

**To: The Deputy Leader and Members of the Planning and Development Board  
Councillors Simpson, Bell, T Clews, Deakin, Dirveiks, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons, H Phillips.**

**For the information of other Members of the Council**

For general enquiries please contact the Democratic Services Team on 01827 719221 or via e-mail – [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk)

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

## **PLANNING AND DEVELOPMENT BOARD AGENDA**

**12 APRIL 2021**

The Planning and Development Board will meet on Monday 12 April 2021 at 6.30pm via Teams. An email invite will be sent to Board members and the meeting will be live streamed on the Council's YouTube channel, accessible from the home page of the Council's website or at <https://www.youtube.com/user/northwarks>

### **AGENDA**

- 1 Apologies for Absence / Members away on official Council business.**
- 2 Disclosable Pecuniary and Non-Pecuniary Interests.**

## REGISTERING TO SPEAK AT THE MEETING

PLEASE BE AWARE THAT THIS MEETING WILL BE TAKING PLACE  
REMOTELY

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk) or by telephoning 01827 719221.

Once registered to speak, an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

- 3 **Minutes of the meeting of the Board held on 16 February 2021 and 8 March 2021** – copies herewith, to be approved and signed by the Chairman.

## ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 4 **Planning Applications** - Report of the Head of Development Control  
**Summary**

Town and Country Planning Act 1990 – applications presented for determination.

- 4a **PAP/2019/0326, Priory Farm, Robeys Lane, Alvecote, B78 1AR**

Outline application for demolition of 2 no: existing dwellings and erection of up to 10 dwellings (all matters reserved).

- 4b **PAP/2021/0034, 125 Tamworth Road, Wood End, CV9 2QQ**

Rear two storey extension and front porch.

- 4c **PAP/2020/0635 and PAP/2020/0634, 65-67 Long Street, Atherstone, CV9 1AZ**

Display of fascia advertisement and listed building consent for internal and external paint of premises and for the display of non-illuminated fascia sign.

4d **PAP/2020/0342, Land Opposite Baddesley Farm, Lower House Lane, Baddesley Ensor**

Erection of stable block and exercise arena (manège). Construction of free standing access track/driveway and new fencing.

4e **PAP/2020/0621, 22 Maypole Road, Warton, B79 0HP**

Conversion of former scout hut building to two dwelling houses including demolition of 2 no: brick outbuildings.

4f **PAP/2019/0648 and PAP/2019/0683, The Coach Hotel, 150 High Street, Coleshill, B46 3BG**

Planning and Listed Building consent for Construction of single storey hotel bedroom detached annex building ancillary to the Coach Hotel, together with associated landscaping works.

4g **PAP/2020/0582 and PAP/2020/0583 – The Stables, Packington Estate, Meriden, CV7 7HF**

Applications for Planning Permission and Listed Building Consent for the conversion and extension of late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation, car park, supporting facilities and landscaping.

5 **Warwickshire Highway Design Code – Head of Development Control**

**Summary**

The County Council has published a draft highway design guide for consultation purposes and the Board is invited to forward representations to the County Council.

The Contact Officer for this report is Jeff Brown (719310).

6 **Submission of Water Orton Neighbourhood Plan for public consultation - Report of the Head of Development Control**

**Summary**

This report informs Members of the progress of the submitted Water Orton Neighbourhood Plan and seeks approval to go out for a formal

consultation in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

The Contact Officer for this report is Sue Wilson (719499).

- 7 **Tree Preservation Order – Dunn’s Lane, Dordon** – Report of the Head of Development Control

**Summary**

The report seeks agreement to confirm a Tree Preservation Order at Dunn’s Lane, Dordon.

The Contact Officer for this report is Jeff Brown (719310).

- 8 **Delivery of Strategic Housing, Draft Residential Design Guide and Draft Distinctiveness Guide for Dordon and South-East Polesworth** – Report of the Head of Development Control

**Summary**

The report brings two draft supplementary planning documents to seek members approval for consultation. The first is a refresh and update of the Residential Design Guide and the second is a Draft Distinctiveness Guide for Dordon and south-east Polesworth.

The Contact Officer for this report is Dorothy Barratt and Fiona Wallace (719250).

- 9 **Minutes of the meeting of the Local Development Framework held on 22 February 2021** – copies herewith, to be approved and signed by the Chairman.

- 10 **Exclusion of the Public and Press**

**Recommendation:**

**To consider whether, in accordance with Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

- 11 **Land at Hartshill** – Report of the Head of Development Control.

STEVE MAXEY  
Chief Executive

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

16 FEBRUARY 2021

Present: Councillor Simpson in the Chair.

Councillors Bell, T Clews, Deakin, Dirveiks, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons, H Phillips and Rose.

An apology for absence was received from Councillor Downes (Substitute Councillor Rose).

Councillors Farrell and Farrow were also in attendance.

#### 33 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared.

#### 34 **General Fund Fees and Charges 2021/2022**

The Board was asked to consider the fees and charges for 2020/21 and the proposed fees and charges for 2021/22.

##### **Resolved:**

- a That the revised budget for 2020/21 be accepted; and**
- b That the Estimates of Expenditure for 2021/22, as submitted, be included in the budget to be brought before the meeting of Executive Board on 15 February 2021.**

#### 35 **General Fund Revenues Estimates 2021/22**

The Corporate Director – Resources detailed the revised budget for 2020/21 and an estimate of expenditure for 2021/22, together with forward commitments for 2022/23, 2023/24 and 2024/25.

##### **Resolved:**

- a That the revised budgets for 2020/21 be accepted; and**
- b That the Estimates of Expenditure for 2021/22, as submitted in the report of the Corporate Director – Resources, be accepted and included in the budget to be brought before the meeting of the Executive Board on 15 February 2021.**

36 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

**Resolved:**

- a That Application No PAP/2020/0653 (Oldbury View, Castle Road, Hartshill, CV10 0SQ) be granted subject to the following conditions:**
  - 1 The Standard Three Year Condition; and**
  - 2 Standard Plan Number Condition – 2580/12A and 2580/14A.**
  
- b That Application No PAP/2020/0617 (34 Austrey Lane, No Mans Heath, B79 0PE) be approved subject to the following conditions:**
  - 1 The Standard Three Year Condition;**
  - 2 Standard Plan Number Condition – Plan Number NAB020/34AL/002/A/1 received on 3/12/20 by the Local Planning Authority; and**
  - 3 All facing and roofing materials to be used shall match the existing in size, colour and texture.**
  
- c That Application No PAP/2021/0010 (1 Westwood Crescent, Atherstone, CV9 2AX) be granted subject to the following conditions:**
  - 1 The Standard Three Year Condition;**
  - 2 Standard Plan Number Conditions – Plan Numbers NAB20/1WC/001; 002 and 003; and**
  - 3 The roofing and facing materials to be used shall match those on the existing property in colour, size and texture; and**
  - 4 That Plan Numbers L(9) 002 P3 and D1001B, as non material amendments to PAP/2019/0387 and PAP/2019/0391 dated 24/9/19 be approved.**
  
- d That Application No MIA/2021/0002 (184-206 Long Street, Atherstone, CV9 1AE) be granted subject to the conditions set out in the report of the Head of Development Control.**

**37 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April – December 2020**

The Chief Executive reports on to the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to December 2020.

**Resolved:**

**That the report be noted.**

**38 Appeal Update**

The Head of Development Control provided information to members of the Planning and Development Board on recent appeal decisions.

**Resolved:**

**That the report be noted.**

Councillor Simpson  
Chairman

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

8 March 2021

Present: Councillor Simpson in the Chair

Councillors Bell, T Clews, Deakin, Dirveiks, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons and H Phillips.

Councillors Farrow and Rose were also in attendance.

#### 39 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Dirveiks declared a non-pecuniary interest in Minute No 41 Planning Applications (Application o CON/2021/001, CON/2021/002 and CON/2021/003 - Hartshill Quarry, Nuneaton Road, Nuneaton, CV10 0RT) by reason of being member of Warwickshire County Council's Regulatory Committee and took no part in the discussion or voting thereon.

#### 40 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 7 December 2020 and 11 January 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 41 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

##### **Resolved:**

- a That, for the purposes of the upcoming planning appeal against non-determination in relation to Application No PAP/2020/0303 (Conversion of outbuilding to dwelling), the Secretary of State be informed that had the Council been the determining Authority it would have refused planning permission for the following reason:**
  - i) It has not been shown that a safe and suitable access can be provided to the site. This is because of the intensification of use of an existing sub-standard access and the consequent adverse impact on road safety. The proposal does not accord with Policy NW10(6) of the North Warwickshire Core Strategy 2014 Main Modification MM74 to that Plan and paragraphs 108(b) and 109 of the National Planning Policy Framework 2019.**

- b** That, for the purposes of the upcoming planning appeal against non-determination in relation to Application No PAP/2019/0671 (Land Opposite Village Hall, Station Road, Whitacre Heath), the Secretary of State be informed that had the Council been the determining Authority it would have refused planning permission for the following reasons:
- i)** The site is in the Green Belt. It is considered that the proposal is not appropriate development and thus substantial harm is caused. The applicant's case is not considered to clearly outweigh the cumulative harms caused so as to amount to there being the very special circumstances necessary to support the proposal. This is because there has been no robust evidence submitted to show a local proven need for affordable housing and the substantial harm caused to the openness of the Green Belt here by virtue of the size, location and setting on the site. The proposal does not therefore accord with Policy NW3 of the North Warwickshire Core Strategy 2014 and Section 13 of the National Planning Policy Framework.
  - ii)** It is not considered that the proposal would positively improve the character and appearance of Whitacre Heath. This is because of its size, location and setting. It is thus not in accord with Policy NW12 of the North Warwickshire Core Strategy 2014 and Section 12 of the National Planning Policy Framework.
  - iii)** It is not considered that the proposal would provide, conserve and enhance biodiversity; positively improve the environmental quality of the area, not damage habitats and features of nature conservation importance or ensure that there is a nett gain of bio-diversity. This is because of its location, setting and its ecological value and connections. It is thus not in accord with Policies NW12, NW13 and MW15 of the North Warwickshire Core Strategy 2014 and Section 15 of the National Planning Policy Framework.
  - iv)** It is not considered that the proposal would provide a safe and suitable access for all users because of its location and the nature and characteristics of the immediate setting. The proposal does not accord with Policy NW19(6) of the North Warwickshire Core Strategy 2014 and Section 9 of the National Planning Policy Framework.

**[Speaker: Graham Thwaites]**

- c** That Application No CON/2021/001 and CON/2021/0002 and 003 (Hartshill Quarry, Nuneaton Road, Nuneaton, CV10 0RT) be

**approved subject to the conditions set out in the report of the Head of Development Control.**

**42 Exclusion of the Public and Press**

**Resolved:**

**That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

**43 Extract from the Planning and Development Board Minutes – 7 December 2020**

Extract from the minutes of the meeting of the Planning and Development Board held on 7 December 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

Councillor Simpson  
Chairman

## **Agenda Item No 4**

### **Planning and Development Board**

**12 April 2021**

### **Planning Applications**

#### **Report of the Head of Development Control**

#### **1 Subject**

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

#### **2 Purpose of Report**

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications.

#### **3 Implications**

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

#### **4 Site Visits**

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.

4.2 Members are reminded of the “Planning Protocol for Members and Officers dealing with Planning Matters”, in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

## 5 **Availability**

5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council’s web site: [www.northwarks.gov.uk](http://www.northwarks.gov.uk).

