.	See Comments above.
DLP378	Rachel Gee	Object		LP40			Large development has already taken place. The area is now becoming overrun with noisy warehouses with significant volumes of HGVs. Whilst it is important to bring revenue to the area there has to be a limit on this.	Concerns noted. Employment allocations seeking to broaden range of employment opportunities and types (See MIRA). Existing development reflects the significant level of need and demand for logistics services. Design Impact will be addressed by Development Management policies in Plan.
DLP378	Rachel Gee	Object			IDP		A poor token afterthought.	Noted. No change proposed.
DLP379	Stella Doggett	Object			North Warwickshire and government policy		If the government does not allow building on green belt then the options for North Warwickshire are very limited and the amount of building land required should be reduced, not increased by having to take building quotas from Birmingham, Tamworth and Coventry. Populations of those areas are considerably inflated by students and immigrants who will not be in a position or want to move into Dordon and Polesworth. Council should object or challenge government policy that is driving this plan.	Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Agreement to accommodate shortfalls made as part of Duty to Co-operate. OAN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. North Warwickshire falls wholly within Birmingham/Coventry HMA's. HMA's address issue of migration and student levels. OAN based on evidence including 2015 SHMA that Warwick DC Inspector recently accepts and considers to be based on reasonable and soundly based assumptions. When appropriate Borough have challenged Government Policy but once policy in-force difficult to challenge. No change proposed.
DLP379	Stella Doggett	Object			Market Town Status		Polesworth and Dordon are not a market town. They have been artificially designated a market town when there is no town centre, no market place, no town hall, and no identity as such. Infrastructure to take such a huge number of houses is not there. Few social facilities, new school required, GP's inadequate. Road network is totally inadequate for this scale of development. Create congestion and gridlock.	Concern noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.

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DLP379	Stella Doggett	Object			Alternative Options		<p>Allow all the villages in North Warwickshire area to expand by 100 homes, this would help to limit the demand in the Polesworth Dordon area.</p>	<p>Noted. Many of villages in North Warwickshire lie within the Green Belt which limits their ability and capacity to expand as suggested. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Plan does allocate significant number of sites at other main and service settlements in Borough, outside of Green Belt constraints.</p>
DLP379	Stella Doggett	Object		LP1		Polesworth and Dordon proposals	<p>Development proposals do not 'provide the required infrastructure'. Nearly all the requirements are dependent on the developers cooperation. No way that a development of this size on a greenfield site can in any way improve the character, appearance and environmental quality of the area. Nor can it conserve biodiversity and wild life. No way that a development alongside Hollies Wood will deter crime. The wood (surrounded by houses instead of fields) will just become a gathering place for young people with nothing to do in the area (because it is devoid of anything for the youth). No longer any local police in Dordon and Polesworth. An extra 2000 houses in this tight area with no heart or town centre could be disastrous for local crime.</p>	<p>This is the Policy that provides the strategic framework and approach, aims to address and mitigate impact of development proposals or planning applications. Balance will need to be made. Policy refers to "All development proposals" and provides overall framework policy for rest of Plan. Plan should be read as a whole. Design of development can help deter crime, see 'Secured by Design' guidance. Existing open fields, by same accessible nature will not deter crime. Development does not inevitably generate or 'encourage' crime to such a detrimental level that refusal of a planning application or Local Plan allocations end result, irrespective of need. Impact on natural environment will be addressed through on-site specific or off-site works via financial</p>
DLP379	Stella Doggett	Object		LP1		Polesworth and Dordon proposals		<p>Continued from above: contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust.</p>
DLP379	Stella Doggett	Object		LP2		Land to east of Polesworth & Dordon	<p>False to call Polesworth and Dordon a market town. Proposal will involve removing all their natural green spaces, and will destroy both villages as communities in their own right. The allocation of the kind of housing will not bring enough affordable housing to stop it from being a large commuter park on the edge of the two villages, creating more and more pollution and less and less community.</p>	<p>Concern noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. The Structure Plan notes that "Warwickshire has no pre-eminent centre and is essentially made up of a small number of main towns - Nuneaton, Rugby, Leamington, Bedworth, Warwick, Kenilworth, Stratford-upon-Avon, Atherstone and the settlements of Polesworth and Dordon - and then a far larger number of relatively small market towns and villages which are predominantly rural in character." This clearly links the two settlements and classifies them as a main town in effect. The Structure Plan further states that "These nine towns stood out as significantly larger and of a more urban character than the rest of the settlements</p>

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP379	Stella Doggett	Object		LP2		Land to east of Polesworth & Dordon		Continued from above: in the County, including the five with populations between 4,000 and 8,000." The Draft New Local plan allocations reflect the historical identification and reality that Polesworth and Dordon, along with Atherstone and Mancetter and Coleshill form the largest major settlements (in scale, population, size, transport links and opportunities and available services and facilities) within North Warwickshire Borough and have been identified as such within the Strategic Policy, past and present, dealing with the Settlement Hierarchy for the Borough. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements, opportunity to create or improve
DLP379	Stella Doggett	Object		LP2		Land to east of Polesworth & Dordon		Continued from above: access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate. Board Report will address some of these issues.
DLP379	Stella Doggett	Object		LP3			It is notable that green belt land will not be used in the plan but green field sites are being used. Surely those living outside green belt land are still entitled to have their green field sites protected. Nobody wants artificial green spaces made between a load of houses when we have such a beautiful and natural area freely available.	Policy is clarification and application of National Green Belt policy locally. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Most significant development allocations are targeted at the most sustainable settlements in the Borough (outside of Green Belt). Note, Polesworth/Dordon Site area is not "freely available". No current public right exists to use all this area. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate.
DLP379	Stella Doggett	Object		LP5		Land in Meaningful Gap	Some of the housing could be in the meaningful gap without merging the area with Tamworth. Similarly some of the area along the A5 could be used for housing to relieve the pressure to east of Polesworth/Dordon.	Policy clarifies area of Meaningful Gap and approach to applications for development within it. Not directly related to Polesworth/Dordon Site.
DLP379	Stella Doggett	Object		LP6			Why is there are plans to take thousands more houses for Coventry Birmingham and Tamworth. Must be brownfield sites in these towns still waiting to be used, or developers sitting on land for building waiting for the price to be right.	OAN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need.

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DLP379	Stella Doggett	Object		LP7			I do not believe the density of housing will be adequately monitored by the one monitor North Warwickshire now have. Is there going to be, for example, allowance for parking, given that most of these houses will be two or three car families. What guarantee is there that the development will only go ahead if infrastructure can be made available.	Concerns noted. Parking is an issue that the Plan is addressing through flexible parking standards, with no maximum to ensure adequate provision. Infrastructure is a key issue that is being addressed through the IDP. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Threshold for delivering contributions and phasing of development will likely be linked to infrastructure needs and delivery. Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations or delivery through service providers. The IDP addresses infrastructure needs and delivery priorities and approaches. Board Report will address some of these issues.
DLP379	Stella Doggett	Object		LP14			Please see LP1 re the natural environment being adversely affected.	See response to LP1.
DLP379	Stella Doggett	Object		LP16			Bio diversity and natural habitats will be affected.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust.
DLP379	Stella Doggett	Object		LP17			No amount of creating nature reserves will compensate for natural farmland. Nature reserves planned in or around housing developments quickly get abused and neglected, and becoming dumping grounds for rubbish and hang outs for youth.	Concern noted. Disagree. If managed and maintained properly this should not be an issue. Maintenance and management of sites will be a matter for S106 legal agreements as required by Proposals.
DLP379	Stella Doggett	Object		LP20			Poor health and obesity will not be helped by removing land on which many people now walk (from around the area not just Dordon and Polesworth people) for house building.	Noted. PROW's will be retained as appropriate. No current public right exists to use all of this area for recreation. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. Opportunities to walk, cycle and access countryside will be maintained.
DLP379	Stella Doggett	Object		LP21			Browns Lane and New street is not a neighbourhood centre for this area. Polesworth people wouldn't come to this area to shop. Likewise Polesworth is not the town centre for Dordon.	This is a Development Management Policy to address protection and retention of Town centre retail and neighbourhood shopping services where the exist or are concentrated. No change proposed.
DLP379	Stella Doggett	Object		LP22 and LP24			All the plans seem to rely on hopeful ideas that the developers will cooperate and go for helping to build infrastructure. This isn't going to happen with only one monitor and I think 2 enforcers on the area, checking the progress as it unfolds.	Noted. These are Development Management Policies to address infrastructure needs of planning applications and development proposals. Monitoring is ongoing and enforcement will be undertaken once issues arise. No change proposed

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP379	Stella Doggett	Object		LP25			The Local plan is madness until something is done about the A5. Highways England need to look at the whole plan in conjunction with all the building of Warehouses along the A5 by Junction 10 of the M42 and not just take planning applications on a piecemeal basis. The whole development needs to be considered together.	Concern noted. Can confirm HE have been involved in Local Plan consultation and Local Plan Strategic Transport assessment to address the transport infrastructure issues and impact of development in the Borough.
DLP379	Stella Doggett	Object		LP31			These developments are far too large and comprehensive to do anything other than destroy quality of life by changing the whole area beyond recognition. Our quality of life will be lost no matter how many 'good' features are planned, because our whole environment will be changed, in terms of health, natural environment, community, light, noise and air pollution, and the visual effect of so much housing being built on a beautiful greenfield site.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal.
DLP379	Stella Doggett	Object		LP39			The transport assessment has not yet been published. An unimproved A5 and a two lane M42 plus a very small Long St and B5000 cannot sustain the size of this proposed development, which is unsustainable for the road systems around here. Will access to Dunns Lane be limited? The proposed new distributor road will create a great deal more car pollution. We cannot ensure that there will be extra doctors. Recruiting G.P.s is a national problem, so creating a whole new surgery might be impossible. Health impact of more traffic and air pollution, coupled with less and less space to walk and exercise. Build on the least attractive parts of the area (former mined areas) nearest A5, class as brownfield status.	Concerns Noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure is a key issue that is being addressed through the IDP. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. Former mined areas referred to have re-naturalised and are now Local Wildlife sites that will be incorporated as part of open space/green infrastructure opportunities to be maintained and managed as part of the proposal.
DLP379	Stella Doggett	Object				Land to east of Polesworth & Dordon	Paragraphs 15.33-38 How can you respect the individual characters of the two neighbourhoods when you are just going to fill in the gap between them with 2,000 houses.	Noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements and opportunity to create or improve access to open space, green infrastructure and walks/cycle ways. Board Report will address some of these issues.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP379	Stella Doggett	Object	Paragraphs 15.33-39			Land to east of Polesworth & Dordon	Paragraphs 15.33-38 How can you respect the individual characters of the two neighbourhoods when you are just going to fill in the gap between them with 2,000 houses.	Noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements and opportunity to create or improve access to open space, green infrastructure and walks/cycle ways. Board Report will address some of these issues.
DLP379	Stella Doggett	Object			IDP/SA		I don't believe the local council can ensure the infrastructure can be delivered. The SA criteria are inappropriate and do not take account of changes the development will bring. Feels as if the consultation is not genuine because the developers and council are apparently already working together. The Conservatives having previously accepted donations from developers. This does not feel like a proper consultation.	Concerns noted. SA issues are dealt with on a separate table in the Board report. Borough Council work with all parties to address identified development needs, not just developers. Wide ranging and lengthy consultation undertaken.
DLP379	Stella Doggett	Object	Alternative Option				No guarantees that any of the infrastructure will be provided by the developers. The council should go for a new town, which will cost less than solving the problems that this development could cause.	Provision of infrastructure by developers will be subject to enforceable Legal agreements at Planning application stages. Lead in time for establishing a "new settlement" would be too long to address current Development needs. Costs are also likely to be similar or greater than current approach/strategy. No change proposed.
DLP380	Mark Doggett	Object					Scale of the new development is far too large for the villages/small towns of Polesworth and Dordon. Likely to be overdevelopment of the site, overbearing and out of scale and will very significantly affect the character of the neighbourhood.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues. No change proposed.
DLP380	Mark Doggett	Object					Calling Polesworth and Dordon a market town together is entirely artificial. Ignores the character and separateness of the communities with limited shopping facilities.	Noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.
DLP380	Mark Doggett	Object	Alternative Options				Alternative new settlement site (with better, less polluting, commuter links to Birmingham and Coventry for the overspill housing requirement expected) or spreading a much smaller number of housing developments over a large number of villages in North Warwickshire should be considered	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP380	Mark Doggett	Object					A5, Long Street in Dordon and the B5000 very busy and significantly congested. Proposals will exacerbate this enormously. Congested queuing traffic and increased car numbers will significantly increase the health hazard of pollution. The consultation indicates that it is doubtful there will be any improvement to the rail service at Polesworth.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will address some of these issues. Difficult to increase rail use and services under current privatised rail system. Fragmentation of service and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved. No change proposed.
DLP380	Mark Doggett	Object					Beautiful green countryside will be destroyed. The green spaces mentioned in the proposal will be surrounded, partially or completely, by houses and / or main roads and therefore are likely to lose a lot of their character, wildlife benefit, and value as recreational areas.	Concerns Noted. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate. No current public right exists to use all this area. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust.
DLP380	Mark Doggett	Object				New Site north of A5, west of Dordon.	Consideration could be given to some housing being placed on the triangle north of the A5 West of Dordon, east of the traffic lights, opposite Birch Coppice without destroying the meaningful gap.	Noted. Site falls within Meaningful Gap, strategic gap policy area. No change proposed.
DLP380	Mark Doggett	Object					The infrastructure plan appears to be inspirational, with very few certain assurances. For a significant housing development to be appropriate and sustainable, there needs to be very definite and guaranteed infrastructure plans in process and in place, particularly for the A5 (a full dual carriageway bypass with slip roads, not roundabouts) and other local roads, railway, and other public transport, proper access to green space and genuine countryside parks, as well as for schools, health centres, and village centres/hubs with appropriate shops and community facilities to make the development an appropriately enlarged community	Concern noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Threshold for delivering contributions and phasing of development will likely be linked to infrastructure needs and delivery. Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations or delivery through service providers. The IDP addresses infrastructure needs and delivery priorities and approaches. Board Report will address some of these issues.
DLP380	Mark Doggett	Object			IDP			