5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 10 May 2021 at 6.30pm via Teams.

## 6 **Public Speaking**

6.1 Information relating to public speaking at Planning and Development Board meetings can be found at:  
[https://www.northwarks.gov.uk/info/20117/meetings\\_and\\_minutes/1275/speaking\\_and\\_questions\\_at\\_meetings/3](https://www.northwarks.gov.uk/info/20117/meetings_and_minutes/1275/speaking_and_questions_at_meetings/3).

## Planning Applications – Index

Item No	Application No	Page No	Description	General / Significant
4/a	PAP/2019/0326	1	<b>Priory Farm, Robeys Lane, Alvecote, B78 1AR</b>  Outline application for demolition of 2 no: existing dwellings and erection of up to 10 dwellings (all matters reserved)	General
4/b	PAP/2021/0034	11	<b>125 Tamworth road, Wood End</b>  Rear two storey extension and front porch	General
4/c	PAP/2020/0635 and PAP/2020/0634	14	<b>65-67, Long Street, Atherstone, CV9 1AZ</b>  a) Display of fascia advertisement  b) Listed Building Consent for internal and external paint of premises and for the display of non-illuminated fascia sign	General
4/d	PAP/2020/0342	23	<b>Land Opposite Baddesley Farm, Lower House Lane, Baddesley Ensor</b>  Erection of stable block and exercise arena (manège). Construction of free standing access track/driveway and new fencing	General
4/e	PAP/2020/0621	35	<b>22 Maypole Road, Warton, B79 0HP</b>  Conversion of former scout hut building to two dwelling houses including demolition of 2 no: brick outbuildings	General
4/f	PAP/2019/0648 and PAP2019/0683	48	<b>The Coach Hotel, 150 High Street, Coleshill</b>  Planning and Listed Building Consent for construction of single storey hotel bedroom detached annex building ancillary to the Coach Hotel together with associated landscaping works.	

4/g	PAP/2020/0582 and PAP/2020/0583	71	<b>The Stables, Packington Estate, Meriden, CV7 7HF</b>  Applications for Planning Permission and Listed Building Consent for the conversion and extension of late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation, car park, supporting facilities and landscaping.	

## **General Development Applications**

**(4/a) Application No: PAP/2019/0326**

**Priory Farm, Robeys Lane, Alvecote, B78 1AR**

**Outline application for demolition of 2 no: existing dwellings and erection of up to 10 dwellings (all matters reserved), for**

**Mr C Scott**

### **Introduction**

Priory Farm is no longer a farm and now comprises a small area of land immediately to the west of Robey's Lane about 100 metres north of its junction with the B5000.

Immediately to the west are the Daytona Karting track and the built-up area of Tamworth, whereas there is open countryside around the other boundaries. There is a strong tree and hedgerow boundary around the site and there are trees either side of a central access drive to the current two houses on the site from the lane.

The site's general location is attached at Appendix A

### **The Proposals**

This is an outline application for the complete residential redevelopment of the site with up to nine houses. No details are submitted but an illustrative layout suggests a cul-de-sac with a new access off Robey's Lane. Several of the main boundary hedgerows and trees as well as some along the existing central access drive would remain.

The application is accompanied by several documents.

An ecology report concludes that the site has low to medium ecological value but with potential for bird nesting and it includes habitats noted to support badgers, mammals and amphibians. Mitigation measures will be needed. Bats were noted and there is a potential for roosting here. Mitigation measures will thus be necessary.

A tree survey reports that there are several trees on site and in the site boundaries that are of value.

The drainage strategy recommends that the site is capable of accommodating a surface water sustainable drainage system. Foul water may require pumping to Stoneydelph Lane or via a private treatment works.

The Transport Appraisal confirms that a new access is required in order to improve visibility and to retain substantial road-side trees. It also confirms that the proposed new access would be able to be achieved even with any re-alignment in Robey's Lane consequent to a permission of outstanding major planning application for residential development around the site.

During the course of the application a particular issue to do with potential noise impacts from the adjacent karting track was explored. The Noise Assessment Report originally submitted with the application had thus to be updated. This has resulted in an amended illustrative layout together with noise mitigation measures including a three metre noise barrier along the common north western boundary with the Kart track; reorientation and the setting back of the houses closest to that boundary and acoustic glazing and ventilation measures to be conditioned.

This latest amendment is at Appendix B and if an outline planning permission is granted, it would be conditioned within that permission.

## **Background**

The site is included within a substantial housing allocation in the Regulation 19 Submitted North Warwickshire Local Plan of 2018. This is known a site H13 for 1270 units.

There is an outstanding planning application for the residential development of all of the surrounding land. This has the reference PAP/2018/0755 and is for 1450 houses.

The Karting track to the west is lawful and is the subject of conditions limiting hours of use; the types of vehicle used and the number of karts to be used.

## **Representations**

The operators of the Kart track have raised concerns in respect of the potential for an increased number of complaints being lodged from new residents citing that there has been a history of noise issues with their operations.

Two objections have been received from local residents concerned about noise impacts on future occupiers, because the site is in the Meaningful Gap and the impact on local services.

## **Consultations**

Warwickshire County Council as Highway Authority – Following the receipt of an amended plan there is no objection subject to conditions.

Warwickshire Fire Services Authority – No objection subject to its standard condition

Warwickshire County Council Ecology – There will be a loss of bio-diversity as a consequence of the development and thus a contribution for off-setting is required.

Environmental Health Officer – Following concerns expressed about the impact of the karting track causing noise nuisance, an amended illustrative plan has been submitted. There is no objection to the amended plan.

NWBC (Waste and Refuse) - No objection in principle subject to conditions to be incorporated into the detailed layout

NWBC (Opens Space and Recreation) – Provision of an on-site play area is required plus contributions for off-site play and youth provision.

Tamworth Borough Council – Affordable Housing should be provided on site with nomination rights for the Council

### **Draft Section 106 Heads of Terms**

Bio-diversity Off-setting - £ 59,746

Open Space and Recreation – A total of £31,377 divided for £5,736 for off-site play provision; £6883 for off-site youth provision and £4009 for parks and gardens together with £16,749 for maintenance.

### **Development Plan**

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW6 (Affordable Housing Provision), NW10 (Quality of Development), NW13 (Natural Environment) and NW19 (Polesworth and Dordon)

### **Other Material Planning Considerations**

The National Planning Policy Framework – (the NPPF”)

The Submitted Local Plan 2018 - LP1 (Sustainable Development); LP2 (settlement Hierarchy), LP5 (Meaningful Gap), LP9 (Affordable Housing Provision), LP16 (Natural Environment), LP31( Development Considerations), LP39 (Housing Allocations) and H13 (Land West of Robey’s Lane adjacent Tamworth)

Proposed Modifications to the Submitted Plan – MM21 (in respect of LP1); MM24 (in respect of LP2), MM28 (in respect of LP3), MM31 (in respect of LP5), MM50 (in respect of LP9), MM61 (in respect of lp16), MM74 (in respect of LP31), MM87 (in respect of LP39) and MM106 (in respect of H13)

### **Observations**

#### **a) Introduction**

The application is to be determined against the policies of the Development Plan. The Core Strategy is one part of that Plan and it is currently under review. The Council Submitted its draft Plan to the Secretary of State in March 2018. It has also published its proposed Main Modifications to the policies in that submission, just before the date of this Board meeting. The period of consultation on these proposed Modifications ends a couple of days after the date of this meeting. The Modifications carry greater weight than the policies in the Submitted Plan, as they follow on from the Examination in Public into that Submitted Plan. They do not however carry full weight as they are still the subject of consultation. They may however amount to a change in the planning considerations affecting a proposal, should they be materially different to the policies in the Core Strategy. Where there have been no representations or proposed modifications, these policies may now carry significant weight. The weight to be given to the relevant policies in respect of the current application will be dealt with in this report.

The application site lies outside of any defined settlement boundary in the Development Plan. In these circumstances Policy NW2 of the Core Strategy says that new development should only be permitted when it is required for agriculture, forestry or other uses requiring a rural location or is for local affordable housing adjacent to a village. The proposal does not fall into these categories. Moreover, Policy NW19 says that any development west of Polesworth/Dordon as here, should retain the separate identities of Polesworth, Dordon and Tamworth by maintaining a meaningful gap between them. The proposal would therefore not accord with the Development Plan in principle.

However, there are now new material planning considerations which have to be balanced against this position. This is because the site, as well as all of the surrounding land over a very wide and substantial area is allocated for residential development – known as H13 for 1270 houses – in the Submitted Local Plan. The whole of this allocation is located between Tamworth, Polesworth and Dordon and thus is removed from the Gap the subject of Policy NW19. The Proposed Modifications MM87 and 106 do not affect the proposed allocation and Proposed Modification 31 confirms that the application site would not be located in the Gap. In these circumstances, it is considered that the Proposed Modifications are a changed material planning consideration of significant weight. They are sufficient to outweigh the conclusion reached above in respect of Policy NW2.

It is now necessary to see whether there are any harms likely to be caused that would significantly and demonstrably outweigh this conclusion.

#### **b) Other Harms**

In looking at other harms that might arise, then the County Council as Highway Authority has raised no objection. Drainage details can be conditioned. Harm arising from the loss of bio-diversity can be compensated through the bio-diversity offsetting scheme. Given the established residential estates to the south and the presence of the built-up area of Tamworth to the west and north, it is not considered that there would be any material harm on the overall character of the landscape here. There will be loss of some trees, but the site is large enough to accommodate retention of the significant line of trees along the southern boundary; the retention of the hedgerows along the northern boundary, trees along the Robey's Lane frontage where access works are not required and certainly more than vestiges of the central avenue.

Overall therefore, it is considered that there is no material adverse impact arising, particularly as additional planting can be conditioned to be provided at the frontage. It is finally considered that the site itself is large enough to accommodate up to nine dwellings, without harm to residential amenity for the occupiers of those new houses.

Affordable housing provision is not required on the site as it is below the threshold set out in the appropriate policies.

The main potential harm is likely to be the impact of any noise arising from the karting track on the residential amenity of the proposed occupants. However there also does need to be consideration of the introduction of new housing on the operations of the karting track itself. This is a material consideration as it is referred to in paragraph 182 of the NPPF.

It is first proposed to look at the possible impact of any noise on the residential amenity of future occupiers of the houses. The Environmental Health Officer raised a number of concerns when the application was originally submitted. This resulted in a series of meetings and updated reports resulting in the submission of an amended illustrative layout. This shows that the proposed properties being set back from the actual racing track by some 60 metres; the re-orientation of the buildings facing that boundary such that they face that boundary with their rear gardens behind those buildings, a three metre acoustic fence along the common boundary with additional planting and acoustic glazing and ventilation to the front elevation. As a consequence the Environmental Health Officer has removed his original concerns and the Board is advised that in the terms of Policy NW10 of the Core Strategy the proposal would now “avoid and address unacceptable impacts upon neighbouring amenities through - amongst other things - noise”. Similarly, it would accord with paragraph 180 of the NPPF, in that there is avoidance of noise giving rise to significant adverse impacts on health and the quality of life. Proposed Modification MM74 would not alter this conclusion.

Turning to the other “side” of the noise issue, paragraph 182 of the NPPF says that:

“Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or “agent of change”) should be required to provide suitable mitigation before the development has been completed”.

Members will be aware of the karting track and its planning history where the Council ensured that proportionate restrictions have been placed on its use. There was a very recent variation to the operations here – PAP/2019/0157 – which extended hours but restricted the type of kart running during those hours. The kart operators have expressed concerns because of the potential for an increase in the number of complaints that might be submitted and that as a consequence, further restrictions might be placed on their operations.

In making a planning assessment of this case in respect of paragraph 182, attention is drawn to two factors – existing businesses should not have “unreasonable restrictions” placed on them and the agent of change should be required to provide “suitable mitigation”.

In terms of the second of these, then it can be seen from above that the proposal has been amended in order to provide such “suitable mitigation” and that those measures are supported by the Environmental Health Officer. These measures have properly taken account of the present lawful operating conditions of the karting track including the latest variation. In this respect they are proportionate.

In respect of the first then the existing business is already the subject of a number of very precise operating conditions through the grant of planning permissions. Those conditions were imposed in order to reduce the likelihood of adverse noise emissions and the permissions granted have been in the knowledge that there was existing private residential accommodation to the south-west of the track - the houses on the application site. The conditions have not been the subject of appeal by the operator and they have neither been the subject of the issue of Breach of Conditions Notices or action under the Environmental Protection Act. Whilst any new occupier should be aware of the kart track when acquiring a house if a planning permission is granted, that would not stop complaints being made. These would need investigation, but they would not be likely to introduce new or different subject matter to investigate. The issue is thus to assess what the likelihood is of unreasonable restrictions being placed on the track operator as a direct consequence of this new development if permitted. It is considered that this is unlikely given the range and content of the established operating conditions already in place for the track and the inclusion of mitigation measures that would be built in to any permission, which have been designed in full recognition of the operating environment of the track and the content of paragraph 182.

As a matter of planning judgement and from the evidence above it is considered that the objection from the operator in respect of the para 182 issue should carry limited weight.

### **c) Conclusion**

On the understanding that there is no significant or demonstrable harm that could arise from this development, the determination of the application rests on the weights to be given to the respective planning policy positions outlined at the commencement of this section. As recorded above it is considered that there has been a significant change in circumstance here to warrant there being support for the proposal.

### **Recommendation**

That subject to the completion of a Section 106 Agreement as set out in this report and there being no objections to the Proposed Modifications MM87 and 106, an outline planning permission be granted subject to the following conditions.

1. Standard outline condition – all matters reserved
2. Standard outline condition
3. Standard outline condition – the Location plan numbered 1535/90

### **Defining Conditions**

4. For the avoidance of doubt the permission is for the erection of no more than nine dwellings.

Reason:

In the interests of the visual amenities of the area and of highway safety

5. In respect of the reserved matters to be submitted under condition 1 above, the layout and landscaping detail shall generally be in accord with plan number 1535/110B. The reserved matters shall also include full details and specifications of the acoustic screening as identified on this plan; details for the provision of waste and refuse collection as well as the provision of vehicle electric charging points. The access reserved matters shall generally be in accordance with the plan numbered 210212/02C with a visibility splay to the north of 51 metres and to the south of 54 metres.

Reason

In the interests of the visual amenities of the area, to reduce the risk of noise pollution and in the interests of highway safety.

### **Pre-Commencement Conditions**

6. The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site has first been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be implemented on site.

Reason

In the interests of public safety

### **Pre-Occupation Conditions**

7. The development hereby permitted shall not be occupied for residential purposes until the scheme approved under condition (6) above has been fully implemented to the written satisfaction of the Local Planning Authority.

Reason

In the interests of public safety

8. The development hereby permitted shall not be occupied for residential purposes until a footway has been provided in full in general accordance with the drawing 210212/02C with the necessary dropped kerb crossing points between the site and the footway on the southern side of the B5000 to the written satisfaction of the Local Planning Authority.

Reason

In the interests of highway safety.

**Notes:**

1. The Local Planning Authority has met the requirements of the NPPF in this case by resolving technical and planning policy matters such as to lead to a positive outcome.
2. Attention is drawn to Sections 59, 149, 151, 163 and 184 of the Highways Act 1980; the Traffic Management Act 2004, the New Roads and Street Works Act 1991 and all relevant Codes of Practice.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

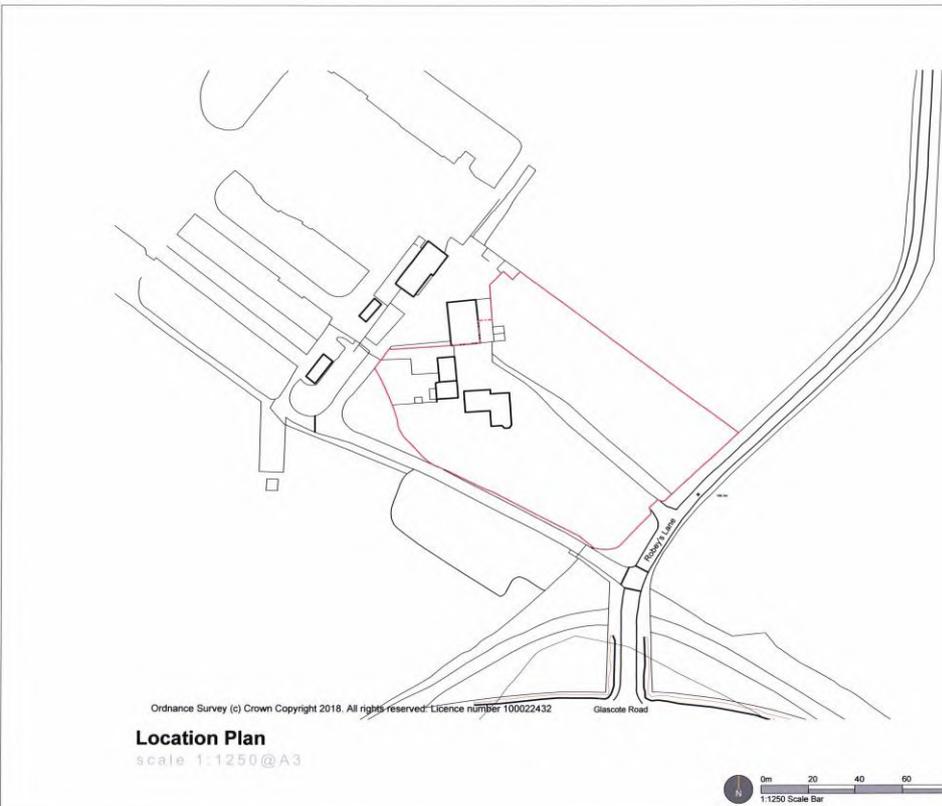
Planning Application No: PAP/2019/0326

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	25/7/19
2	Resident	Objection	25/7/19
3	Resident	Objection	5/1/21
4	WCC Rights of Way	Consultation	26/9/19
5	Warwickshire Fire and Rescue	Consultation	9/7/19
6	WCC Highways	Consultation	10/7/19
7	WCC Highways	Consultation	16/9/17
8	NWVC Waste and Transport	Consultation	11/7/19
9	Tamworth Borough council	Consultation	15/7/19
10	WCC Ecology	Consultation	26/7/19
11	NWBC L & CD	Consultation	1/8/19
12	Daytona Motorsport	Objection	22/7/19
13	NWBC EHO	Consultation	12/2/20

*Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.*

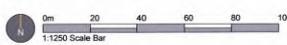
*A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.*

PAP/2019/0326



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**Location Plan**  
scale 1:1250 @ A3



NORTH WARWICKSHIRE  
BOROUGH COUNCIL  
**RECEIVED**  
**07/06/2019**  
PLANNING & DEVELOPMENT  
DIVISION

Rev. Date	Note
-	-
Client: Mr C Scott Project: Proposed Houses, Priory Farm, Polesworth Drawing title: Location Plan Drawing number: 1535-90 Date of first issue: 06-07-18 Scale / Paper size: 1:1250 / A3 Revision: CC / SW Drawn by / checked by: CC / SW	



**Key**

- denotes existing tree to be retained
- denotes RPA to existing tree to be retained
- Reference numbers refer to BB Trees Ltd Pre-Development Tree Survey
- denotes proposed new tree planting to this area
- denotes proposed acoustic screening as per Environmental Noise Survey included with application

**ILLUSTRATIVE SITE PLAN**  
1:500 @ A3



Rev. Date	Note
-	-
Status: PLANNING 	
Client: Mr C Scott Project: PROPOSED HOUSES, PRIORY FARM Polesworth Drawing title: ILLUSTRATIVE SITE PLAN Drawing number: 1535-110 Date of first issue: APRIL 2019 Scale / Paper size: 1:500 / A3 Revision: EB / CC Drawn by / checked by: EB / CC	

## **General Development Applications**

**(4/b) Application No: PAP/2021/0034**

**125, Tamworth Road, Wood End, CV9 2QQ**

**Rear two storey extension and front porch, for**

**Mr M Rubensaat**

### **Introduction**

This application is reported to the Board as a determination of refusal in this case may lead to enforcement action.

### **The Site**

The application property is the left-hand side of a pair of semi-detached cottages within a residential frontage of on the north side on Tamworth Road. There is open land to the rear and houses on the opposite side of the road. There is residential property to the west but this is some distance from the application property. Appendix A illustrates the site

### **The Proposals**

These are two-fold. Firstly, it is proposed to add a central enclosed porch to the front elevation and secondly a two-storey pitched roof rear extension. This would extend no further than the existing rear elevation. Two new windows would be added to the side elevation - one for an en-suite and the second within the proposed lounge. The proposals are set out in Appendix B

### **Representations**

An objection has been received from a local resident on the grounds that the proposed works started and have in fact continued throughout the application period such that they are now almost complete.

### **Development Plan**

The Core Strategy 2014 – NW10 (Development Considerations)

### **Other Material Planning Considerations**

The National Planning Policy Framework – (the “NPPF”)

The Submitted Local Plan 2018 – LP31 (Development Considerations)

The Proposed Main Modifications to the Submitted Plan 2021 – MM74

## **Observations**

Members are reminded that works commenced in advance of the receipt of a planning permission are not illegal. The applicant in this case has been advised that his start and continuation of work here is unauthorised and that in the event of a refusal of planning permission he runs the risk of enforcement action. This application should therefore be treated as a retrospective application and Members are reminded that its determination rests on its planning merits alone. The commencement of work is not a reason for refusal

In looking at the proposal then there is no objection to the front porch. It matches the appearance of the cottage and removes the existing front door which is out of character. There is no objection either to the rear extension. It has been designed so as to be in-keeping with the host building and does not dominate that structure. It also conveniently fits into the existing rear elevation without detriment to the other half of the pair of semi-detached properties. It is sufficiently distant to the nearest property to the west not to over-dominate or lead to the loss of light. The two new side windows are small, but a condition could be added to ensure that they are obscurely glazed.

Work has commenced but there is no evidence that this differs from that shown on the proposed plans and the materials that have been used are appropriate.

It is this considered that the proposals can be supported.

## **Recommendation**

That planning permission be granted subject to the following conditions:

1. Standard plan numbers – TRW/01/02
2. The two windows in the western side elevation shall be obscurely glazed and maintained in this condition at all times.

Reason

In the interests of protecting residential amenity

## **Notes:**

1. The Local Planning Authority has met the requirements of the NPPF in this case through engagement with the applicant and the local residents.

APPENDIX A

PAP2021/0034

EXISTING PLANS/ELEVATIONS:



APPENDIX B.