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP380	Mark Doggett	Object		LP1			<p>LP1 sustainable development. Statement in the draft plan that 'full development proposals must provide the required infrastructure' was an aspiration. In order to get road infrastructure, for example, the provision of affordable housing percentage may be reduced. The environmental impact on Dordon of major development to the East will be significant, biodiversity will be affected, increased pollution will affect the environmental quality of the area, and it is unlikely to 'improve the individual settlements character' all as required in LP1. Adequate provision of the services, facilities and infrastructure to meet demands of the new development and communities to include health services, green infrastructure, open spaces, sports and recreation and transport as required in LP1 all appear to be uncertain and in fact doubtful that they will be sufficient.</p>	<p>Concern noted and will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Threshold for delivering contributions and phasing of development will likely be linked to infrastructure needs and delivery. National Planning Guidance requires local authorities to take account of viability issue. Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations or delivery through service providers. The LDP addresses infrastructure needs and delivery priorities and approaches. Board Report will address some of these issues.</p>
DLP380	Mark Doggett	Object		LP2			<p>Polesworth and Dordon are separate villages with separate characters and communities. The decision to put them together calling them a market town is artificial, they do not have a market or town centre. Increasing the size of these two villages/towns very significantly, while still calling them one unit risks creating a huge estate with less community and risking increased social problems arising from this.</p>	<p>Noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.</p>
DLP380	Mark Doggett	Object		LP3			<p>Many areas within the green belt are closer to Birmingham and Coventry, more suitable places for moderate development. Commuting from Polesworth and Dordon is likely to increase car use and road congestion and pollution.</p>	<p>Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Most significant development allocations are targeted at the most sustainable settlements in the Borough (outside of Green Belt).</p>
DLP380	Mark Doggett	Object		LP6 /LP7			<p>Development may well go ahead without the adequate provision of infrastructure to make it sustainable; is there local power to adequately govern or control the development to ensure it is sustainable and meets the criteria of the plan.</p>	<p>Noted. These are Development Management Policies to address Amount of Development requirements for the Plan and tenure, housing mix and density of planning applications</p>
DLP380	Mark Doggett	Object		LP14			<p>Natural environment landscaping proposals. The proposed development to the east of Dordon and Polesworth are likely to affect woodland, trees and hedgerows.</p>	<p>Noted. This is a Development Management Policy to address landscape impacts and requirements of planning applications</p>
DLP380	Mark Doggett	Object		LP15			<p>Historic environment. The environs of Dordon Hall (a grade II listed building) are likely to be affected by this proposed development.</p>	<p>Noted. This is a Development Management Policy to address historic/built environment impacts and requirements of planning applications</p>
DLP380	Mark Doggett	Object		LP16			<p>Nature conservation. Biodiversity and habitats are likely to be affected by this proposed development.</p>	<p>Noted. This is a Development Management Policy to address natural environment and landscape impacts and requirements of planning applications</p>

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DLP380	Mark Doggett	Object		LP17			Green infrastructure is likely to be negatively affected by this proposed development.	Noted. This is a Development Management Policy to address Green infrastructure needs and requirements in planning applications.
DLP380	Mark Doggett	Object		LP21			Major development to the east of Dordon access to the "town centre" of Polesworth (which lacks a bank, building society or major supermarket) is likely to result in a significant increased use of motor vehicles, with all the parking, congestion and pollution consequences	This is a Development Management Policy to address planning applications for sites within existing identified retail frontages, town centre and neighbourhood areas and impact on viability and vitality.
DLP380	Mark Doggett	Object		LP22			New services and facilities. The plans for this for shopping, entertainment, hotel, leisure, community, social, health appeared very un-certain and aspirational	This is a Development Management Policy to address planning applications for retail/commercial uses.
DLP380	Mark Doggett	Object		LP24			Council has limited powers to ensure that the range of on-site recreational provision, such as parks, amenity space, sport and recreation facilities put in the draft plan, are provided with the proposed development.	Noted. This is a Development Management Policy to address open space and recreation requirements of planning applications. Open Space and recreation needs of Borough currently under review. Further infrastructure will be delivered through financial contributions or on-site provision. Board Report will address some of these issues. No change proposed.
DLP380	Mark Doggett	Object		LP25			Transport assessment has not been published yet. Development will have a huge effect on the local transport network particularly the A5, which is already very busy and congested including the B5000 and other local roads some of which are quite narrow. Congestion and pollution, with its health effects, both from increased traffic and from stationary traffic will increase. Major improvements to the A5, particularly a dual carriageway bypass, will be required to make a large development sustainable. Improvements to rail links at Polesworth are very uncertain and may not be supported by the rail authority. The development will reduce the space or amenity for walking for exercise and health to the east of Dordon and Polesworth.	Concerns noted. This is a Development Management Policy to address transport impacts and assessment requirements of planning applications and proposals. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Difficult to increase use and services under current privatised rail system. Fragmentation of service and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved.
DLP380	Mark Doggett	Object		LP26			Stations. It appears that improvements to rail services / links at Polesworth are very uncertain and may be resisted by the rail authority.	Concerns noted. Difficult to increase use and services under current privatised rail system. Fragmentation of service and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved.
DLP380	Mark Doggett	Object		LP28			Strategic road improvements - A5. As far as I'm aware the outcome of the study on the A5 has not been published.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP380	Mark Doggett	Object		LP31			<p>Proposal does not comply with Policy. This development does not meet the needs of residents and does compromise their quality of life and potentially the quality-of-life of the next generation. With regard to the specifics; it is not targeted at a Brownfield site, with the loss of walking land it may not promote healthier lifestyles for the community to be active outside their homes; it does not appear to be expanding or enhancing the provision of open space, recreation facilities are uncertain, and it is likely to have an impact upon neighbouring amenities for example through noise, light, other pollution and visual impact. It will significantly affect the character of the neighbourhood.</p>	<p>Noted. This is a Development Management Policy to address general and sustainability requirements of planning applications. Re Polesworth/Dordon site issue. There are insufficient brownfield sites within the Borough to deliver the housing need, resulting in the necessity to allocate green field, countryside sites. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways and relationship of development with existing built area as part of proposal. PROW's will be retained as appropriate. No current public right exists to use all this area.</p>
DLP380	Mark Doggett	Object		LP39			<p>Plan for over 2000 houses east of Polesworth and Dordon is excessive. It will alter the nature of the two villages. The transport and other infrastructure provision that is known and definitely will be provided are not currently sustainable. Commuting / travel by car will be significantly increased. No definite certain plan, with definite resources, to develop a community rather than a large housing estate with all the social implications of this. Smaller developments across many settlements in North Warwickshire would appear to have a better chance of building appropriate housing and maintaining the human community.</p>	<p>Concerns Noted. Master Plan for proposal will look at opportunity to create or improve access to open space, green infrastructure and walks/cycle ways and relationship of development with existing built area as part of proposal. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Borough working with Highways Agency, County Highway authority and adjoining authorities/LEPs to address highway network infrastructure issues.</p>
DLP380	Mark Doggett	Object	Paragraph 15-33- 38				<p>These paragraphs note that development in Dordon and Polesworth should respect the individual characters and protect the separate identities of the two distinct communities, but didn't see any information or detail in the plan LP39 of how this is going to be done in practice. It appears that the proposal is to build houses on top of the noted coal reserves. Paragraph 15.35 appears to completely underestimate the road problems on Long Street, the A5 and B5000 when it says it "may constrain" the number of developments that take place the north of the A5. "Certainty" of what the concept plan will include is very uncertain. The new distributor road, a hub to include retail, community, and health facilities, a local country Park, a nature reserve and a good percentage of affordable and mixed housing type appears to be hopes and plans that the council has in the plan that will in practice be very difficult to finance, fully enforce and put in place, risking that it will be a development of a large housing estate rather than a community.</p>	<p>Concerns Noted. Master Plan for proposal will look at opportunity to create or improve access to open space, green infrastructure and walks/cycle ways and relationship of development with existing built area as part of proposal. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Borough working with Highways Agency, County Highway authority and adjoining authorities/LEPs to address highway network infrastructure issues.</p>

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DLP380	Mark Doggett	Object		LP40			The A5 is already very heavily trafficked with congestion at times, resulting in slow-moving or stationary traffic increasing pollution. This employment allocations at the same time as housing allocation will increase traffic, congestion and pollution on the A5 significantly. A radical solution to the A5 bypassing the communities with a dual carriageway and slip roads, (as has been undertaken in Tamworth) is required before further development either for employment or housing occurs for sustainability. The M42 as a two-lane motorway gets very congested between junctions 9 and 10 and should be improved before further employment allocations in this area. Building HS2 is likely to disrupt the M 42 junction 10 very significantly with prolonged traffic congestion.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Borough working with Highways Agency, County Highway authority and adjoining authorities/LEPs to address highway network infrastructure issues.
DLP380	Mark Doggett	Object			IDP		In the infrastructure plan the road transport section is incomplete. Significant improvement of the A5 will be essential for any sustainable delivery of a larger number of houses. Council's aspiration for a real rail service at Polesworth station may be resisted by the rail authority. Education provision might be better provided by small developments. The infrastructure report on health provision does not appear to take account of the current shortage/difficulty in recruitment of GPs. I note that the cost of additional infrastructure requirements are still to be determined which is worrying in a infrastructure report where the development of 2000 houses, perhaps up to 5000 people, is being planned. Recreation, green space and sport facilities may not be critical they are very important in the creation of the community. The infrastructure report appears to indicate that the draft local plan/concept plan for a hub with retail, health facilities and community venue (in green structure and social structure) will be dependent on developer contribution which from the consultations and communications appears to be quite uncertain, and may be low on the priorities when a new distributor road is needed.	Concerns noted. Infrastructure is a key issue that is being addressed through the IDP. Borough working with CCG, education, social and health services and agencies to address and identify service needs and requirements. Development will have to address infrastructure impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations. The IDP addresses infrastructure needs and delivery priorities and approaches. This is a continuous process. Viability, size of sites and economies of scale will determine level of service contributions/on-site delivery. Board Report will address some of these issues. Further updates to IDP will inform Plan and Proposals.
DLP380	Mark Doggett	Object			SA		Number of SA issues listed in detail. In general I note number of negative effects of the sites around Dordon and Polesworth in the sustainability report on landscape, built environment, biodiversity, efficient land use and pollution. Should the council therefore be recommending these sites for development?	SA issues are dealt with in the Board Report and separate table. See Board Report.
DLP381	Pete and Carmel Morson	Object				Polesworth and Dordon	No local residents were consulted about enormous housing development planned on our green fields.	Noted. Disagree. Plan consultation advertised in a number of ways through North Talk delivered to all Borough properties, on-line consultation plus Twitter feed/Facebook notification, and direct letter or e-mail to over 2000+ individual consultees, agencies and contacts. Also advertised in Local press and consultation period extended over 12 weeks with numerous public drop in sessions including evenings and weekends.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP381	Pete and Carmel Morson	Object				Polesworth and Dordon	Polesworth and Dordon are not market Towns but two distinct villages with own identity and history	Noted. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.
DLP381	Pete and Carmel Morson	Object			Infrastructure		No plans to address all the infrastructure issues e.g. overcrowded schools, Doctors, inadequate roads, no adequate shopping facilities (with 10 takeaways and very poor diversity), poor bus services and the total lack of investment in any future development in our area to deal with these problems.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will address some of these issues. No change proposed.
DLP381	Pete and Carmel Morson	Object					Traffic chaos on local network when A5 and Motorways congested/have problems. Health issues for adults and especially children from traffic fumes.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will address some of these issues. No change proposed.
DLP381	Pete and Carmel Morson	Object					Serious consideration is needed to create a garden village or town	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP382	Zoe Cherry	Object					Disruption, noise and impact of construction traffic.	Construction traffic and operational hours will be matter for planning application conditions and highway authority advice.
DLP382	Zoe Cherry	Object			Infrastructure		How will infrastructure needs be addressed. Schools oversubscribed. Cuts to education. Lack of Social, leisure and Sports facilities. GP's capacity. A&E Health services outside Borough. Other commercial and social services impacts.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will address some of these issues. No change proposed.

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DLP382	Zoe Cherry	Object					Traffic impacts on local network/roads. Congestion impact particularly A5. Bus services.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Will endeavour to get any infrastructure and highway improvements at the earliest opportunity.
DLP382	Zoe Cherry	Object					Concerns over poor design, impact on and needs of high street.	Design will be matter for Planning Application consultation. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, opportunity to create or improve community/service centre and relationship of development with existing built area. No change proposed.
DLP382	Zoe Cherry	Object					Impact on views, natural environment/wildlife.	No automatic right to maintain views but Master Plan will address Landscape impact and visual impact, where appropriate. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments. No change proposed.
DLP383	Kerien Walker	Object				Polesworth/Dordon	Traffic on A5. Schools and Doctors impact. Loss of countryside, impact on village with limited amenities, not a town.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, opportunity to create or improve community/service centre and relationship of development with existing built area. No change proposed.
DLP384	Robert Scarley (Mrs E Stumps)	Object				Polesworth/Dordon	Moved to area from Birmingham with husband 6 yrs ago. Increase of existing busy traffic level. Impact on Long street and A5. Highway safety. Lorry traffic off M42. Plans to build are dissuading us from buying. Improvements cannot be guaranteed.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising. Board Report will address some of these issues. No change proposed.
DLP384	Robert Scarley (Mrs E Stumps)	Object					Houses need to be affordable but scale of development will destroy character of rural, working village. Will be unable to walk dogs in open countryside.	Affordable housing for local need identified as a key issue. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. No current public right exists to use all this area. Access to open countryside via PROW's will be maintained. No change proposed.

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DLP385	Christopher Guyan	Object			Transport		Saturated road network, B5000, M42, A5, Long Street, Traffic in village, parking, congestion will be made worse. Train station has poor service, forcing all new houses onto roads.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Proposal text will be clarified to address issues arising and noted in updated IDP.
DLP385	Christopher Guyan	Object			Areas of natural beauty and open spaces		Local plan does not give people access to large open spaces. Area is suitable for those that like access to open space, good walks. This development will take all this away. Ancient monument and local woods that will be swamped by development. Rubbish will increase.	Noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas, green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate. No current public right exists to use all this area.
DLP385	Christopher Guyan	Object			Characteristic		Impact on Characteristic of the villages and out of proportion development. Polesworth is a village. Development will lead to this status being lost. This will affect the community that has existed here to slowly be lost.	Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.
DLP385	Christopher Guyan	Object			Local Infrastructure		Polesworth and Dordon do not have the local facilities to support a 'market town'. There are already limited school spaces, dentist and lack of access to doctor. 2000 houses is out of proportion considering the population is around 8000 people, but 2000 houses is likely to bring at least 4000 people. 50% increase in the area.	Infrastructure is a key issue that is being addressed through the IDP. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. Proposal text will be clarified to address issues arising and noted in updated IDP.
DLP385	Christopher Guyan	Object			Wider Issues		Development will enclose Polesworth and Dordon on all 4 sides making transport, access to local infrastructure and open spaces very difficult. Cumulative impact with HS2.	Noted. Infrastructure is a key issue that is being addressed through the IDP. OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. Borough aware of HS2 issue but is a national infrastructure project is outside control of Local Authority. Borough working with County to try and mitigate and manage impact.

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DLP385	Christopher Guyan	Object			Natural Environment and Built Heritage		Impact on and loss of ancient settlements and woodland.	Noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments.
DLP386	R Young (Clerk) Dordon Parish Council	Object			Transport/Traffic	Polesworth/Dordon	Roads within the Parish are not adequate to accommodate any increase in traffic volumes. Increased pollution levels. By-pass from M42 to M69 required to improve A5 flows. One-Way Traffic System needed in Dordon. Church Hill not adequate route for traffic. Weight restriction on Parish roads to be included. Paths and roads need re-surfacing, plus a Pedestrian Cycle Path. Improvements needed to road system.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Proposal text will be clarified to address issues arising and noted in updated IDP. Proposal Master Plan will address PROW's and Green infrastructure issues in site.
DLP386	R Young (Clerk) Dordon Parish Council	Object			Infrastructure		Additional educational facilities (i.e. School), Health Centre facilities, additional Leisure and Sports facilities and Infrastructure needs to be improved prior to building, not on completion or occupation. Increase in police availability. Additional facilities for senior citizens. Cemetery needs extension.	Concern noted and will endeavour to get any infrastructure and highway improvements at the earliest opportunity. Threshold for delivering contributions and phasing of development will likely be linked to infrastructure needs and delivery. Cannot require all services/infrastructure to be delivered first, prior to commencement. Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations. The IDP addresses infrastructure needs and delivery priorities and approaches. Board Report will address some of these issues.
DLP386	R Young (Clerk) Dordon Parish Council	Object					Full and detailed improvement in sewage and drainage, plus water supply needed.	Plan Policy requires development of site to address flooding issues and to ensure surface water run-off and flood storage impact to be no worse than existing to avoid exacerbating flooding risk. The IDP for the Plan provides detail on Infrastructure needs and delivery. Further work on the IDP is in progress and will be addressed in the Board Report. Developments will be required to address their sewerage infrastructure needs.
DLP386	R Young (Clerk) Dordon Parish Council	Object			S106		Local Accountability and input on the Section 106.	Parish are statutory consultee on any planning applications. Cannot guarantee involvement in negotiating/drafting S106 as this is between Local Authority/Agency and applicant. However, Parish can recommend to Council and have input on potential matters to be considered and included in S106.

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DLP386	R Young (Clerk) Dordon Parish Council	Object			Natural Environment and Built Heritage		Protection of wildlife and ancient woodland, Medieval Settlement in Parish. Plant tree for every house. Protect Hedgerows. Heritage Centre Walk to be included. Wildlife and Archaeological Survey required	Noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust. Additional planting, landscaping and hedgerow retention in development can be an issue for Master Plan to address. No change proposed.
DLP386	R Young (Clerk) Dordon Parish Council	Object					Need diversity of retail shops	Required Master Plan for proposal will look at opportunity to create or improve community/retail service centre and relationship of development with existing built area. Board Report will address some of these issues.
DLP386	R Young (Clerk) Dordon Parish Council	Object					Polesworth and Dordon should not be combined, have separate characters.	Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.
DLP386	R Young (Clerk) Dordon Parish Council	Object			Alternatives		Consideration should be given to alternative site/sites with a more variable quantity of houses for each site, without a dramatic impact on the infrastructure available.	Noted. Alternative Strategic Options were considered through the Growth Options paper, which were subject to sustainability Appraisal. Reasonable Site Alternatives have also been assessed through the Sustainability Appraisal and published for information/evidence base. Sustainability Assessment also assesses alternative options. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Sufficient sites currently allocated to deliver OAN and address additional Birmingham shortfall.
DLP387	Cllr Emma Stanley	Object				Polesworth/ Dordon	I wish to align myself with the response from Polesworth and Dordon Parish Councils. Polesworth and Dordon are not market Towns but two distinct villages. The proposals will be detrimental to the two communities.	See response to Dordon and Polesworth PC's submissions. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.

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DLP387	Clr Emma Stanley	Object				Polesworth/Dordon	<p>Polesworth was never designed to withstand the traffic it does now, let alone with thousands more vehicles. Current congestion on local network, particularly B5000. Significant funding would need to be spent on the A5 for increase in housing and expanding business park. Local road network inadequate. 2 small bridges and through square that cannot cope with the traffic now. Also housing at Tamworth Golf Course, adding to traffic impact. How is this sustainable.</p> <p>Significant funding would be required to meet the Education, Health, Leisure and shopping needs of the population. GP surgery struggling to find new doctors.</p>	<p>Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure is a key issue that is being addressed through the IDP. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. No change proposed.</p> <p>Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Proposal text will be clarified to address issues arising and noted in updated IDP.</p>
DLP387	Clr Emma Stanley	Object					<p>NWBC has agreed, without review, to increase our housing allocation to 9000 which is unprecedented in North Warwickshire's history. How is dumping the majority of the housing in one small area on the North of the borough beneficial to North Warwickshire on the whole. It is time to look at the big picture and stop laying the burden in one area of the Borough. Fairer distribution of housing and/or a new village is the only way to cater for such a large amount of houses.</p>	<p>Noted. Disagree. This Plan is the review required. Housing need established through Objectively Assessed Housing Needs Assessment (OAHN) and Strategic Housing Market Area study for Coventry and Warwickshire. Duty to Co-operate requires the Borough to work positively with adjoining authorities to consider and help address any shortfall they cannot accommodate. Impact reflects Borough's situation lying within two Housing Market Areas (Coventry's and Birmingham's). Unfortunately the surrounding urban areas require assistance in delivering housing. Plan aims to focus on sites/infrastructure considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. Proposal text will be clarified to address issues arising and noted in updated IDP.</p>
DLP388	Michael Stanley	Object				Polesworth/Dordon	<p>I wish to align myself with the response from Polesworth and Dordon Parish Councils. Polesworth and Dordon are not market Towns but two distinct villages. Detrimental, would totally saturate and destroy the community aspect of the two local parishes.</p>	<p>See response to Dordon and Polesworth PC's submissions. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues.</p>
DLP388	Michael Stanley	Object					<p>Previous plan agreed through DTC for 500 houses from Tamworth, subject to review. Council now agreed to triple its allocation to over 9000 houses which is a significant number. I believe the council has failed to carry out a review. Instead its used the 2014 plan and then increased the numbers in strategic areas.</p>	<p>Noted. Disagree. This Plan is the review required. Housing need established through Objectively Assessed Housing Needs Assessment (OAHN) and Strategic Housing Market Area study for Coventry and Warwickshire. All areas are affected by housing need and growth. Duty to Co-operate requires the Borough to work positively with adjoining authorities to consider and</p>

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DLP388	Michael Stanley	Object			Alternatives		The Council has not considered, (given the number of houses required) creating a new village with the appropriate infrastructure. Unreasonable for the local plan to put such a huge burden into one area and should be looking at a fairer distribution of housing and a new village to cater for such large number of houses.	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Sufficient sites currently allocated to deliver OAN and address additional Birmingham shortfall. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP388	Michael Stanley	Object					Local road network inadequate. 2 small bridges and through square that cannot cope with the traffic now. No account taken of housing at Tamworth Golf Course, adding to traffic. A5 would need significant funding to address growth. Significant funding would be required to meet the Education, Health, Leisure and shopping needs of the population. GP surgery struggling to find new doctors. I believe that funding for the infrastructure required cannot be met by the number of houses that is proposed to be built and therefore these sites shouldn't be considered appropriate.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure is a key issue that is being addressed through the IDP. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. No change proposed.
DLP388	Michael Stanley	Object					Plan doesn't address the problem of little or no public transport now and the unusable railway station.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Public transport services can be addressed through S106 legal agreements for early provision at application stage but dependent on level of use and funding. Difficult to increase rail use and services under current privatised rail system. Fragmentation of services and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved. No change proposed.
DLP389	Dave Parsons	Object				Polesworth/Dorndon	Main objections are encapsulated within the objection submitted by Polesworth and Dorndon Parish Council. Borough Council fell well short of its duty in terms of consultation in terms of delays in producing the rather inadequate sustainability and infrastructure plans and publicity given to the consultation process and what appears to have been a clear attempt to slip this through without gaining too much attention.	Noted. Disagree. Plan consultation advertised in a number of ways through North Talk delivered to all Borough properties, on-line consultation plus Twitter feed/Facebook notification, and direct letter or e-mail to over 2000+ individual consultees, agencies and contacts. Also advertised in Local press and consultation period extended over 12 weeks with numerous public drop in sessions including evenings and weekends.