PAP2021/0034

PROPOSED PLANS/ELEVATIONS:



## **General Development Applications**

**(4/c) Application Nos: PAP/2020/0635 and PAP/2020/0634**

**65-67, Long Street, Atherstone, CV9 1AZ**

- a) Display of fascia advertisement and**
- b) Listed Building Consent for internal and external paint of premises and for the display of non-illuminated fascia sign**

**Both for Mr Christopher Smith**

### **Introduction**

These applications are referred to the Board at the request of a local Member concerned about the impacts on the heritage assets of the area

### **The Site**

These premises are within the southern side of the Long Street retail frontage towards the centre of the town, backing onto the bus station. It comprises a retail element at ground level with residential above.

It is a Grade 2 Listed Building within the town's Conservation Area.

Appendix A illustrates the location.

Appendix B is a copy of the List description.

### **The Proposals**

The application for Advertisement Consent involves a new fascia set within the bounds of the existing arrangements. This would have a black background with individually applied, mauve and cerise non-illuminated letters advertising the shop's name and contacts. This is illustrated at Appendix B and a coloured version will be displayed at the meeting.

As the property is a Listed Building, a Listed Building Consent is also needed for this fascia. However, as it is also proposed to repaint the whole of the shop front from green to black with cerise highlights, the Listed Building application also includes this measure. The highlights pick out the vertical fenestration divides as well as the high-level horizontal ones. This is again shown on Appendix C, but the coloured version will be displayed at the meeting.

The painting of the shop front has already been completed and thus this part of the proposal should be treated as being retrospective.

## **Representations**

Atherstone Town Council express concern about the number of changes being made to premises along Long Street in advance of the appropriate permissions and that many of these changes are not in keeping with the heritage character of the town centre.

## **Consultations**

Heritage Officer – No objection

## **Development Plan**

The Core Strategy 2014 – NW10 (Development Considerations) and NW14 (Historic Environment)

Saved Policies of the 2006 Local Plan – ENV12 (Urban Design); ENV15 (Heritage Conservation) and ENV16 (Listed Buildings)

## **Other Material Planning Considerations**

The National Planning Policy Framework

The Submitted Regulation 19 Local Plan 2018 – LP15 (Historic Environment); LP31 (Development Considerations) and LP33 (Shop Fronts)

Proposed Main Modifications to the Submitted Plan – MM60 (in respect of LP15); MM74 in respect of LP31) and MM76 (in respect of LP33)

Design Guide for Shopfronts 2003 – SPD

Outdoor Advertisements and Signs 2007 – SPD

## **Observations**

The remit of the Council in determining applications for Advertisement Consent is limited to matters to do with highway safety and public amenity. There is no highway objection here as the sign is non-illuminated and within a frontage of similar displays. There is neither a visual amenity issue as the applications of individual letter on a coloured background is the preferred method for fascia signage in the town. The other aspect of the public amenity matter is the heritage aspect of that issue.

This site is a Listed Building within a Conservation Area.

The Council has a statutory duty to give special attention to the desirability of preserving or enhancing the character and appearance of its Conservation Areas. In order to make such an assessment the Board should understand the significance of the Area in heritage terms and the consider whether the proposal would adversely harm that significance. Here the significance of the Atherstone Conservation Area is that covers an extensive area of the town centre, displaying the towns architectural and historic evolution through many time periods whilst retaining substantial areas of their contemporaneous external characteristics both in design and use. This particular part of

the Area is characterised by its three storey frontages reflecting the residential townhouses of the 18<sup>th</sup> Century and early 19<sup>th</sup> Century, but which are now converted to commercial uses at the ground floor. These frontages reflect Victorian and Edwardian characteristics.

The proposed fascia sign at numbers 65/67 would not harm the significance of the overall appearance or character of this part of the Conservation Area. This is because the appropriate materials and design are to be used and the scale is in proportion to the frontage shop front. The black background is a feature in the street and the proposed colouring of the lettering is muted. It is considered that the signage would preserve the character and appearance of this part of the Conservation Area and thus cause no harm. It is also considered that it would accord with the Council's SPD on advertisements.

The Council is also under a statutory duty to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest it possesses. Although the property dates from the mid-18<sup>th</sup> Century the present shop is far more recent. The significance of the asset is that it retains the overall architectural and historic characteristics of the 18<sup>th</sup> Century with more recent and appropriate alterations being of group value too within a frontage of similar appearance. It is not considered that the proposed signage affects its setting given the conclusion above in respect of its impact on the Conservation Area. The black shop frontage is neither at issue here as that is in-keeping with the overall character of the Area and appropriate to the architectural appearance of the Listed Building. The issue here is the cerise highlighting along the shop window mullions and transoms. It is not considered that this materially harms the architectural or historic characteristics of the building for the following reasons. The cerise colour does not dominate the shop front. It is in proportion and highlights the main structural elements of the fenestration. The colour is also muted and the change proposed is not irreversible. It is agreed that the usual generic colours for Victorian and Edwardian shop fronts are dark in nature and thus the approach taken here is not in line with this general overview. However, the issue is to assess how harmful it actually is to the significance of the listed building. In this case it is considered that whilst the proposed colouring may well not preserve the Listed Building, it causes less than substantial harm to it. This same conclusion would apply to the level of harm caused to the significance of the Conservation Area. The significance here is to do with the group value of the building's frontage within the Area as a whole. It would not preserve the character or appearance of the Area, but it could be argued that it does enhance it by adding some individuality and because of the existing variety of colours throughout the Area. Nevertheless, it is acknowledged that this suggestion is not accepted by all. Overall, therefore it is considered that less than substantial harm would be caused to the Conservation Area. Even so the NPPF says that in these circumstances great weight still has to be given to this conclusion and that if the proposal is to be supported, this harm should be outweighed by any public benefits that might arise.

In the final planning balance therefore, it is considered that the proposed fascia sign can be supported both as an Advert application and as part of the Listed Building application. In respect of the proposed external paintwork it is considered that it gives rise to less than substantial heritage harm to both the Listed Building and the Conservation Area. There are public benefits on the other side of the final balance. These are the need to continue the encouragement and promotion of trade within the

town given the current pressures on the retail industry and thus to retain the viability and vitality of the town centre. That can be assisted by supporting and encouraging individual approaches from different traders and how they promote or brand their business. These matters are considered to carry weight and given that the proposals here are within the general parameters of what is acceptable in the town, it is considered that the proposal can be supported.

In respect of the comments received from the Town Council then a meeting has taken place with its representatives; officers have visited many of the other premises which the Town Council has asked to be looked at and an advice note is to be circulated to several traders.

## Recommendations

a) That in respect of PAP/2020/0635, Advertisement Consent is **GRANTED** subject to the following conditions.

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

### REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the site location plan and block plan, received by the Local Planning Authority on 26 November 2020; and the document number 2340, received by the Local Planning Authority on 19 January 2021.

### REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

### REASON

To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4. No projecting sign is proposed as part of this application. No advertisement shall be sited or displayed so as to endanger persons using any highway, or to obscure, or hinder the ready interpretation of, any traffic sign, or to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

### REASON

To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 2007, and in the interest of safety and security.

5. No internal or external illumination of the fascia signage is permitted by this approval. Any form of illumination will require the written consent of the Local Planning Authority by way of a further application for Advertisement Consent and Listed Building Consent.

#### REASON

To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 2007; and in the interest of protecting the character of the Listed Building and the Conservation Area.

#### Notes

1. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health. If works are required outside of these hours to enable the full or partial closure of the footway or highway during construction, please notify nearby residential properties at least 7 days in advance of the commencement, and liaise with Environmental Health and the Warwickshire County Council Highway Authority.
2. Any scaffolding or works to be carried out within the limits of the public highway. Before commencing such works the applicant must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team. This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant. The Area Team at Coleshill may be contacted by telephone: (01926) 412515.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP.

3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the

requirement set out in paragraph 38 of the National Planning Policy Framework.

b) That in respect of PAP/2020/0634, Listed Building Consent be **GRANTED** subject to the following conditions:

1. Standard three year condition
2. Standard plan numbers condition –

### Notes

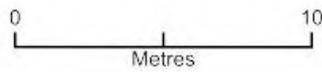
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3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

The location Plan

PAP/2020/0634



Plan Produced for: Christopher Smith  
Date Produced: 25 Nov 2020  
Plan Reference Number: TQRQM20330174727937  
Scale: 1:200 @ A4



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SP3097  
9/51  
17/08/79

ATHERSTONE

LONG STREET  
(South-west side)  
Nos.45 and 47

II

House, now shops. Dated 1827, with C19 alterations and additions to rear. Flemish bond brick with moulded rendered cornice. Plain-tile roof; brick end stacks. L-plan, with lean-to and wing to rear of No.47. Three storeys; 3-window range. Central half-glazed door has overlight with latticed glazing and moulded wood doorcase of reeded pilasters and cornice. Large mid/late C19 shop front to left has glazed doors, reeded pilasters and cornice with brackets. Late C19 canted bay above has 4-pane sash. Mid C19 shop window to right has moulded wood pilasters and entablature. First and lower second floors have plate glass sashes; rusticated rendered flat arches have moulded keyblocks. Interior not inspected.

SP3097  
9/52  
25/03/68

ATHERSTONE

LONG STREET  
(South-west side)  
No.67

GV

II

Shop. Mid C18; late C20 ground floor. Colourwashed brick, with moulded modillion cornice. Late C20 concrete tile roof. Double-depth plan. 3 storeys; 2-window range. Late C20 shop front. Upper floors have late C20 top-hung windows with moulded rendered sills and rendered lintels with fluted keyblocks. Interiors not inspected.

SP3097  
9/53

ATHERSTONE

LONG STREET  
(South-west side)  
No.69

GV

II

Shop and dwelling. Early C19. Whitewashed brick with dentil cornice. Old plain-tile roof; brick end stacks. L-plan with wing on right to rear. 2 storeys; 2-window range. Late C19 shop front has central 4-panelled door with overlight. Shop windows of 2 large opening cross-glazed lights. Moulded wood pilasters with consoles and entablature. 4-panelled door to right has rendered ogee lintel. First floor has 16-pane sashes; rusticated rendered flat arches with keyblocks. Interior not inspected.

APPENDIX C



PAP/2020/0634

NORTH WARWICKSHIRE  
BOROUGH COUNCIL  
**RECEIVED**  
19/01/2021  
PLANNING & DEVELOPMENT  
DIVISION

Flowers By Chris	Confirmed:
REF2340	
External Signage	Ver: B
19/01/21	Drawn by: AN



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## General Development Applications

(4/d) Application No: PAP/2020/0342

Land Opposite Baddesley Farm, Lower House Lane, Baddesley Ensor,

Erection of stable block and exercise arena (manège). Construction of free standing access track/driveway and new fencing, for

Mrs Pamela Dickinson

### Introduction

This application is reported to the Board at the request of the two local ward members who are concerned about local impacts.

### The Site

The application site comprises 4ha (10 acres) of undeveloped agricultural fields demarcated by hedgerows and field trees, denoted as fields A, B and C below, situated along Lower House Lane, approximately 0.9km east of Wood End.

The site and its surroundings have a distinct rural character save for the extensive Birch Coppice Business Park to the north which punctuates the landscape, and a scattering of nearby dwellings - Rough Copes Lodge borders Field A to the north with Stone Cottage and Baddesley Farmhouse located to the east and south of Field C respectively. The fields slope gently on a south-north axis, falling from approximately 5 metres from the roadside to the rear of Site B. Two public footpaths cross the site – the AE59 and AE60.