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DLP389	Dave Parsons	Object					<p>The local plan is fundamentally flawed by accepting nearly 4000 homes from the Birmingham allocation without there being any overall resolution to the overall surplus Birmingham still has to deal with.</p>	<p>Noted. Disagree. Further delay to delivery of Local Plan should be avoided. Time period for delivery of Stage 4 Report and agreement between all affected authorities on apportionment of Birmingham's shortfall will be lengthy and protracted. Duty to Cooperate requirements and pressure from both commercial and residential development needs mean pressure for development cannot be avoided. North Warwickshire is one of the few authorities that have "engaged fully" in the DTC process. Positive, pro-active and pragmatic approach taken with Birmingham's support to start to address the shortfall and need to ensure delivery of housing need at least in short term. If requirement increases this can be addressed through further work through Duty to Cooperate and local plan review.</p>
DLP389	Dave Parsons	Object					<p>Imposition of more than 3000 homes on the two communities of Polesworth and Dordon is going to more than double the size of these communities which will inevitably be severely detrimental to the nature of these two communities. The focusing of this huge development on the two communities with the least amount of infrastructure in terms of similar communities in North Warwickshire is a recipe for disaster. The infrastructure and sustainability plans do not provide any realistic strategy for ensuring that adequate services will be financed, let alone provided.</p>	<p>Concerns noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.</p>
DLP389	Dave Parsons	Object					<p>Draft local plan is a poorly worked plan which has gone for quick solutions without any proper consideration of realistic alternatives or indeed any realistic appraisal of the damage that will be inflicted on the area. Encroachment in the meaningful gap between Tamworth and Polesworth and Dordon will lead to the development of a sprawl of housing without green spaces and without any sense of community.</p>	<p>Noted. Disagree. Growth options considered alternative approaches. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstances to be applied to warrant Green Belt release. Sufficient sites currently allocated to deliver OAN and address additional Birmingham shortfall. Maintenance of a Strategic Gap between Tamworth and Dordon/Polesworth has been a long term Policy aim of Borough. No change proposed. Board report will cover Meaningful Gap and refer to this issue in more detail. No further change proposed.</p>

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DLP390	Ian Anderson	Object		LP39		Polesworth/Dordon	Too big for area and takes in massive contribution from neighbouring councils, not suitable for Polesworth and Dordon. Public services are insufficient, transport links are inadequate with limited current or future capacity and the community nature of the villages will be lost. The area will be significantly changed in its landscape and does not take into account the turmoil that will be generated by HS2. The area does not need such an increase with the associated large size of the affordable housing provision.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. Borough aware of HS2 issue but is a national infrastructure project is outside control of Local Authority. Borough working with County to try and mitigate and manage impact. Affordable housing for local need identified as a key issue.
DLP390	Ian Anderson	Object		LP40			No clear employment allocation	Disagree. Presence of Birch Coppice Business Park, Holly Lane and MIRA plus allocations nearby evidence of allocations for existing and future employment availability.
DLP390	Ian Anderson	Object			IDP		Insufficient detail	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Proposal text will be clarified to address issues arising and noted in updated IDP.
DLP391	Tara Clifton	Object				Polesworth and Dordon	Scale of new housing is much greater than the previous approved plan. Reasons for this increase has not been justified. Other options [e.g. a new settlement] do not seem to have been properly considered.	Updated "Objective Assessment of Housing Need" (OAHN), Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. Evidence in 2015 SHMA that Warwick DC Inspector recently accepts and considers to be based on reasonable and soundly based assumptions. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP391	Tara Clifton	Object					Poor public transport links to employment in cities and towns such as Birmingham, Nuneaton and Coventry. Not properly considered other locations for new houses, with better transport links and new employment. Transport links are not the best, there are no trains. Bus services poor.	Noted. Growth options considered alternative approaches. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. No change proposed.
DLP391	Tara Clifton	Object					Traffic congestion is already a major problem. Congestion and health damaging air pollution will be made worse by a major development of this size. Increase in traffic already from Grendon Rd site. Roads through Polesworth will not be able to cope, roads already quickly become very congested. Road outside the school is very dangerous at peak times.	Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.

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DLP391	Tara Clifton	Object					Scale of the proposed development is out-of- proportion to the size of the villages. Have limited shopping, leisure, and community facilities which do not compare to that of a true "market town ". Character of the two villages will be lost. Impossible to create an integrated community without major investment in infrastructure and the relocation of many facilities.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Proposal subject to Master Plan that will be consulted on. No change proposed.
DLP391	Tara Clifton	Object					No detailed information about the infrastructure required for a development of this size, what will be delivered or how it will be paid for. Not enough infrastructure within the village to cope with such a huge development, schools are at capacity	Noted. Infrastructure is a key issue that is being addressed through the IDP. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. No change proposed
DLP391	Tara Clifton	Object					Loss of a significant area of open countryside, harmful to wildlife habitat, landscape, ancient woodland, trees, and historic or other archaeological features.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting, financial contributions to restore or improve existing ecologies and environments. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. Further work is underway on Historic Environment and will help inform Plan. No change proposed.
DLP391	Tara Clifton	Object					Flooding, past mineral workings, drains and sewerage issues.	Site proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of development.
DLP392	Heather Cleaver	Object				Polesworth and Dordon	Polesworth not a 'Market Town'.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996.
DLP392	Heather Cleaver	Object					Accessed by narrow canal bridges, increases traffic problems and flow.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. No change proposed.
DLP392	Heather Cleaver	Object					Lies in valley which floods. Development will increase risk. Former open cast land suffers from poor drainage.	Site proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of development.

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DLP392	Heather Cleaver	Object					Impact of additional land at Tamworth, Robey's Lane will add to pressures on road systems, amenities and resources	Borough aware of adjoining development which has planning consent. The two Borough's and County Highway authorities are discussing issues through the Duty to Co-operate, Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP393	Geoff Cleaver	Object					Traffic already at breaking point, increasing congestion and travel times. Flooding has increased and will be worsened. Land is already saturated with water much of year.	Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Site proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of development.
DLP393	Geoff Cleaver	Object					Will destroy areas key qualities of natural and historic environment noted in Core Strategy. Remaining woodland will be ringed by development and affected adversely, litter etc.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Management of woodland open spaces and access will be addressed by Master Plan and Planning application legal agreements.
DLP393	Geoff Cleaver	Object					Object to combination of two villages into a Market Town, which will have to fund infrastructure not the developers. Use more brownfield sites that are available.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. There are insufficient brownfield sites within the Borough to deliver the housing need. No change proposed.
DLP394	Gillian McCarthy	Object					Allocation will ruin the character and overwhelm the villages. Siting of development is ill-considered, on a greenfield site used by villagers and tourists for recreation and walking dogs. Would diminish the striking views.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. No current public rights to use land to east. PROW's, Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. No automatic right to maintain views but Master Plan will address Landscape impact and visual impact, where appropriate. No change proposed.
DLP394	Gillian McCarthy	Object					No available Neighbourhood plan. Parish Councils should be given opportunity to develop one before plan is considered.	Borough Plan has responsibility to produce a Local Plan to address current development needs. In absence of a Plan 5 yr. housing supply and sites will be driven by developers and appeals. Plan does not prevent Neighbourhood Plan coming forward. No change proposed.

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DLP394	Gillian McCarthy	Object					Current infrastructure in the area would not cope with the additional number of residents. Local network gets congested. Church Road not designed for HGV's. Doctors surgery and local schools are over-prescribed. Unable to cater for the additional residents. Nothing in plan to address these problems	Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions or on-site delivery to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. No proposal to encourage/enable HGV use of Church Lane.
DLP394	Gillian McCarthy	Object			Alternatives		Why no option for a new village.	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Lead in time for establishing a "new settlement" would be too long to address current Development needs. No change proposed.
DLP395	Lisa Etheridge	Object				Polesworth and Dordon	Local infrastructure inadequate. Listed canal bridges impact. Traffic congestion and pollution impact on local network	Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP395	Lisa Etheridge	Object					Layout and density inappropriate/not in keeping with size of village. Negative impact on surrounding properties, noise, overlooking, smell, light pollution, privacy, dust, vibration, late night activities	Proposal is for Housing with associated services and open space/recreation areas not heavy industry. Density is average to low compared to adjoining development. No layout yet agreed, Proposal subject to Master Plan that will be consulted on. No change proposed.
DLP395	Lisa Etheridge	Object					Cumulative impact with other development including Tamworth Golf Course, HS2, Robey's Lane, Atherstone etc.	OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. Borough aware of HS2 issue but is a national infrastructure project is outside control of Local Authority. Borough working with County to try and mitigate and manage impact.
DLP395	Lisa Etheridge	Object					Damage to natural environment, loss of trees, hedgerows, walkways. Monastic walk will be lost/affected.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, WCC and WWWT. Master Plan will address green infrastructure and walks/cycle ways as part of proposal. PROW's will be retained as appropriate.
DLP395	Lisa Etheridge	Object			Alternatives		Smaller sustainable developments throughout Borough or redevelop site at Daw Mill as alternatives.	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Daw Mill lies within Green Belt. No change proposed.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP396	Anne Greane	Object					Why are brownfield sites not being used. All about money and local councils. No plans to protect health, schooling and crime with cuts to police stations and hospitals and education. Undetailed Plan burdening villages.	Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. No change proposed.
DLP396	Anne Greane	Object					Lack of detail of infrastructure plans, congestion on A5, B5000 and M42 and in village.	Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP397	J Price	Object			Brownfield sites		No greenfield sites until all brownfield sites developed. Loss of rural life/character. Increased traffic and impact on services. Congestion on inadequate local road network increase. Loss of agricultural land, food supply impact.	Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP397	J Price	Object					Why are we providing houses for Birmingham and Coventry. Housing need overinflated for building industry purposes. Development with HS2 and proposed open casting will destroy area.	OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. No open casting currently proposed in area. Borough aware of HS2 issue but is a national infrastructure project is outside control and influence of Local Authority. Borough working with County to try and mitigate and manage impact.
DLP398	E Ridley	Object			Brownfield sites	Polesworth and Dordon	Many brownfield sites and houses that could be refurbished. Consider damage to village, wildlife, public services, schooling, traffic and lives ruined by forcing unproportionate housing on village	Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. Scale of development sites proposed considered appropriate to the settlements
DLP398	E Ridley	Object			IDP		Housing distribution massively disproportionate to available services infrastructure. Impact of cuts on local education, losing equivalent of 25 teachers from local schools, how will education needs be addressed.	Infrastructure is a key issue that is being addressed through the IDP. Education authority advising Borough on needs and impact of development. Further infrastructure will be delivered through financial contributions, on-site provision and local education authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues.
DLP398	E Ridley	Object				Polesworth and Dordon	Undetailed Plan unfair. Do not want to become a town.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP398	E Ridley	Object					Lack of detail of infrastructure plans, congestion on A5, B5000 and M42 and in village.	Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP398	E Ridley	Object			Brownfield sites		Why are brownfield sites not being used. All about money and local councils. No plans to protect health, schooling and crime with cuts to police stations and hospitals and education. Why are we taking Birmingham's overspill. Increase social housing likely to raise crime rates.	Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. Local Council cannot control or prevent National Government cuts to local authority services. Requires decision for increase in Council Tax rates to replace that lost from Gov't Central Grant. Affordable housing for local need identified as a key issue. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. No change proposed.
DLP399	Anthony Mellors	Object				Polesworth and Dordon proposals	Large scale developments will require additional major infrastructure – road, transport, education, health care facilities, open space, playing fields, shops, car parking, public toilets, leisure and community facilities. Congestion already. Will cause traffic problems from the massive increase in vehicular traffic throughout the roads of the villages, on narrow Canal bridges and traffic associated with construction. Also flooding in Polesworth occurs.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. Flooding risk will also need to be addressed as part of any application and Policy requires this.
DLP400	John Rowling	Object		LP1, LP2, LP3, LP4, LP5, LP6, LP7, LP8			Keep North Warwickshire a rural area. Spread the housing across the Borough using as many brownfield sites as possible.	Noted. There are insufficient brown field sites within the Borough to deliver the housing need, resulting in the necessity to allocate green field sites. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Most significant development allocations are targeted at the most sustainable settlements in the Borough (outside of Green Belt). Other settlements also have allocations to support need. No change proposed.
DLP400	John Rowling	Object		LP39		Polesworth and Dordon proposals	Insufficient infrastructure to support development on this massive scale. Not enough doctors, dentists, school places or road infrastructure. The proposal to build a road from the A5 to Polesworth will create an A5 bypass diverting significant traffic on the narrow B roads through Polesworth.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.