Aerial image of application site



Application site in relation to the two public footpaths

## The Proposal

Planning permission is sought for the following:

- Change of use of 10ha of agricultural land for use as horse grazed pasture
- Construction of a 16.8m by 12.1m, 3.5m high U-shaped stable block
- Construction of a 60m by 20m manège with drainage and a sand/fibre surface
- Formation of access onto Lower House Lane
- Formation of freestanding access driveway and parking area
- Erection of post and rail fencing
- Installation of CCTV and low energy LED lighting on the stable block

This application has been revised substantially since its initial submission. In order to address concerns raised by the highway's authority, the proposed built development has moved from field C to field A. The facilities have been reduced in size and the stabling use would be restricted to a private use and horse breeding only, with a limit of six stables.

The plans are provided at Appendix A.

## Background

Planning permission was refused in 2015 (PAP/2015/0614) for the provision of a 4MW solar farm off Lower House Lane which incorporated 'Field C'.

## **Development Plan**

The Core Strategy 2014 - NW1 (Sustainable Development); NW2 (Settlement Hierarchy); NW10 (Development Considerations); NW12 (Quality of Development); NW13 (Natural Environment); NW14 (Historic Environment) and NW15 (Nature Conservation)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV12 (Urban Design); ENV13 (Building Design); ENV14 (Access Design); TPT1 (Transport Considerations in New Development) and TPT3 (Access and Sustainable Travel and Transport)

## **Other Relevant Material Considerations**

National Planning Policy Framework 2019 (NPPF)

Planning Practice Guidance (PPG)

The Submitted Regulation 19 Local Plan 2018 – LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP13 (Rural Employment); LP14 (Landscape); LP15 (Historic Environment), LP16 (Natural Environment), LP31 (Development Considerations), LP32 (Built Form) and LP34 (New Agricultural and Equestrian Buildings)

Proposed Main Modifications to the Regulation 19 Local Plan 2021 – MM21 (in respect of Policy LP1); MM24 (in respect of LP2), MM59 (in respect of LP14); MM60 (in respect of LP15), MM74 (in respect of LP16), MM75 (in respect of LP32) and MM79 (in respect of LP34)

## **Consultations**

Warwickshire County Council (Highways) - No Objection, subject to conditions

Warwickshire County Council (Rights of Way) - No Objection

North Warwickshire Environmental Health – No Objection, subject to conditions

## **Representations**

Objections have been received from three properties through multiple letters. The concerns are detailed below:

- Latest application doesn't address highway safety issues previously raised – access and egress will pose a serious risk of collision
- Environmental implications for Copes Rough Lodge
- Setting of nearby listed buildings will be compromised
- Hardstanding will cause drainage and contamination risks
- Hedgerow removal
- Access too steep
- Pollution, smell and vermin arising from stables
- Light pollution to nearby properties

- Security risk to Rough Copes Lodge
- Coverup for large scale operation
- No provision for surface water drainage
- Use of site is retrospective, forcing the council's hand
- Vehicle movements to and from the site will impact on highway safety
- Size of stables is unacceptable

In addition to the above, two letters have been received which voice support for the application.

## **Observations**

### **a) Principle of Development**

Core Strategy policy NW1 effectively mirrors section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with development plan policies unless material considerations indicate otherwise.

Core Strategy Policy NW2 (Settlement Hierarchy) identifies a settlement hierarchy for the Borough through which new development is to be directed, proportionate to the level of services and facilities that each settlement possesses. The site falls outside of the settlements named in the hierarchy, described as Category 5 in NW2. In Category 5 locations development is to be limited to that necessary for agriculture, forestry or other uses that require a rural location alongside affordable housing meeting a proven local need. As an equestrian use, the development can be considered to require a rural location.

Although there is no specific reference to equestrian uses in the NPPF, paragraph 83(b) states that planning policies and decisions should enable the “development and diversification of agricultural and other land-based rural businesses”. As a diversification of an agriculture site, the development also draws support from paragraph 83(b).

Furthermore, emerging policy LP34 supports new equestrian buildings and structures subject to necessity in scale, construction and design for the efficient and viable long-term operation of that holding, provided that there are no other existing buildings and the visual and amenity impacts of the development are deemed acceptable.

Drawing together the above, the development can be supported in principle.

### **b) Landscape and Design**

Core Strategy policy NW13 (Natural Environment) requires development to protect and enhance the “quality, character, diversity and local distinctiveness of the natural environment”. Such wording is echoed within emerging local plan policy LP14 (Landscape) which states that within landscape character areas proposals should “conserve, enhance and where appropriate, restore landscape character”.

Saved policy ENV12 (Urban Design) requires new development to harmonise with the prevailing characteristics of the immediate and wider surroundings while respecting existing natural features. Core Strategy Policy NW12 (Quality of Development) seeks for proposals to demonstrate a high quality of sustainable design that positively improves the character, appearance and environmental quality of a settlement.

The site lies within the “Tamworth–Urban Fringe Uplands” landscape character area as defined by the 2010 North Warwickshire Landscape Character Assessment. As such, the baseline against which to assess the implications of the development impact are the area’s key characteristics.

The area is best summarised as *“an indistinct and variable landscape with relatively flat open arable fields and pockets of pastoral land, fragmented by restored spoil heaps, large scale industrial buildings and busy road and bordered by the settlement edges of Tamworth, Dordon and Kingsbury and with wooded horizons to the south.”*

By the very nature of introducing stables, menage, fencing and hardstanding, the proposals would propagate a degree of change to the landscape. However, the landscape implications of the proposals are considered to be acceptable for the following reasons.

Firstly, the provision of a stable block and menage are not discordant features in a rural landscape. Moreover, the visual impacts of the menage and stable block are reduced by the limited number of visual receptors and the existing and proposed hedgerow boundaries – additional planting is encouraged as a management strategy within the Landscape Character Assessment. Furthermore, the stables limited scale and juxtaposition to the highway (narrow side elevation facing Lower House Lane) further reduces the impact of the proposals and the manège is positioned adjacent to the site’s roadside boundary. The timber post and rail fencing are appropriate, and the drive is to be surfaced with compacted stone, a less intrusive surfacing material than traditional hardstanding.

As a whole, given the limited scale of the development in the context of the site and wider landscape and its very nature which is a recreational/equestrian use in the open countryside, the landscape is considered to be able to readily absorb the development and thus remains conserved and the proposals are appropriately designed.

### **c) Highways and Access**

Saved Policy TPT1 supports development in situations whereby there is sufficient capacity within the highway network to accommodate the traffic generated and policy TPT3 stipulates that development will not be permitted “unless its siting, layout and design makes provision for safe and convenient pedestrian and vehicular access and circulation”. Emerging policy LP31(6) reflects Core Strategy policy NW10(6) - both of which require safe and suitable access to be provided for all users.

Paragraph 109 of the NPPF makes it clear that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the scheme are severe.

The concerns raised through representations refer to the inadequacy of the access onto Lower House Lane and the potential adverse implications that would arise from the use of the site for its stated purpose.

Following an initial objection from the Local Highways Authority, the stable block and manage have been relocated to field A with a new access proposed onto Lower House Lane. The highways officer has reviewed the latest plans and concludes that the acceptable visibility splays (x distance of 2.4m and a y distance of 145m to the east and 160m to the west) can be achieved from the new access. Additionally, the officer states that footfall generated from a private and horse breeding use would not result in adverse implications for the local highway network. Subject to conditions, there is a response of no objection from the Highway Authority which will carry substantial weight here.

It is considered that, subject to conditions, the proposals provide for safe, secure access for all users and the cumulative impacts of the development on highway safety would be not be severe or unacceptable to warrant a refusal on highways grounds. The proposals, therefore, accord with saved 2006 Local Plan policies TPT1 and TPT3, Core Strategy Policy NW10 (6), Emerging Policy LP31(6) and paragraph 109 of the National Planning Policy Framework.

#### **d) Amenity**

2014 Core Strategy Policy NW10 (9) requires all development proposals to avoid and address unacceptable impacts upon neighbouring residents, such as but not limited to noise, light, fumes and other pollution (emphasis added). The wording of this policy is carried forward into LP31 of the emerging local plan.

The relevancy of NW10 and LP31 to this application is that the provision of stables, and the use of land for equine purposes, has the potential to generate noise, odours and water pollution if not suitably sited and managed.

The nearest neighbouring dwelling is Rough Copes Lodge, located 80m to the north of the stable block and 130m north of the manage. Given this separation distance, together with the small number of stables proposed, the rotational management plan and the use restriction of private and horse breeding only, the proposals are not considered to result in unacceptable impacts by reason of noise, odour or disturbance to the amenities of nearby neighbouring occupiers.

Condition 9 would limit the maximum height of the muckheap and would require its removal from the site at regular intervals, particularly during the winter months to avoid any adverse amenity impacts. Furthermore, no burning of waste would be permitted onsite and lighting will be restricted to low energy, downlight LED lighting provided on the stable block. It is material that the Council's Environmental Health Officer has not raised an objection to the application, subject to conditions.

In respect of drainage, the manège will be equipped with built-in drainage, a soakaway will collect run off from the stable block and foul water is to be discharged to a septic tank cesspit. Such details are considered to be acceptable and minimise any impact on adjacent properties.

In view of the above, it is considered that the development does not unacceptably impact upon neighbouring amenity and therefore complies with Core Strategy Policy NW10(9) and emerging policy LP31(9).

#### **e) Heritage**

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 'special regard' should be given by the decision maker to the desirability of preserving a listed building or its setting. Core Strategy Policy NW14 and emerging local plan policy LP15 seek to conserve and enhance the quality, character, diversity and distinctiveness of the local historic environment.

Although there are no designated heritage assets in the site, there are three Grade 2 Listed Buildings close by – Stone Cottage and an associated outbuilding together with Baddesley Farm.

Stone Cottage and its outbuilding are mid to late 18th Century stone buildings, evidential of the vernacular style of the time. Baddesley farmhouse is believed to be 17th Century but it was re-faced and extended in the 18th Century. Its principal significance is derived from its physical fabric as a vernacular farmhouse illustrating its historic and architectural interest.

Although there is no direct harm to the buildings themselves, the implications of the proposals on the settings of the buildings requires consideration. Setting's represent the surroundings from which the heritage assets are experienced – these are not fixed, evolving over time and as such cannot be definitively mapped.

The immediate surrounds of the application site contribute to the experience and appreciation of the three buildings; however, the proposals are not considered to result in harm to the settings of the buildings for the reasons outlined below.

All built development is restricted to field A – fields B and C closest to the listed buildings will remain undeveloped and be put to horse pasture. Furthermore, the stables and manage within field A will not visually interrupt any views to and from the assets given their limited scale and distant proximity, nor will the development propagate any wider urbanising effects nor materially increase light spillage, noise and odour pollution (Baddesley Farmhouse is set within a working farm). Drawing together the above, the setting of the listed buildings is not considered to be harmed by the proposals.

The statutory duty is discharged and the development accords to Core Strategy policy NW14 and emerging local plan policy LP15.

#### **f) Conclusion**

Considering the proposals as a whole, it is considered that the development accords to the provisions of the development plan and as such, should be approved.

## **g) Conditions**

The recommendation below includes the use of pre-commencement condition(s) (this is a condition imposed on a grant of planning which must be complied with before any building or operation comprised in the development is begun or use is begun). The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 provide that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition. In this instance the applicant has given such written permission.

### **Recommendation**

That planning permission be granted subject to the following conditions:

#### **Standard Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the submitted plans.

#### **REASON**

To ensure that the development is carried out strictly in accordance with the approved plans.

#### **Pre-commencement conditions**

3. The development shall not be commenced until visibility splays have been provided to the vehicular access to the site, passing through the limits of the site fronting the public highway, with an 'x' distance of 2.4 metres and 'y' distances of 145 metres looking eastwards and 160 metres westwards to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

#### **REASON**

In the interests of highway safety

4. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall provide for:

- Wheel washing facilities;
- Measures to control the emission of dust during construction;
- Noise control during construction in accordance with BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites; and
- Details of the contact for any local concerns with the construction activities on the site

The approved Construction Management Plan shall be adhered to throughout the construction period of the development.

#### REASON

In the interests of the amenities of the area and surrounding properties.

#### Other conditions

5. The use of the stables hereby approved shall be for private recreational purposes and for horse breeding only. The stables shall not be subdivided into or used as separate livery, used independently of the land or as a commercial livery or for any other equestrian business.

#### REASON

In the interests of highway safety and to preserve the areas rural character.

6. The number of stables hereby approved shall be limited to six.

#### REASON

To define the limitations of the consent and to secure a satisfactory form of development

7. Hours of construction shall be limited to:

- Monday - Friday 08:00 – 18:00.
- Saturday 08:00 - 13:00; and
- No working Sunday or Bank Holidays without prior approval.

#### REASON

In the interests of the amenities of the area and neighbouring occupants.

8. No external lighting, other than the provision of downlight, low-energy LED lighting installed on the stable block, shall be placed or erected on the site without details first having been submitted to, and approved in writing, by the Local Planning Authority. The low-level lighting shall be operational between 16:00 and 19:00 hours only.

REASON

In the interests of the amenities of the area and neighbouring occupants.

9. The muck-heap waste shall only be stored in the position indicated on the approved site plan, shall not exceed 1.6 metres in height and shall be removed from the site at least once a month (providing at all times the maximum height is not exceeded).

REASON

In the interests of the amenities of the area and neighbouring occupants.

10. Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters. Only clean uncontaminated surface waters should be discharged to any soakaway, watercourse or surface water sewer.

REASON

To prevent pollution of the surface water or ground water

11. The stables hereby approved shall be clad in timber with a green 'Onduline' roofing sheeting system. Gates installed within the site shall be of timber post and rail construction only.

REASON

In the interests of the amenities of the area and the building concerned.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, no gates, walls, fences or other means of enclosure (except as authorised by this permission or allowed by any condition attached thereto) shall be erected without the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard.

REASON

To maintain control in the interest of the character and amenity of the area

13. Other than as indicated on the approved plans, no trees, shrubs or hedges within the site shall be felled, uprooted, wilfully damaged or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

REASON

In the interests of the amenity of the area.

14. There shall be no burning of stable waste at the site.

REASON

In the interests of the amenities of neighbouring occupants.

15. Notwithstanding the plans submitted access for vehicles to the site from the public highway shall not be made approximately 70 metres west of the existing access to the site, at a position whereby the visibility splay requirements stated in condition 3 will be satisfied. The access shall not be used until constructed as a dropped kerb verge crossover.

REASON

In the interests of highway safety.

16. The access to the site shall be no less than 4.0 metres in width, surfaced with a bound material for a distance of no less than 12.0 metres, as measured from the near edge of the public highway carriageway. Gates within the access shall also be set back a distance of 12.0 metres, as measured from the near edge of the public highway carriageway and shall be hung so as to open into the site only.

REASON

In the interests of highway safety.

17. Vehicular access to the site shall be obtained solely from the position of the proposed access driveway, as indicated on the location and block plan drawing, Revision E, received by the Local Planning Authority on 26<sup>th</sup> February 2021.

REASON

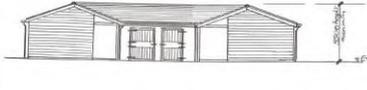
In the interests of highway safety.

18. The parking and manoeuvring area shall be surfaced in compacted stone and shall be retained for the parking and manoeuvring of vehicles. No other materials shall be used.

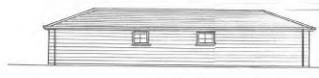
REASON

In the interests of the visual amenity of the area and highway safety.

RECEIVED  
20/01/2021  
PLANNING & DEVELOPMENT  
DIVISION



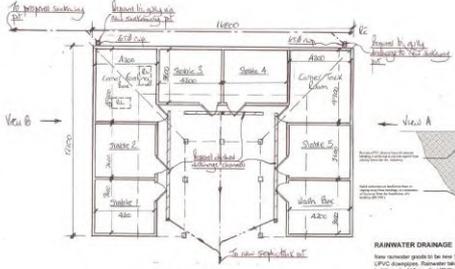
APPENDIX A



Proposed Rear Elevation

Proposed Side Elevation (View at A)

Proposed Side Elevation (View at B)



Proposed Ground Floor Plan

**WTE LTD**  
WATER TECHNOLOGIES LIMITED  
Unit 10, The Old Mill, Mill Lane, Baddlesley Ennor, Warwickshire, CV9 2QB

**Septic tank four water drainage specification**

**Construction Details**

**Specifications for construction timber U shaped stables outbuilding**

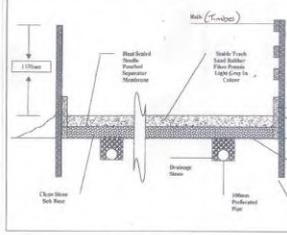
**RAINWATER DRAINAGE**

**FREEZING EXTERNAL LIGHTING TO PROPOSED STABLES OUTBUILDING**

**INTERNAL LIGHTING TO PROPOSED STABLES OUTBUILDING**



Typical photo showing U shaped timber stables outbuilding



Proposed Manure (Exercise Arena) Construction Details Scale - NTS

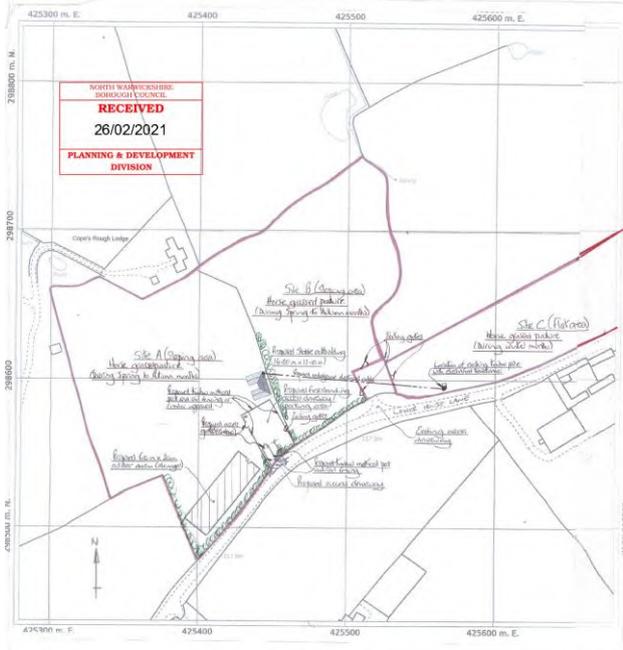
**RAINWATER DRAINAGE TO PROPOSED STABLES OUTBUILDING**

**FREEZING EXTERNAL LIGHTING TO PROPOSED STABLES OUTBUILDING**

**INTERNAL LIGHTING TO PROPOSED STABLES OUTBUILDING**

Reason B - January 2021

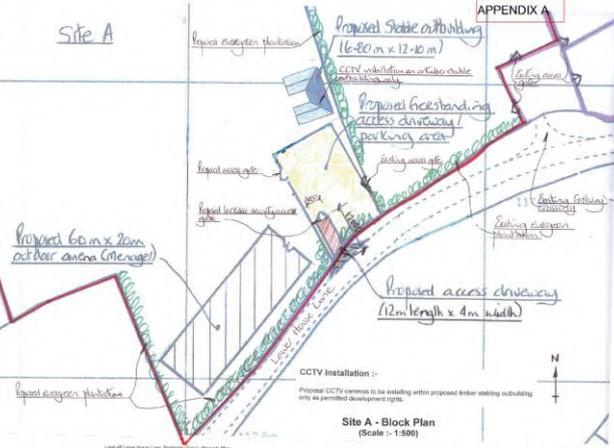
Drawing no 1  
Proposed construction timber U shaped stables outbuilding and outdoor manure (Exercise Arena) to new 10 acres farming land at adjacent Baddlesley Farm, Lower House Lane, Baddlesley Ennor, Atherton, Warwickshire, for Mrs Pam Dickinson.  
Scale - as shown Date - January 2021



**Use of the site to be restricted to private use and horse breeding only**

**Enlarged Location Plan (Scale - 1:1000)**

Please note :-  
Arable farming land and access compound area (blue hatch area) ownership :-  
Mr Thomas Wardell, Field Farm, Lower House Lane, Baddlesley Ennor, Atherton, Warwickshire CV9 2QB.



**Site A - Block Plan (Scale - 1:500)**

**North Warwickshire Borough Council - Design of lighting scheme - September 2020**

- Low energy LED lighting should be installed and mounted below the roof height of the timber stable outbuilding and close light downwards to where it is needed.
- Avoid the use of sensors which can be tripped by animals.
- Position lights so that they are not visible from the surrounding countryside.
- Design lighting to be increased towards road and not towards trees a site or into the building themselves as possible.

**Specification for sub-base materials to new access roadway crossing and driveway also parking areas :-**

Reason E - February 2021

Drawing no 2  
Proposed construction timber U shaped stables outbuilding, and outdoor manure (Exercise Arena) to new 10 acres farming land at adjacent Baddlesley Farm, Lower House Lane, Baddlesley Ennor, Atherton, Warwickshire, for Mrs Pam Dickinson.

## **General Development Applications**

**(4/e) Application No: PAP/2020/0621**

**22 Maypole Road, Warton, B79 0HP**

**Conversion of former scout hut building to two dwelling houses including demolition of 2 no: brick outbuildings, for**

**The Trustees of Sir Francis Nethersole Foundation**

### **Introduction**

This application is reported to the Board at the request of the two local ward members as they consider that a satisfactory access cannot be provided.

### **The Site**

The application site comprises a detached single storey brick and tile building, most recently used as a scout hut, situated to the east of Maypole Road within the village of Warton. The building physically adjoins and is to the rear of the residential property at 22 Maypole Road with an existing access provided from the site onto Maypole Road.

The property occupies a central location within the village with a nursery located immediately to the north-east, at the end of the driveway, and Warton Nethersole Primary School is contiguous with the sites south-eastern boundary. Residential development (Hill Crest Farm Close) is located immediately to the north/north-west.

### **The Proposal**

Planning permission is sought to convert the former scout hut building into two, two bed dwellinghouses together with the demolition of two small brick outbuildings. Brick walling and boundary fencing would serve as boundary treatments with private amenity space provided for both units at the rear.

Vehicular access would be obtained via an existing private road that serves the Scout Hut and 22 Maypole Road. As part of the proposals, the aisle width within the application site would be increased to 6m to facilitate egress from the site in a forward gear and the access would be widened to 5m for the first 13.2m to allow for a two-way flow of traffic, as required by the Highway Authority. Two parking spaces are to be provided for each unit with two also laid out for 22 Maypole Road.