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DLP400	John Rowling				Alternative Options	Between Birch Coppice and J10/M42 and adjoining MIRA allocation	Consider other locations for housing, for example alongside the A5 between Dordon and the M42 junction as well as on the former Birch Coppice site where road links can easily be made to the A5 trunk road. Another area for housing would be to create a new village by the MIRA site close to the proposed employment area. The council should NOT be made to create 4000 houses for overspill from Birmingham.	Noted. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Areas proposed fall within Meaningful Gap or unclear as to specific location. MIRA site noted and is already close to significant development proposed north of Nuneaton. No change proposed.
DLP400	John Rowling	Support		LP40		MIRA	Close to main A5 trunk road.	Noted.
DLP400	John Rowling	Object			IDP		No comments	Noted.
DLP401	Eleanor and Brian Pugh	Object				Polesworth and Dordon proposals	Vast amount of houses in Polesworth would be devastating to the community. A custom built development with its own infrastructure would make more sense.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy.
DLP401	Eleanor and Brian Pugh	Object					Impact of additional traffic on inadequate roads around Polesworth. Schools oversubscribed. Doctors appointments difficult to access. Congestion along the B5000 and increase the chaos in Polesworth Square. Object to additional area proposed at Robey's Lane site.	Concerns Noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. No proposal to extend Robey's Lane site into Meaningful Gap at present.
DLP402	Cathy Lyon-Green	Object		LP39		Robey's Lane and Polesworth/Dordon sites	Scale of housing development is completely out of character, notwithstanding difficulties of accommodating with the existing infrastructure. Disastrous effect on the transport system of the area, pinch points already across the borough due to the number of narrow bridges and congestion on existing inadequate road network.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues.
DLP402	Cathy Lyon-Green	Support		LP40			No comments	Noted.
DLP402	Cathy Lyon-Green				IDP		Main concern is the transport infrastructure. Pressure on existing GP/Health services an issue.	Concerns Noted. Further infrastructure will be delivered through financial contributions to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. CCG and Health services consulted and advising Borough as part of Local Plan process. Board Report will address some of these issues.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP403	John Barry	Object			Plan		Unhappy Plan considers Polesworth station 'virtually closed'. With decent service growth in use could be akin Atherton's. Opportunity shouldn't need spelling out to the planners.	Noted. Planners are well aware of issue. Difficult to increase use and services under current privatised system. Fragmentation of service and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved. Opportunities for improved services are dependant on scale of development proposed, impact on current timetables and willingness of franchise and franchisee's to include opportunity and operators to provide and take on station and service improvements.
DLP403	John Barry	Object	Para 12.1	LP26 LP27			I don't think that the following statement is true in respect of rail services for Polesworth residents; 'Transport, especially in a rural area, gives everyone the means of accessing services and facilities as well as jobs and training. The Core Strategy seeks to maintain and improve public transport links between the Market towns'. There is no firm commitment to improving services to and from Polesworth station. Part of a NWBC wish list that will only materialise if Network Rail or higher authority behest it.	Noted. The para was not making a qualitative statement of existing service, simply stating fact that Transport is means of accessing services. See also previous comment.
DLP403	John Barry	Object		LP39	Settlement Category		The greatest burden of housing allocations is upon the categories 1 and 3 yet the existing infrastructure and future provision as outlined in the IDP will not be adequate.	Concerns Noted. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Board Report will address some of these issues.
DLP403	John Barry	Object		LP40		Birch Coppices	Hasn't enough development taken place on this site? Expanding beyond should not be necessary	Birch Coppice proposal is a limited expansion compared to previous. Scale and size of employment sites proposed considered appropriate to the settlements position in the strategic hierarchy and to address employment needs. No change proposed.

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DLP403	John Barry	Object			IDP		Disappointed that the provision of a footbridge at Polesworth station is only preferred. Unclear as to purpose. No suggestion that the service will be reinstated or improved	Difficult to increase rail use and services under current privatised rail system. Fragmentation of service and infrastructure responsibilities mean ability to increase services is out of control of Local Authority. We can encourage and support but not insist, direct or require station services to be provided/improved. Opportunities for improved services are dependant on scale of development proposed, impact on current timetables and willingness of franchise and franchisee's to include opportunity and operators to provide and take on station and service improvements. No change proposed.
DLP403	John Barry	Object				Land north of WCML Polesworth.	Would have hoped to see housing development to the North of the railway line with opportunity for road infrastructure improvement to have been considered alongside the HS2 to bridge the river Anker and the WCML, acting as a bypass to Bridge Street. Potentially an opportunity for NWBC to satisfy development decades into the future.	Opportunity noted. HS2 as a national infrastructure project is outside control and influence of Local Authority to persuade the provider to look beyond the sole and immediate needs of delivering the route. Method of delivery is not integrated into or part of County highway authority responsibilities or Local Plan process. Dot direction and commitment to financing of opportunity would be required.
DLP404	Alison Robinson	Object		All Policies			I object to these villages being turned into a town as the services and amenities are already under terrible pressure.	Concerns Noted. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Board Report will address some of these issues.
DLP404	Alison Robinson	Object		LP39		Land to east of Polesworth & Dordon	The road infrastructure is already poor. The A5 would require upgrading to a dual carriageway between Grendon and Dordon. The current doctor surgery cannot cope at present.	Noted. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues.
DLP404	Alison Robinson	Object		LP40	Employment sites		The village is starting to look like an industrial estate and the road infrastructure is not there. A5 would need to be made into a dual carriageway between Grendon & Dordon and the M42 is already on grid lock at in 10 most days - more employment in the area would mean more road/travel misery and pollution for an area already under the doom of HS2.	Noted. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues.
DLP404	Alison Robinson	Object			IDP		See previous comments	Noted.
DLP404	Alison Robinson	Object					Proforma 6	Response as Proforma 6

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DLP405	Leigh-Anne Smith	Object			Housing Allocation		Not clear that the level of provision proposed for North Warwickshire from Birmingham HMA shortfall is the most appropriate. 50% of the new housing proposed in Polesworth/Dordon not reasonable or fair. Does not appear evidence that other more logically viable options have been considered. For example Coleshill, much closer to Birmingham, or brownfield site at Birch Coppice.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt.
DLP405	Leigh-Anne Smith	Object			Infrastructure requirements		The road and public transport links to the proposed sites are inadequate, bus services to nearby towns and villages are very limited. Existing congestion will be exacerbated. No plans to fund any additional GP provision or to create a primary care facility. Size and significance of the infrastructure improvements required have not been assessed nor accurate costing produced and therefore it is not clear how costs will be met. This must give significant uncertainty over whether the proposal is actually deliverable. Limited range of local facilities available in the existing settlement and the extremely limited transport connection. This will totally undermine the existing character and community in Dordon and Polesworth	Noted. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues.
DLP405	Leigh-Anne Smith	Object			Retail		There is no provision in the plans for supermarkets or retail on an appropriate scale.	
DLP405	Leigh-Anne Smith	Object			Employment allocation		Local employment opportunities for new residents are limited. Proposed development would become a dormitory settlement lacking community spirit.	Disagree. Presence of Birch Coppice Business Park, Core42 and Kingsbury Link locally, with Hams Hall, TNT, ALDI regional centres, Carlyon Industrial Estate and MIRA plus allocation nearby provide evidence of existing and future employment availability.
DLP405	Leigh-Anne Smith	Object			Open spaces/ nature reserves/recreation		Impact of the development on the local landscape will be significant, development will be visible from many miles away. The impact on the Anker Valley and its biodiversity will be lost forever. No information on measures to protect Sites of Importance for Nature Conservation. The development will drastically change and damage the landscape and will impact on areas of biodiversity including the area of ancient woodland in addition to HS2 impact.	Concerns noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments. This will be led primarily through advice and guidance from Natural England, Warwickshire County Council and Warwickshire Wildlife Trust. Landscape impact will need to be addressed through appropriate landscaping and retention of significant areas of woodland and open space as part of Master plan. HS2 route does not directly impact site to east of Polesworth/Dordon.
DLP406	Yvette Stanley	Object			Polesworth and Dordon proposals		The scale of new housing proposed in this Plan is much greater and increase has not been justified. Other options (e.g. a new settlement) do not seem to have been properly considered.	Noted. Disagree. Growth options considered alternative approaches. Lead in time for establishing a "new settlement" would be too long to address current Development needs; Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstances to be applied to warrant Green Belt release. No change proposed.

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DLP406	Yvette Stanley	Object					Poor public transport links to employment in other cities and towns. Inadequate consideration of other locations for new houses, with better transport links and new employment. Traffic congestion is already a major problem. Congestion and health damaging air pollution will be made worse	Noted. Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues.
DLP406	Yvette Stanley	Object					Scale of the proposed development is out-of- proportion to the size of the villages with limited shopping, leisure, and community facilities which do not compare to that of a true "market town "	Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Board Report will address some of these issues.
DLP406	Yvette Stanley	Object					Individual character of the two villages will be lost.	Noted. Required Master Plan for proposal will look at opportunity to create or improve community/service centre and relationship of development with existing built area/settlements. Board Report will address some of these issues. Further work is underway on Historic Environment and will help inform Plan. No change proposed.
DLP406	Yvette Stanley	Object					No detailed information about the infrastructure required for a development of this size, what will be delivered or how it will be paid for. The infrastructure needs to be in place first.	Infrastructure is a key issue that is being addressed through the IDP. This is a continual process. Board Report will address some of these issues.
DLP406	Yvette Stanley	Object					Development will result in the loss of a significant area of open countryside, and will be harmful to wildlife habitat, landscape, ancient woodland, trees, and historic or other archaeological features.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting, financial contributions to restore or improve existing ecologies and environments. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. Further work is underway on Historic Environment and will help inform Plan. No change proposed.
DLP406	Yvette Stanley	Object					Constraints - such as flooding, past mineral workings or drains and sewerage	Concerns noted. Proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of larger proposals.
DLP407	John Winter	Object				Polesworth and Dordon proposals	Will double settlement size with out any infrastructure. The roads are not capable of any more traffic. Schools and doctors will not be able to accommodate development. Existing road network inadequate. Loss of the proposed sites for leisure i.e. walking.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Master Plan for proposal will look at opportunity to create or improve access to open space such as around Hoo Hill and woodland areas as part of development. No current public right exists to use this area.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP408	Lucy Druce	Object			Transport Issues	Polesworth and Dordon proposals	Impact of additional traffic on existing road network including M42. Lack of train service at Polesworth. Impact on Bridge Street and historic bridges.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate.
DLP408	Lucy Druce	Object			Natural and Built environment		Areas of natural beauty and wildlife and open spaces will be lost. Local access to the walks and open space will be lost. Ancient monument and local woods that will be swamped by development.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting, financial contributions to restore or improve existing ecologies and environments. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. Further work is underway on Historic Environment and will help inform Plan. No change proposed.
DLP408	Lucy Druce	Object			Character		Polesworth village status will be lost. Impact on character of village and community.	
DLP408	Lucy Druce	Object			Infrastructure		Inadequate facilities and services to support a market town. Limited education, health services available.	Development will have to address infrastructure needs and impacts through appropriate, necessary on-site delivery or financial contributions through S106 obligations. The IDP addresses infrastructure needs and delivery priorities and approaches. Board Report will address some of these issues. No change proposed
DLP408	Lucy Druce	Object			Cumulative Impact		Impact of surrounding development on Polesworth, including Housing proposals, HS2, area will be enclosed on all 4 sides, making transport, access to local infrastructure and open spaces very difficult	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Master Plan for proposal will look at opportunity to create or improve community/service centre or open space such as around Hoo Hill and woodland areas as part of development. No change proposed.
DLP408	Lucy Druce	Object			Alternatives		Create new village; Use green belt land to build these new homes; Use existing brown field sites; Extend Coleshill area; reduce number of houses to 200-300 and put south of A5.	Noted. Lead in time for establishing a "new settlement" would be too long to address current Development needs; Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release; There are insufficient brown field sites within the Borough to deliver the housing need; Coleshill lies within Green Belt constraints; OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need. No change proposed.
DLP409	John Dukes	Object					Congestion and lack of infrastructure.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP410	Timothy Barrs	Object				Land to east of Polesworth & Dordon	Scale unacceptable, out of proportion. Impacts on the local communities: Infrastructure -- roads, healthcare facilities, schools, drainage etc., social cohesion -- creating an "us and them" situation. Existing infrastructure stretched. Funding for new infrastructure unlikely to happen.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate.
DLP410	Timothy Barrs	Object					Loss of wildlife habitats and green open spaces	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments
DLP410	Timothy Barrs	Object					Plan needs to be looked at again. Other options; consider a new stand alone settlement in the borough; reduce the houses North Warwickshire is being asked to take by the surrounding authorities; release some of the green belt land in the southern part of the borough to spread the burden; put in the "Meaningful gap" to take the majority of traffic from development of Polesworth and Dordon away from the villages instead of travelling through them. A natural buffer will be created by the M42 and HS2.	Noted. Disagree. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Sufficient sites currently allocated to deliver OAN and address additional Birmingham shortfall. Lead in time for establishing a "new settlement" would be too long to address current Development needs. Maintenance of a Strategic Gap between Tamworth and Dordon/Polesworth has been a long term Policy aim of Borough. No change proposed.
DLP411	Jean Mellors	Object				Land to east of Polesworth & Dordon	Large number of houses will be detrimental to area as roads congested. Additional vehicles and traffic at peak times will increase problem	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. No change proposed. Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy.
DLP411	Jean Mellors	Object			Flooding		Proposal will increase flooding in Polesworth which already floods regularly.	Noted. Proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of larger proposals.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP411	Jean Mellors	Object			infrastructure		Large scale development will require significant additional infrastructure, road/transport links, school places, health & community facilities, shops, leisure and community facilities	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate.
DLP412	Amanda Genge	Object				Land to east of Polesworth & Dordon	Scale not viable. Not a Market town.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Prior to the Structure Plan the close relationship between the two settlements in Planning terms was recognised by the Polesworth and Dordon Local Plan Brief in 1984 and Local Plan in 1989. The Plan links the two settlements with a continuous development boundary and notes in para 4.19 that "the built up area of Dordon is an indistinguishable continuation of Polesworth southwards".
DLP412	Amanda Genge	Object				Land to east of Polesworth & Dordon	Traffic congestion and pollution. Existing road network will be gridlocked and unsafe.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.
DLP412	Amanda Genge	Object			infrastructure		Infrastructure at limits, schools almost full, GP's stretched and affordable housing not being provided for locals. Previous developments have not delivered.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and local or highway authority investment to address any issues arising, where necessary and appropriate.
DLP412	Amanda Genge	Object			Natural impact		Destruction of countryside, loss of access to fields and woods, impact on mental well-being. No benefits to people of Dordon/Polesworth, not in keeping with current state of villages.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. No change proposed.
DLP413	Dr Jacky Chambers	Object					Endorse Parish Council and residents objections.	Noted. (See response to Polesworth and Dordon PC's submissions)