A bin collection point is proposed adjacent to the highway with pedestrian access provided from the site onto Maypole Road.

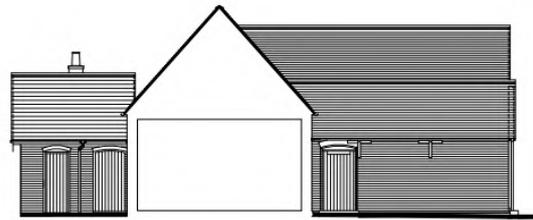
A site plan and elevations are provided below.



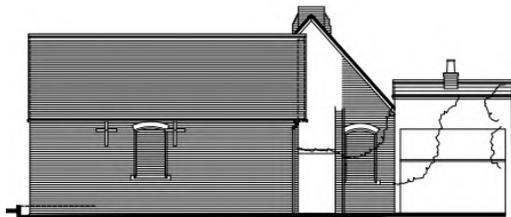
Proposed Site Plan



EXISTING SOUTH-EAST ELEVATION



EXISTING SECTIONAL SOUTH-WEST ELEVATION



EXISTING NORTH-EAST ELEVATION



EXISTING SECTIONAL NORTH-WEST ELEVATION

Existing Elevations



## Proposed Elevations

### **Background**

There is no recent planning history for the application site, but the buildings were formerly part of the previous Warton primary school and used most recently as a scout hut. The scout group's use of the premises ceased in 2006. In the interim, the site has been extensively marketed for an array of uses but remains vacant.

### **Development Plan**

The Core Strategy 2014 - NW1 (Sustainable Development); NW2 (Settlement Hierarchy); NW10 (Development Considerations); NW12 (Quality of Development); NW13 (Natural Environment), NW14 (Historic Environment), NW15 (Nature Conservation) and NW20 (Services and Facilities)

Saved Policies of the North Warwickshire Local Plan 2006 - ENV12 (Urban Design); ENV13 (Building Design); ENV14 (Access Design); TPT1 (Transport Considerations in New Development) and TPT3 (Access and Sustainable Travel and Transport)

### **Other Material Planning Considerations**

The National Planning Policy Framework - (the "NPPF")

National Planning Practice Guidance

Natural Environment & Rural Communities Act 2006

Conservation of Habitats and Species Regulations 2017

The Submitted Regulation 19 Local Plan 2018 – LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP15 (Historic Environment), LP16 (Natural Environment), LP21 (Services and Facilities), LP31 (Development Considerations), LP32 (Built Form) and LP36 (Parking)

Proposed Main Modifications to the Regulation 19 Local Plan 2021 – MM21 (in respect of Policy LP1); MM24 (in respect of LP2), MM60 (in respect of LP15), MM65 (in respect of LP21), MM74 (in respect of LP31), MM75 (in respect of LP32) and MM83 (in respect of LP36)

## **Consultations**

Warwickshire County Council as Highway Authority – Its initial response was to object to the development for the following reasons:

- The development would intensify the use of the existing access at peak times and visibility splays are below standard ('y' distances of 43m and 'x' distances of 2.4 are required)
- Access should be widened to accommodate two-way flows and visibility splays improved
- Occupiers of the nursery may not have parking if the school was sold on
- The bin collection point is 22m from the highway.

The applicant has submitted amended plans in response which:

- Widened the access to five metres so as to enable two-way traffic and
- The bin collection point has been moved forward to the highway.
- A visibility splay to the right of 43 metres can be achieved but that to the left remains at 24 metres.

The Highway Authority's objection in respect of the visibility splay remains.

## **Representations**

One objection has been received citing the following matters:

- Lack of infrastructure in the village to accommodate new housing
- Enough housing in Warton
- Impact on privacy of those within Hill Crest Farm Close and create disruption through building works

## **Observations**

### **a) Principle of Development**

The application site is located within the defined development boundary for Warton. In terms of emerging policy, then LP2 states that in category 1 to 4 settlements – Warton would be a category 4 settlement – in principle, development within development boundaries will be supported.

In addition to the above, emerging policy LP21 (services and facilities) applies here. The policy states that proposals resulting in the loss of an existing service or facility will only be supported if:

- a) an equivalent facility or service is wholly or partially provided elsewhere, in an equally a similar or more accessible location within that settlement;
- b) the land and buildings are shown to be no longer suitable for continued use in terms of their location, design and/or construction or the proposal would represent a net gain or improvement in provision,
- c) it can be demonstrated by evidence that there is no realistic prospect of an alternative service or facility using the site, such as through an appropriate marketing campaign or the internal procedures of the parent organisation; and,
- d) its loss will not harm the vitality of the settlement

Service provision within the settlement of Warton is limited. However, there is other hall/club space within the village. Consequently similar, accessible facilities would remain available if this building was to be converted to an alternative use.

In respect of b) and c) above then the buildings have been vacant since 2006 and evidence has been submitted to show a marketing exercise between November 2016 and February 2019. This yielded little positive interest with potential occupiers put off by the buildings physical condition and the proximity of the site to Warton school and nearby residential premises. Conditions b) and c) are thus considered to be satisfied. Finally, it is not perceived that the loss of a facility that has been vacant since 2006 (and is not recorded on the 2018 Settlement Sustainability Assessment) would harm the vitality of Warton.

Considering the above, the loss of a community facility can be supported here and thus in principle there is no objection to the development.

### **b) Highway Matters**

Saved policy TPT1 states that development is only permissible in situations whereby there is sufficient capacity within the highway network to accommodate the traffic generated and that the proposals would not be hazardous to traffic safety and visibility. Saved policy TPT3 stipulates that development will not be permitted “unless its siting, layout and design makes provision for safe and convenient pedestrian and vehicular access and circulation”.

Core Strategy Policy NW10 (6) requires proposals to provide proper vehicular access, parking, and manoeuvring space for vehicles in accordance with adopted standards. Policy LP31(6) in the emerging Local Plan continues this approach and the Proposed Modification to policy LP31 (MM74) does not change this matter.

Paragraph 109 of the NPPF indicates that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or in circumstances where the residual cumulative impacts of the scheme are severe.

The local highway authority originally objected to the development for the reasons outlined earlier in this report. Notwithstanding the receipt of amended plans, the visibility splay to the left of the access cannot be improved without the involvement of third-party land. The issue here is what weight that carries in the context of the site's setting and the "tests" set out in the policy background set out above.

It is accepted that the objection carries weight, but this is not sufficient to lead to a refusal. This is because:

- a) This is not a greenfield site. It is a building with a lawful planning use – that of a scout hut – which has the potential, subject to occupation, to generate vehicle movements to and from the site. Members will be aware that following the recent changes to the Use Classes Order, this lawful use falls into Class F2 (local community uses). As such its occupation as a shop or as a meeting hall would not require the submission of an application. This "fall-back" position is material as these alternative uses could be expected to generate greater traffic movements than the proposed development.
- b) Furthermore, whilst it is acknowledged that left-hand visibility from the access is below standard and that there may be increased movements (vehicular and pedestrian) during peak times, there is unlikely to be an intensification in terms of total vehicle movements and the trip generation from two dwellings would not be significant. This, combined with the provision of acceptable visibility to the right hand side of the access and the improvements made to the existing arrangements (widening of the access into the site and an increased aisle width), would lessen the weight to be given to the visibility to the left.
- c) Finally, without a use the building will deteriorate and fall into dis-repair. Whilst not a heritage asset it in its own right the building has community value in appearance and association. In other words, it is worth retaining.

As indicated above, in order for a planning application to be refused on highways grounds it would need to be demonstrated that there would be an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network arising from the development would be severe. It is not considered that these "tests" are satisfied.

Parking provision for the new units is 200% which meets local plan requirements. Furthermore, in respect of the nursery parking concerns, such parking is provided by the adjacent school, so the arrangements would not be implicated by the proposed development.

On balance therefore it is considered that the proposals would provide for safe, secure access for all users and that the impacts of the development on highway safety would not be severe. The proposal would thus accord with saved 2006 Local Plan policies TPT1 and TPT3, Core Strategy policy NW10 (6), Emerging Local Plan policy LP31(6) and the National Planning Policy Framework 2019.

#### **d) Amenity**

Policy NW10 (9) of the 2014 Core Strategy requires all development proposals to avoid and address *unacceptable* neighbouring amenity impacts (emphasis added), wording which is carried forward into emerging policy LP31(9). Paragraph 127(f) of the NPPF states that planning decisions should ensure that a high standard of amenity is provided for existing and future users.

The proposed use of the building for two dwellinghouses is not considered to give rise to any material amenity impacts in respect of noise (through both vehicle movements and use), pollution and general disturbance over and above its lawful permitted use. Moreover, the site is located within a predominately residential area. In terms of privacy for occupiers within Hill Crest Farm Close, the only openings in the roof space of unit 1 facing Hill Crest Close are small rooflights with the bottom of the windows elevated 1.8m above the finished floor levels.

It is acknowledged that the rear amenity space provision for both units is fairly limited. Notwithstanding, at least 55m<sup>2</sup> of useable space is available for each dwelling and internal space provision meets the Nationally Described Space Standards (NDDS). Therefore, on balance, a reasonable standard of amenity would be provided from the outset. Permitted development rights for new extensions and outbuildings will be removed in order to preserve this outdoor amenity space with rights also removed for new openings to preserve neighbouring privacy.

Referring to the representation received, implications from building operations are not a material planning consideration. Nonetheless, this proposal involves a conversion together with the demolition of two small buildings so the building operations (and the timescale for 'construction') would be much less impactful than that of a new build. Details of construction management are to be secured through condition and the hours of construction, demolition and delivery will be restricted to the usual working hours to minimise disturbance.

#### **e) Ecology**

In respect of ecology, emerging policy LP16 seeks to protect and enhance the natural environment and provide net gains for biodiversity where possible, the latter reflecting the wording of the NPPF at paragraph 170(d).

European Protected Species (such as bats, great crested newts, otters and dormice) receive full protection under Conservation of Habitats and Species Regulations 2017, legislation which transposes the EU Council Directive 92/43/EEC on the conservation of natural habitats of wild fauna and flora (the "Habitats Directive").

A phase 1 Bat Survey has been carried out which confirms that there is no evidence of roosting bats and makes recommendations to improve roosting opportunities in and around the application site. Subject habitat enhancements, the proposal accords to policy LP16 and the NPPF.

#### **f) Design**

Saved policy ENV12 of the 2006 Local Plan requires development proposals to harmonise with the immediate and wider setting while respecting natural features and policy NW12 of the 2014 Core Strategy seeks for development to positively improve a settlements character and appearance.

The conversion is sympathetic with ground floor apertures largely re-used and small, unobtrusive rooflights inserted into the roofscape. Brick walling is acceptable as a public facing boundary treatment. The final materials are to be provided at a later date.

#### **g) Further matters raised by representation**

The principle of development is accepted, and the infrastructure stresses created by two new dwellings is not considered to be so significant to warrant a refusal on such grounds.

#### **h) Conclusion**

Notwithstanding the objection from the local highway authority and the concerns of local members, each application must be considered on its own merits. Drawing on the improvements made to the access and the sites lawful planning use, it is not considered that the highways implications of the development are wholly unacceptable, or that the residual cumulative impacts on the road network would be severe. As such, considering the absence of any other harms, on balance, the development can be supported subject to conditions.