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP413	Dr Jacky Chambers	Object			Strategic Approach & Alternatives		Insufficient evaluation of alternative strategies or options. Green Belt alternatives, new settlement or distribution to include Coleshill not seriously considered. Priority given to Green Belt protection over other Sustainable criteria. Reasons given for approach are spurious and do not reflect potential benefits and opportunities a new settlement has to leverage in infrastructure.	Alternative Strategic Options were considered through the Growth Options paper, which were subject to sustainability appraisal. Reasonable Site Alternatives have also been assessed through the Sustainability Appraisal and published for information/evidence base. Sustainability Assessment also assesses alternative options. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Most significant development allocations are targeted at the most sustainable settlements in the Borough. No change proposed.
DLP413	Dr Jacky Chambers	Object		SA	Sustainability Appraisal	Land to east of Polesworth & Dordon	Challenge the assessment of the site as having a positive impact on a variety of SA objectives (listed). IDP does not include specific measures for positive impact on these objectives.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and local or highway authority investment to address any issues arising, where necessary and appropriate.
DLP413	Dr Jacky Chambers	Object		SA	Access to Health Services	Land to east of Polesworth & Dordon	No information on additional requirements for extra health care facilities. Access to existing GP's (which operates a monopoly in Dordon) already difficult. Projected workload from estimated population growth suggest need for additional 3 or 4 GP's. Need to double number of GP's and nursing staff to cope with proposal. Alternative and separate GP practice required within site. This needs to be clarified before Plan agreed.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and local or health authority investment to address any issues arising, where necessary and appropriate. Ongoing discussions with health authority underway.
DLP413	Dr Jacky Chambers	Object		SA	Vibrant Communities	Land to east of Polesworth & Dordon	SA not taken account of history, topography and cultural differences between two villages. Investment to create new centre will not be forthcoming, resulting in no real heart or community focus. Sense of living in a village will be lost.	Disagree. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Master Plan for proposal will look at opportunity to create or improve community/service centre or improved facilities as part of development. Board Report will address some of these issues.
DLP413	Dr Jacky Chambers	Object		IDP	Health and Recreation		IDP does not specify how or where health and recreation facilities will be provided. Loss of open countryside and ancient woodland will harm physical and mental health of residents. Nothing can replace loss of existing areas. No specific cycle paths or footpaths proposed to connect to habitats or employment sites. No integral park or shared facility	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and local or highway authority investment to address any issues arising, where necessary and appropriate. Master Plan for proposal will look at opportunity to create woodland park, green infrastructure links as part of development. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP413	Dr Jacky Chambers	Object			Employment and Skills		Dispute assumptions made in SA. Proposal will not improve employment opportunities or skills. Employment in area is low skilled B8 type, supplied by external labour. Need to travel to access higher paid and skilled employment opportunities.	Disagree. Employment proposals, especially MIRA site, targeting B1/B2 and specialist, high technical engineering/manufacturing and ancillary professional services employment to address this issue. No change proposed.
DLP413	Dr Jacky Chambers				Biodiversity		Threat to ancient woodland and traffic impacts on ecosystems. Should include proposals to create more woodland which the area lacks compared to other boroughs	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions. Master Plan for proposal will look at opportunity to create woodland park, green infrastructure links as part of development. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals.
DLP413	Dr Jacky Chambers				MOU		MOU obliges the Borough to find land for unprecedented level of growth. Additional number of households will increase by over a third in Borough. This will increase risk and pressure on Syr land supply, losing control on development. No agreement made with other authorities for mutual obligation to fund infrastructure in the Borough. No public consultation on such growth or option for it.	Noted. OAHN, Duty to Co-operate and scale of shortfall in adjoining authorities has driven the Plan and need for MOU. The IDP for the Plan provides detail on infrastructure needs and delivery. Further work on the IDP is in progress and will be addressed in the Board Report. Alternative Strategic Options were considered through the Growth Options paper, which were subject to sustainability Appraisal and consulted on.
DLP413	Dr Jacky Chambers	Object			New settlement		The option of a new settlement needs to be considered with urgency and current local plan replaced with more realistic deliverable one.	Noted. Disagree. Growth options considered alternative approaches. Availability of land outside Green Belt limited opportunities to apply to exceptional circumstances and/or very special circumstance to be applied to warrant Green Belt release. Sufficient sites currently allocated to deliver OAN and address additional Birmingham shortfall. Lead in time for establishing a "new settlement" would be too long to address current development needs. No change proposed.
DLP414	Mr B Gilbert	Object		LP39	Flooding	Land to east of Polesworth & Dordon	Doubling size of Polesworth/Dordon will impact on flooding, loss of drainage storage capacity, impact on sewerage system, health and safety issue and cost of addressing this.	Concerns noted. Plan Policy requires development of site to address flooding issues and to ensure surface water run-off and flood storage impact to be no worse than existing to avoid exacerbating flooding risk. The IDP for the Plan provides detail on infrastructure needs and delivery. Further work on the IDP is in progress and will be addressed in the Board Report. Developments will be required to address their sewerage infrastructure needs.
DLP414	Mr B Gilbert	Object		LP39	Infrastructure		Infrastructure impact, GP's, Police, Fire services, schools and roads. Road infrastructure unable to cope with traffic volumes, road safety and air pollution issue.	Concern Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Development proposals will also need to address natural environment impacts and put in place mitigation. No change proposed.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP414	Mr B Gilbert	Object					Other Councils, Coventry and Birmingham should shoulder the need. Even distribution across Borough, not simply Polesworth. Use brownfield and derelict properties.	Noted. Need identified as a result of shortfall of capacity in adjoining authorities. Current National Green Belt constraints limit options for spreading development across Borough, hence focus on the area outside Green Belt. Most significant development allocations are targeted at the most sustainable settlements in the Borough. Where available and deliverable brownfield sites will contribute but there are insufficient to address the level of housing and employment need. No change proposed.
DLP414	Mr B Gilbert	Support/ Comment		LP40		Birch Coppice	Support employment allocations if no detrimental impact on area.	Noted. Development Management Policies in plan should address impacts.
DLP415	David Butcher	Object				Land to east of Polesworth & Dordon	Change to housing requirement not justified. 158% higher than previous Core strategy. No rationale in evidence base for level of growth.	Noted. Disagree. OAHN based on evidence including 2015 SHMA that Warwick DC Inspector recently accepts and considers to be based on reasonable and soundly based assumptions. Further clarity on housing figure breakdown may be provided. No further changes proposed.
DLP415	David Butcher	Object			Alternative options		Alternative options not adequately considered	Alternative Strategic Options were considered through the Growth Options paper, which were subject to sustainability Appraisal. Reasonable Site Alternatives have also been assessed through the Sustainability Appraisal and published for information/evidence base. Sustainability Assessment also assesses alternative options. No change proposed.
DLP415	David Butcher	Object				Land to east of Polesworth & Dordon	Not suitable or sustainable location due to inadequate transport infrastructure, limited range of local services, impact on landscape and wildlife and setting of Dordon Hall. SA raises significant sustainability issues with site.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. No change proposed.
DLP415	David Butcher	Object					Increase in population to small town and limited public transport will generate car travel to Polesworth/existing settlements.	Scale and size of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Board Report will address some of these issues. No change proposed.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP415	David Butcher	Object					Road infrastructure in area subject to severe congestion. Major improvements required. No information provided on funding of these. B5000 difficult to improve sat narrow bridge points. Additional impact from Robey's Lane site also.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues. No change proposed.
DLP415	David Butcher	Object			IDP		Insufficient details in IDP to enable development to proceed. Substantial infrastructure requirements listed for information. Not clear site is deliverable. No costings for substantial infrastructure requirements listed apart from Education. Without these issues being resolved development may proceed without ability to deliver essential infrastructure.	Concerns Noted. Issues being addressed through the IDP. This is a continual process. Issue of funding will also be addressed in Board report. Ongoing discussions underway with services, infrastructure providers and agencies to identify funding sources, opportunities and timing where necessary. As situation clarified this will be reflected in updates to the IDP.
DLP416	Mr G L Brierley	Object					Scale of development, impact on rural setting, impact on wildlife. Increase traffic on overloaded roads/A5. Infrastructure cannot cope.	Concerns noted. Scale of development proposed considered appropriate to the settlements position in the strategic hierarchy. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure and service investment issues being addressed through the IDP and contribution by Development. Impact on wildlife will be addressed by Development Management Policies in Plan. Board Report will address some of these issues. No change proposed.
DLP417	Andrew Leonard and Maria Pawliw	Object				Sites in Polesworth & Dordon	Brownfield sites available in Birmingham/Coventry. Focus on Dordon/Polesworth unreasonable. No clear rationale. Alternative proposals given no serious consideration. What about other cat 1 settlements. Demand is generated from outside Borough.	Noted. There are insufficient brown field sites within the Borough or adjoining authorities to deliver the housing need. Duty to Cooperate requirements and pressure from both commercial and residential development needs mean pressure for development cannot be avoided. Alternative Strategic Options were considered through the Growth Options paper, which were subject to sustainability appraisal. Reasonable Site Alternatives have also been assessed through the Sustainability Appraisal and published for information/evidence base. Sustainability Assessment also assesses alternative options. No change proposed.
DLP417	Andrew Leonard and Maria Pawliw	Object					Road and public transport links poor. Congestion at peak times. Lack of public transport services. Huge increase in traffic will impact on infrastructure that is difficult to improve.	Concerns noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Further infrastructure will be delivered through financial contributions and work is ongoing to inform IDP and site proposal requirements. Board Report will address some of these issues. No change proposed.
DLP417	Andrew Leonard and Maria Pawliw	Object					No local supermarkets or main retail service. Limited employment opportunities locally, will create dormitory development.	Concerns noted. Large strategic site will need to address any retail service need and provides opportunity to improve current provision. Significant employment opportunities considered available locally at Birch Coppice and elsewhere in Borough and adjoining major settlements. No change proposed.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP417	Andrew Leonard and Maria Pawliw	Object					Proposals will merge Dordon and Polesworth into one town with no local facilities or amenities. Impact on GP services, how will these be funded?	Scale of development sites proposed considered appropriate to the settlements position in the strategic hierarchy. These are the considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. No change proposed.
DLP417	Andrew Leonard and Maria Pawliw	Object					Significant impact on visual and historic landscape. Impact on sites of natural importance, Ancient Woodland and loss of valuable agricultural land.	Noted. Impact on natural environment will be addressed through on-site specific or off-site works via compensatory measures such as Biodiversity offsetting contributions, financial contributions to restore or improve existing ecologies and environments. Landscape impact will need to be addressed through appropriate landscaping and retention of significant areas of woodland and open space as part of Master plan. Proposal and Reasoned Justification text may be clarified and Board Report will address some of these issues.
DLP417	Andrew Leonard and Maria Pawliw	Object					No costings available for majority of infrastructure requirements, no solutions to how they will be met/funded. Viability issue runs risk development may proceed without providing infrastructure.	Noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues. Board Report will address some of these issues. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. No change proposed
DLP418	Margaret Henley	Object				Polesworth and Dordon proposals	Piecemeal development generating traffic problems, pollution. Impact on vistas and Alvecote woodland and Priory site.	Noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Impact on existing assets will be addressed by Development Management Policies in Plan. Plan should be read as a whole. Board Report will address some of these issues. No change proposed.
DLP418	Margaret Henley	Object			Infrastructure		Services under pressure. Need for better road/transport links, education provision, health and dental facilities to be provided in place before development allowed..	Noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Infrastructure and service investment issues being addressed through the IDP and contribution by Development. This is a continual process. Board Report will address some of these issues. No change proposed.
DLP418	Margaret Henley	Object			Natural and built heritage		Impact on woodland and Hoo heritage. Need to be protected and conserved. Loss of access to Greenspace and loss of ancient landscape.	Noted. The Warwickshire Historic Environment Record is the evidence base along with the Borough Council's own Historic Environment Assessment that informs the Plan. Further work is underway on Historic Environment and will help inform Plan. Hoo Hill and woodland areas to be retained and managed as part of site Master plan proposals. No change proposed.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP418	Margaret Henley	Object				Garden village/town option	More consideration for delivering housing requirements through Govt's garden village approach or wider distribution between existing settlements in Borough.	Noted. Alternative Strategic Options were considered through the Growth Options paper, which were subject to Sustainability Appraisal. National Green Belt constraints limit options for spreading development across Borough settlements; hence focus on the area outside Green Belt. Most significant development allocations are targeted at the most sustainable settlements in the Borough (outside of Green Belt). No new Garden Village sites put forward that would address housing requirement. No change proposed.
DLP418	Margaret Henley	Object			Village amalgamation		Negative impact of amalgamating two distinct villages and environments. Scale of development out of proportion to either and limited shopping, leisure and community services available. Greater availability of services/facilities in Atherstone and Coleshill.	Noted. Scale of development proposed considered appropriate to the settlements position in the strategic hierarchy. These are considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996. Prior to the Structure Plan the close relationship between the two settlements in Planning terms was recognised by the Polesworth and Dordon Local Plan Brief in 1984 and Local Plan in 1989.
DLP418	Margaret Henley	Object			Village amalgamation		Continued.	Continued from above: The Plan links the two settlements with a continuous development boundary and notes in para 4.19 that "the built up area of Dordon is an indistinguishable continuation of Polesworth southwards". Plan does allocate significant number of sites at other main and service settlements in Borough, outside of Green Belt constraints. No change proposed.
DLP418	Margaret Henley	Object			Birmingham needs		Concerned over agreement to take 4000 Birmingham need is to detriment of borough. Leapfrogging of Green Belt into non-green-belt impact. Why no requests to Leicestershire to accommodate some of need.	Noted. Agreement made as part of Duty to Co-operate. North Warwickshire falls wholly within Birmingham HMA. Leicestershire area not within Birmingham HMA so no request possible.
DLP418	Margaret Henley	Object			Housing		Aware of increasing elderly population. Should be making it easier for older people to downsize. Borough needs to assess needs of older population	Information is available to assist with the provision of alternative accommodation for older people. This will be supplemented by further work where possible.
DLP418	Margaret Henley	Object			Heritage		Concerned at the lack of protection given to the historic environment. Important historical landscape. E.g. Loss of ridge and furrow in Austrey. Rich in medieval landscapes, ancient views and vistas, roman sites, Anglo-Saxon sites, ancient barns, hollow ways, sunken roadways and ridge and furrow field patterns to name a few. Loss chapels and houses linked to renowned personages such as Michael Drayton and the original Quaker meeting house at Harthill. All need protecting.	Further work is being carried out on the historic environment

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP418	Margaret Henley	Object	10.11				Many of our wonderful buildings falling into such disrepair that fear many will become unsavagable. E.g. Bramcote Hall, Cruck Cottage Warton and white cottage by Hams Hall Environmental Centre. A proper survey of older buildings needs to be undertaken and plans put in place to secure their future.	The Borough Council will explore this work when resources permit.
DLP418	Margaret Henley	Object			Heritage		Developments must be subject to detailed assessments of possible heritage features. Need to conserve these assets should planning be refused. Any assessment should be completed by a qualified conservation architect or qualified environmentalist to ensure everything is identified and recorded in the correct way.	Issue noted
DLP418	Margaret Henley	Object		LP15			Concern where policy refers to "where a proposal would result in partial or total loss of a heritage asset or its setting the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure the publication of that record. This is tantamount to giving developers a carte blanche to destroy our rich heritage. Any development that destroys an asset or its environment should be refused. Need to protect what we have. Archaeology is not the answer as it seeks to destroy which it seeks to explain.	A blanket ban will not be possible. However the historic environment is important and where possible will be retained.
DLP418	Margaret Henley	Object			Landscape		NW is part of the Arden landscape with all its variables and vibrant history including woodland tracts, farmsteads, abandoned settlements, sunken road ways and hollow ways together with buildings and sites already known. Vital we protect these for the future. Limit building in the non-green belt to the needs of Borough with some scope to assist neighbours but not in the large numbers proposed and also not to detriment of the uniqueness of the historical landscape.	Issue noted but the need for homes means that land will be taken for development. However the impact of the developments will be mitigated wherever possible.
DLP419	Janis Kind	Support			Local Plan		No comments	
DLP419	Janis Kind	Object				Polesworth / Dordon	Concerned at large number of houses. Understand that no detailed planning at this stage but it will create around 6000 extra cars. Current roads, especially A5, need to be significantly improved before work starts. Only sports recreation is mentioned no reference to arts, music, libraries, etc. Serious lack of single person accommodation - will this be addressed? Decent affordable housing is promised but what guarantees to stop people from buying to let. Social housing needed but not large estates as formerly. Will developers be compelled to build and not buy and sit on it until the price rises? How will people on new estate be integrated into current village - not just be a dormitory. Could end up being us and them. Unclear how much of existing natural environment will be kept i.e. Dordon Wood.	Concerns and issues noted. Further infrastructure will be delivered through financial contributions and work is ongoing to inform IDP and site proposal requirements. Board Report will address some of these issues.

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP420	Donna Watts	Object				Polesworth / Dordon	<p>Will put forward personal perspective and hope you will take account of this. I moved to Dordon from Birmingham 4 years ago as no green spaces, failing school and waiting for two weeks for a doctors appointment. Wanted a better life for our children so moved to Dordon. Lovely parks and walks. Birchwood Primary has highest OFSTED rating. Coming down Long Street you could look over to the field with sheep grazing. Noticed changes over last four years to area - increased traffic, difficulty getting out of Long Street. Worry about pollution. Large distribution units instead of grazing sheep. Houses dwarfed by structure. More traffic when units occupied. More delays by new traffic lights on A5. Concern that no proper study to understand traffic impacts of HS2. A5 not fit for purpose. I will be one of the local residents having to sit in traffic whilst A5 breaks. No foresight to get this sorted. May have houses to live in but what a miserable life with no green spaces to play in, overcrowded and underfunded public services. Beautiful wildlife in the area of the</p>	<p>Concerns and issues noted. Infrastructure is a key issue that is being addressed through the IDP. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.</p>
DLP420	Donna Watts	Object				Polesworth / Dordon	<p>Continued from above: proposed development. To ring fence Bluebell woods with a concrete development is a travesty. See no benefit to residents. Will only put more strain on to already creaking infrastructure. Villages merged into to one large soulless housing development. Why have we</p>	<p>as above</p>
DLP420	Donna Watts	Object				Polesworth / Dordon	<p>Continued from above: agreed to take so much Birmingham overspill? NW is beautiful and recommend that you take a trip to Birmingham and why so many people moving out without a backward glance. Exactly the same reason why the local plan should not go ahead.</p>	<p>as above</p>
DLP421	Brian Wilson (Secretary) Dunn's Pool	Object				Polesworth / Dordon	<p>On behalf of Dunn's Pool Syndicate which owns 10.5 acres to east of proposed development. Objection relates to development on top of water table which feeds our pool with a natural spring. Need a guarantee that it will not be affected. Increased risk of trespass. Water and views will bring adults and children which is dangerous as the pool is deep and brings risk of drowning. Many rare species of wild flowers growing, butterflies, wild birds, small deer and newts, etc. Be a shame to lose our natural countryside due to housing nearby.</p>	<p>Objection and concerns noted. Retention of the pool is an important point which will be considered further.</p>
DLP422	Lee Lloyd	Object				Polesworth / Dordon	<p>Too many houses for our small villages with no infrastructure put in place. Will damage our environment and wildlife. Schools already have a waiting list. Have to wait for an appointment at local doctors. Our roads can not cope. Our small bridges already under strain from HGV's from the St Leonard's development. In our road we have to deal with flooding after rain and sewage repeatedly gets blocked. Loss of trees and hedgerows will be a massive loss - we have buzzards, barn owls, sparrow hawks and newts and toads. Rush hour traffic horrendous - new factories will only bottleneck the roads.</p>	<p>Objections and issues noted</p>

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REF	NAME/ORGANISATION	SUPPORT/OBJECT	PAGE / PARAGRAPH	POLICY NUMBER	ITEM	SITE	COMMENTS	PROPOSED RESPONSES
DLP423	Karen Cosgrove	Object				Houses in Polesworth and Dordon, including Robey's Lane	Lived in Polesworth for over 50 years. Village admired by many especially its setting alongside the woodland and countryside. Lots of my family still live there and I would love to move back but proposals will destroy the village life forever. Enjoy the walks being destroyed. Urge you to reconsider. No infrastructure in your plans for schools, roads, or other community services. 200 houses in Polesworth will increase flooding. For me it is the destroying of the green space which is most important. Please listen to villagers - do not destroy their countryside. It will have a devastating impact on their lives for many years to come.	Objections and issues noted
DLP424	Martin Etheridge	Object					Object to local plan for Polesworth and Dordon because the proposed area is not in keeping with the context or scale of the local area. Previous housing development strategies for the area have not been changed or adapted to accommodate the significant increase in housing. This has led to a plan that is of a density inappropriate for the area and unsustainable. Will cause additional traffic problems and safety issues. A5 is already congested between Grendon, M42 J 10 and Glasote. B5000 restricted by two listed canal bridges and a busy cross roads at Bridge Street. Negative impact on local natural environment and result in significant damage to areas of conservation. Whilst woods not included in the built development they require space around them. Government and Woodland Trust call for a restriction around woodlands. Taking HS2 into consideration which will run through Pooley and Kingsbury Country parks reducing the number and quality of natural areas.	WWWT have advised that a 50m buffer is required around the ancient woodland. Additional areas / corridors will also be a key part of the development of the area. Objections and issues noted
DLP424	Martin Etheridge	Object					Continued: Should be preserving and protecting what we have. Walk between Church Lane, Dordon and Common Lane, Polesworth (also known as Coffin Way) and surrounding fields use by 1000's of dog walkers, ramblers and leisure walkers. Developing here will have a negative impact on well being and quality of life. Fell extremely angry and frustrated at lack of forethought and planning.	As above
DLP425	Lynn Green	Object				Houses in Polesworth and Dordon	Strongly object to 3000 new houses in Dordon and Polesworth on the basis of 1. loss of woodland and wildlife; 2. increase in traffic and pollution; 3. effect on village life; 4. roads, schools, healthcare, community services not able to cope and 5. serious consideration of a new settlement. Born and live in Dordon all of my life. It is a village and we want to retain our village status and way of life. By building taking away fields, woodland and wildlife. Hearing bird song is a beautiful thing. Taking this and a place to dog walk away. Regularly run down Church Road and Duns Lane to either Grendon or Polesworth. This will affect my leisure time and unwind from the stresses of work. These lanes are currently quiet and cannot cope with more traffic. It will make it hazardous and more air pollution. Roads especially Long Street and A5 are a current traffic problem. Already congested. How will any investment take away from this. Want our villages to remain as villages.	Objections noted. Scale of development proposed considered appropriate to the settlements position in the strategic hierarchy. These are considered the most sustainable locations and areas with some infrastructure to support development needs. Further infrastructure will be delivered through financial contributions and highway authority investment to address any issues arising, where necessary and appropriate. Dordon and Polesworth have been identified as a large settlement formed by two adjoining settlements in numerous planning documents including the County Structure Plan since 1996.
DLP425	Lynn Green	Object				Houses in Polesworth and Dordon	Continued: Should be considering a new settlement elsewhere away from North Warwickshire because all of the investment needed to make the settlements cope. Schools, health facilities, leisure, shops and community facilities all needed. Development out of scale with our villages.	As above

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DLP426	Judith Tattersal		3,6 page 12		Infrastructure		Infrastructure is the most important part of any new development. Without the correct infrastructure the quality of life for everyone will be poorer. An example of this Amington Fields where there is a single road access and no bus service, shop or school. The original plan was to put a road out to Ashby Road which the developers have pulled out of as it is too expensive. Need to join up between the different authorities.	Issue of infrastructure noted. Further infrastructure will be delivered through financial contributions and work is ongoing to inform IDP and site proposal requirements. Board Report will address some of these issues. No change proposed.
DLP426	Judith Tattersal		LP5 / Site allocation page 84		Meaningful Gap		On the proposals map it states that the separate identities of Polesworth / Dordon and Tamworth must be maintained thus any development east and west of Robey's Lane must be small in scale. Proposals for 1100 houses is not small in scale. Trees on the mound must be retained and built in such a way that there is a clear view of them and of the Anker Valley and beyond. The 500 houses to east of Robey's Lane would be further encroachment into the Meaningful Gap. Ancient woodland and extensive wild flower meadow would be a serious risk from pollution and invasion. Cats will predate the vole population which is the food of resident owls. Increased dog walking is also likely.	Only land to the east of Robey's Lane is shown on the maps as being within the Meaningful Gap. The 500 units to east of Robey's Lane is a current planning application and not a proposed site allocation. WW1 and WCC Ecology will be consulted to advise on implications on the area.
DLP426	Judith Tattersal		LP235 / LP28		Traffic		Traffic is considerable no and building more houses will create grid lock. Until there is a return to public transport it will continue to increase. Not only issues on B500, A5 and M42 there will be issues in Alvecote and Shuttington. Narrow canal, river and railway bridges. Cottages in Alvecote are so close to the road - it will be dangerous.	Issues noted. Local Plan Strategic Transport assessment aims to address the transport infrastructure issues and impact of development in the Borough. Board Report will address some of these issues.
DLP426	Judith Tattersal				Flooding		Flood management along Shuttington Road and Polesworth Road will be important as these roads have been blocked for several days.	Issue noted. Proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of larger proposals.
DLP426	Judith Tattersal		page 59		Travel Plans		If development at Robey's Lane is approved then important that transport facilities for the village of Alvecote are considered. A poor service since 2011. It is a 45 mins journey from Tamworth	Issue noted
DLP426	Judith Tattersal		LP26		Stations		Beneficial if south bound platform and footbridge were reinstated at Polesworth Station. Link to local bus services.	Issue noted
DLP426	Judith Tattersal		LP38				Alvecote has previously missed out on gas and the water supply is still dependent on fragile pipe work. This continues with poor broadband and poor reception.	Issue noted
DLP427	Derek Tattersal				Roads		Roads are an issue. Need to get a number of people to travel on the roads to understand if developments will cause problems. This would enable testing of the roads prior to the houses being built. Houses won't be demolished once they are up. Monitor the results and if no unreasonable problems then people's fear will be groundless.	Can fully understand the sentiment of trialling the roads with a number of additional vehicles. However this is not practical but the transport modelling should provide the same information.

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DLP427	Derek Tattersall	Support			Environment		Meaningful Gap must have been hailed as very enlighten and a welcome measure when introduced. With increased population and need for more breathing space it is even more relevant than it was before. If a "meaningful gap" can become meaningless gap for administrative convenience, how long can the Green Belt last? The gap is our Green Belt regardless of its cleverly worded name.	Support for Meaningful Gap noted
DLP427	Derek Tattersall				Environment		Wildlife areas including Meadows and Ancient Woodland need to be joined up and not by roads or hard pavements. Extra pollution can degrade the environment. On the ground studies must be carried out.	Noted - linkages will be made between sites wherever possible.
DLP427	Derek Tattersall						The lengthy document stresses that all aspects are inter-related. Unrealistic to expect all aspects to be satisfied 100% but key issues of environment and infrastructure can not be traded off against anything. Environment cannot be replaced and infrastructure cannot be achieved.	Noted
DLP427	Derek Tattersall					Land off Robey's Lane	At least half of the land in phases 1 and 2 should remain open.	Noted - open spaces will be considered as part of a planning application.
DLP427	Derek Tattersall		5.5				Many gas boilers are extremely inefficient. Extractor fans suck in cold air while pumping out warm air should be outlawed. Solar PV and water heating should be standard.	Issues noted but too detailed for Local Plan.
DLP427	Derek Tattersall		5.13				Reducing impact of traffic on environment sounds good but smacks of being insincere. The current unsatisfactory situation could be made many times worse with no solution in prospect.	Comment noted
DLP427	Derek Tattersall		6				Sustainable development requires roads. Not credible to put development first and then the road.	Concern noted and will endeavour to get any highway improvements at the earliest opportunity.
DLP427	Derek Tattersall		7.1 - 7.15, 7.19				New towns must be considered. Why put this off?	Issue of new settlement considered in board report
DLP427	Derek Tattersall				HS2		HS2 will destroy innumerable building plots, wildlife, agricultural land, ancient and new woodland for no benefit. Government needs to cut its losses and scrap HS2 to free up enough money to ensure excellence in building for the next generation.	The policy behind the building of HS2 is not one that is relevant to the Local Plan.
DLP427	Derek Tattersall		1.9		SA		SA leaves the door open to carry on regardless of environmental and quality of life values in the light of increasing development pressures. Pressures are man-made, artificial and can be moved.	The SA is only one part of looking at where development will be delivered but highlights important considerations that should be taken into account.

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DLP428	Steven Iredale	Support					Strongly in support of proposals in draft plan. It is better to plan for the housing rather than having them imposed on the area. In favour of more building and in favour of substantial improvement the proposed plan will bring. Family has long history of living in Polesworth and would like to go back. Surely clear that new road urgently required especially for those travelling on Long Street Dordon. Proximity of area to some of the best road networks has enabled it to propose in a way that many former mining areas have not. Proposed school, healthcare and other facilities seem to be very sensible additions to an area both to needs of local residents as well as future generations.	Support welcomed.
DLP429	Paul Thompson	Object		LP39 and IDP			Object to number of houses in the Grendon, Polesworth and Dordon areas. Before houses are built need investment in roads and local services. A5 not improved when business and distribution centres built. Drainage and sewers need upgrading. Problems of flooding along A5 due to stopping of maintenance of drains.	Concerns noted. Proposals will be required to address flooding issues to ensure current run-off is not increased and flood storage and preventative measures will be an integral part of larger proposals.
DLP430	Julie Stansfield and Gordon Stansfield	Comment		LP39		Land south of Coleshill Road, Anasley	Trust that the allotments will not be used for housing and the current allotments can continue to be enjoyed by the community	Will look to either protect in situ or retain the same amount of allotment land in the locality
DLP431	Chris and Angela Baines	Object					Object to the overall numbers from other areas - 3790 from Birmingham, 540 from Coventry and 500 from Tamworth. The rural nature of the Borough is very important. The Borough faces development pressures from all sides. Given that the Meriden Gap will be built on it is even more important that North Warwickshire is the gap. HS2 will only benefit the cities and not logical to divert housing to NW when it is a loser of HS2 gamble. The amount of housing from Birmingham is also as much as for the indigenous population so is unbalanced and unsustainable. Birmingham boasts being the greenest city in Europe but NW is car dependent and so the only sustainable option is for Birmingham to meet its own needs.	Unfortunately the surrounding urban areas require assistance in delivering housing.
DLP431	Chris and Angela Baines	Object		LP2			Policy is not rationally being implemented to direct development to market towns. Polesworth and Dordon are two villages and two separate communities. Neither benefits from the services that would reasonably be expected in a market town. No bank, no building society, no supermarket, no proper train service and poor bus services. To supposedly house people from Birmingham who are used to such "luxuries" is unreasonable and illogical. Allocating development to Polesworth and Dordon represents an excessive rate of growth which is unsustainable in terms of environment, transport and transport.	The settlement hierarchy is within the 2006 Local Plan and the 2014 Core Strategy. It is based on sound evidence of size of settlement and the range of services and facilities. As part of the consultation process further information is being collected.
DLP431	Chris and Angela Baines	Support				PS182 - Warton	Support the Council in not allocating this site for development. However if it does come forward we would point out the following: 1. site faces on to Church Road; 2. site extends back as far as dwellings 32, 30 and 28 Church Road; 3. development boundary of Warton does not include the additional plot of land bought by each of these houses; and 4. development should face on to Church Road and not infill to the rear.	Support noted.

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DLP431	Chris and Angela Baines	Object			IDP		Have little faith that those items listed in IDP will be upheld by Inspectorate, the Secretary of State or developers. Requests do not go far enough - improvements needed on B5000 and especially the junction at the Square. This is also used by other villages where development is proposed. Fail to mention Whitehouse Road, Dordon. Also affected by increased pupil numbers. Also no mention of HS2 and its impact on A5 / M42.	The final STA is awaited and this will address in more details issues of B5000 / A5 / M42.
DLP432	Aldi		Proposals Map				Correction to housing allocation at Holly Lane to show employment land allocation	Amendment to Proposals Map required
DLP433	Client of Howkins & Harrison			LP39 / LP40		Land at south of Gilson, Coleshill	Seeking either housing or employment use on around 88 acres of land (35.6 hectares) to the west of A446 and south of Gilson Road, Gilson some of which will be affected by HS2 and other by seasonal flooding.	Site is in the Green Belt. It jumps the A446 which is a clear defensible boundary. No change
DLP434	Mr and Mrs McEvoy			LP39		Land south of Watling Street, Grendon	Would like land of around 1.5 to 2 acres at Greenacres to be considered for development. This land does not flood	This land is to the south of the A5 and so separate from the housing allocation to the north. This land may be required for future road improvements.
DLP 435	Valerie Murray			LP39		White Gables to the north of A5 adjoining proposed housing allocations	Request to include land at White Gables in the east of Polesworth and Dordon allocation	Amend site boundary
DLP 436	Mr Taylor			LP39		Transport yard to the north of A5 adjoining proposed housing allocations	Request to include land at Taylor's Yard in the east of Polesworth and Dordon allocation	Amend site boundary
DLP 437	Beverley Harlow			LP39		Woodpark Farm Cottage to the north of A5 adjoining proposed housing allocations	Request to include land at Woodpark Farm Cottage to the east of Polesworth and Dordon allocation. Or the site could potentially be used for self build or custom build coming forward separately.	Amend site boundary to include site. Access to this site would need to be through the proposed allocation.
DLP 438	Mr M Vakil			LP40		Land to the rear of Grimstock Country House Hotel fronting on to A446	Request to allocate land for employment uses. The site sits between the A446 and the Grimstock Hotel. It lies between the tyre depot to the south and a dwelling to the north which front on to the A446.	The site lies within the Green Belt and would involve development to the west of A446.