#### **i) Conditions**

The recommendation below includes the use of pre-commencement condition(s) (this is a condition imposed on a grant of planning which must be complied with before any building or operation comprised in the development is begun or use is begun). The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 provide that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition. In this instance the applicant has given such written permission.

#### **Recommendation**

That planning permission be granted subject to the following conditions

#### **Standard Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

## REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plans numbered 2021-04 and 2021-02A received by the Local Planning Authority on 19th November 2020 and the plan numbered 2021-03C, received by the Local Planning Authority on 11th March 2021.

## REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

### **Pre-commencement conditions**

3. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall provide for:

- Wheel washing facilities;
- Measures to control the emission of dust during construction;
- Noise control during construction in accordance with BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites; and
- Details of the contact for any local concerns with the construction activities on the site

The approved Construction Management Plan shall be adhered to throughout the construction period of the development.

## REASON

In the interests of the amenities of the area and surrounding properties

4. No works other than demolition shall take place until a preliminary assessment for contaminated land has been undertaken. If the assessment identifies potential contamination a further detailed investigation shall be carried out and details of remediation measures shall be provided where necessary. All works shall be carried out by a competent person and agreed in writing by the Local Planning Authority prior to commencement of development.

## REASON

To protect the health of the public and the environment from hazards arising from previous uses of the site

5. No development shall commence until details of the electric vehicle charging bays, each with an electric vehicle charging point, to be provided in accordance with the Council's standard (Parking Standards SPD) shall be submitted and approved in writing by the local planning authority. The details shall include signs and bay markings indicating that bays will be used for parking of electric vehicles only whilst being charged. Prior to first occupation the electric charging points and bays shall be installed in accordance with the approved details and shall thereafter be maintained for the life of the development. The frequency of the charging points should match the number of dwellings

## REASON

In the interests of facilitating sustainable travel and reducing air pollution

### **Pre-occupation conditions**

6. Prior to the first occupation of either dwelling, the driveway shall be widened and improved in accordance with the drawing 2021-03C.

## REASON

In the interests of safety on the public highway.

7. Prior to the first occupation of either dwelling, the bat roost enhancement recommendations at section 5 of the Ridgeway Ecology Bat Survey, dated 5<sup>th</sup> August 2020, shall be implemented. The features shall be implemented so that physical measures are incorporated before the first occupation of each respective dwelling and thereafter retained and maintained in situ.

## REASON

In the interests of nature conservation, thus achieving sustainable development objectives set out in the National Planning Policy Framework.

8. Prior to the first occupation of either dwelling, the parking and manoeuvring area shall be laid out in accordance with the approved plan(s), and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, such space shall be maintained throughout the life of the development free of any impediment to its designated use.

## REASON

In the interests of highway safety

9. Prior to occupation of the dwelling(s) hereby approved a bin storage facility capable of holding a minimum of 3 x 240 litre wheeled bins shall be provided within the curtilage of each dwelling. The storage facility shall remain permanently available for that purpose at all times thereafter.

**REASON**

To enable effective storage and disposal of household waste and in the interests of the amenity of the area.

**Other conditions**

10. Except in an emergency, no demolition, site clearance, construction, site works or fitting out shall take place other than between 08:00 hours and 18:00 hours Mondays to Fridays, and between 08:00 hours and 13:00 hours on Saturdays. There shall be no such activities whatsoever on Sundays, public holidays and bank holidays

**REASON**

To safeguard the amenities of nearby occupiers

11. In the event that contamination is found under condition 4, at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**REASON**

To protect the health of the public and the environment from hazards arising from previous uses of the site

12. Where remediation works have been carried out in pursuance with the conditions 4 and 11, a post remediation verification report shall be submitted in writing to and approved by the Local Planning Authority before the development is first occupied.

**REASON**

To protect the health of the public and the environment from hazards arising from previous uses of the site

13. Notwithstanding the submitted plans, prior to their incorporation into the building and development site, specifications of facing bricks, roof tiles, windows, doors and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved facing materials.

## REASON

In the interests of the amenities of the area and the building concerned.

14. No additional windows or door openings in all elevations and roof planes shall be made, other than as shown on the plans hereby approved, nor shall any approved windows or doors be altered or modified in any manner.

## REASON

To protect the privacy of the occupiers of adjoining properties.

15. No development whatsoever within Class A, B, C and E of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), shall commence on site without details first having been submitted to and approved by the Local Planning Authority, in writing.

## REASON

In the interests of preserving the amenity of neighbouring occupiers, preventing over-intensive development and to ensure an appropriate amount of external amenity space is provided having regard to the plot size.

16. Any gas boilers provided must meet a dry NO<sub>x</sub> emission concentration rate of <40mg/kWh. The specification of the gas boiler(s) shall be submitted to and approved in writing by the Local Planning Authority before they are fitted and the approved specification shall be implemented prior to the first occupation of the development.

## REASON

To achieve sustainable development by reducing emissions in line with Local and National Policy and as set out in the adopted 2019 Air Quality Planning Guidance.

## Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.

2. The proposed works may require building regulations consent in addition to planning permission. Building Control services in North Warwickshire are delivered in partnership with Nuneaton and Bedworth Borough Council. For further information please see:  
[https://www.nuneatonandbedworth.gov.uk/info/20025/planning\\_and\\_building\\_control](https://www.nuneatonandbedworth.gov.uk/info/20025/planning_and_building_control) and :  
[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/38/building\\_regulations](https://www.planningportal.co.uk/info/200187/your_responsibilities/38/building_regulations); guidance is also available in the publication 'Building work, replacements and repairs to your home' available free to download from <https://www.gov.uk/government/publications/building-work-replacements-and-repairs-to-your-home>
3. Before carrying out any work, you are advised to contact Cadent Gas about the potential proximity of the works to gas infrastructure. It is a developer's responsibility to contact Cadent Gas prior to works commencing. Applicants and developers can contact Cadent at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) prior to carrying out work, or call 0800 688 588.
4. The applicant's attention is drawn to The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which requires that any written request for compliance of a planning condition(s) shall be accompanied by a fee of £116.

Although the Local Planning Authority will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows a period of 8 weeks, and therefore this timescale should be borne in kind when programming development.

5. Prior to the occupation of the approved dwelling(s), please contact our Street Name & Numbering officer to discuss the allocation of a new address on 01827 719277/719477 or via email to [SNN@northwarks.gov.uk](mailto:SNN@northwarks.gov.uk).  
For further information visit the following details on our website:  
[https://www.northwarks.gov.uk/info/20030/street\\_naming\\_and\\_numbering/1235/street\\_naming\\_and\\_numbering\\_information](https://www.northwarks.gov.uk/info/20030/street_naming_and_numbering/1235/street_naming_and_numbering_information)
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

7. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

## General Development Applications

(4/f) Application No: PAP/2019/0648 and PAP/2019/0683

The Coach Hotel, 150 High Street, Coleshill, B46 3BG

Planning and Listed Building consent for Construction of single storey hotel bedroom detached annex building ancillary to the Coach Hotel, together with associated landscaping works, for

Mr McGroarty - Briskland Ltd

### Introduction

These applications are reported to the Planning Board due to receipt of an objection from the Highway Authority.

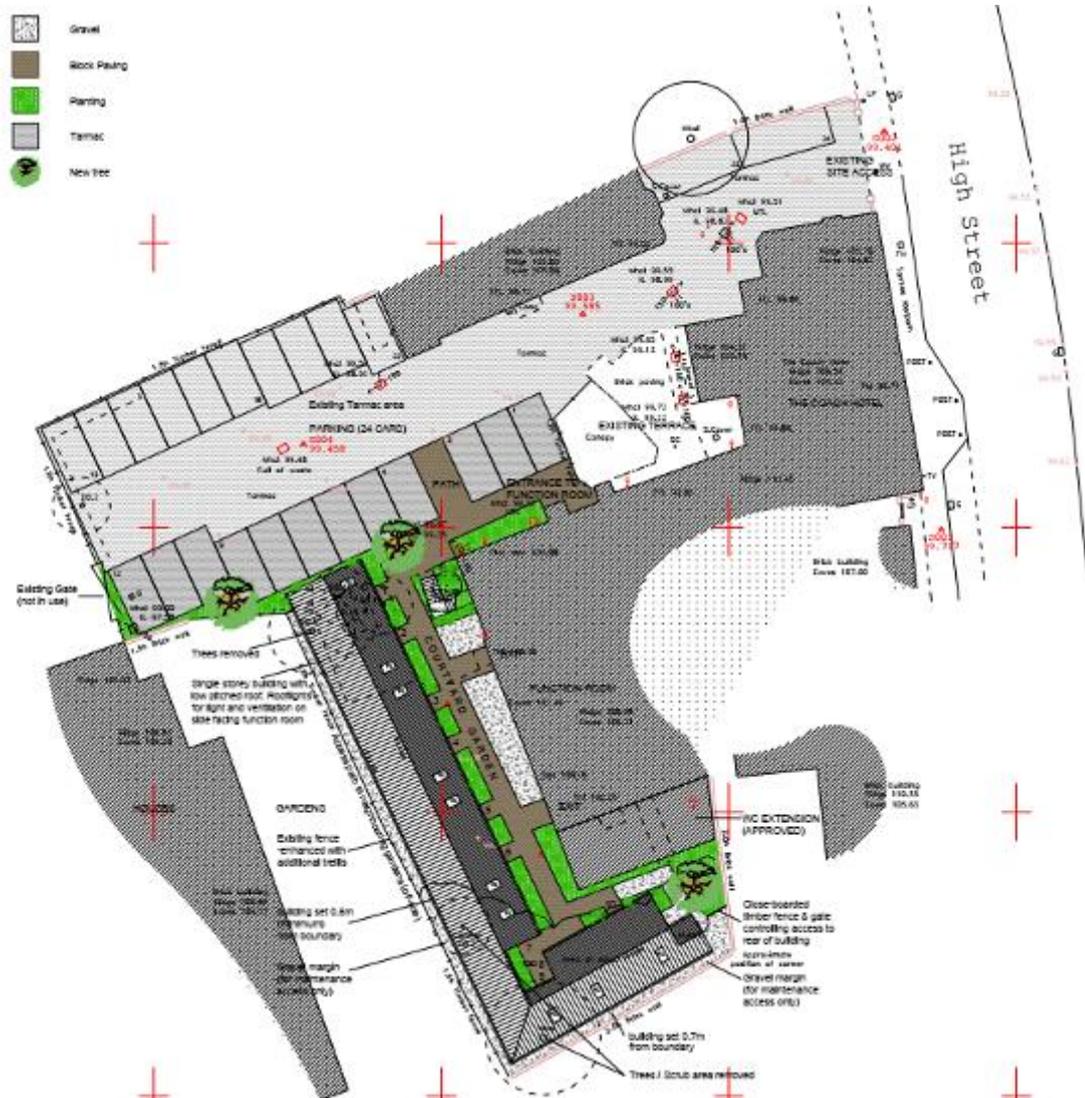
### The Site

The Coach Hotel is located on the southern end of the High Street in the centre of Coleshill. The surrounding area is characterised by high street development to the north-east which provides a strong street scene. To the south of the site the character of development in the town becomes less dense and includes more modern buildings. The north boundary of the site abuts the parking area of the 'Cameo function and conference suite'. To the west of the site on Parkfield Road are a variety of C20th residential properties. Gardens of the properties to Lyon Court back onto the rear of the site. The rear of the site where the extension is proposed is not within the Conservation Area. The context of the site is illustrated below:



## The Proposal

This application is for a single storey hotel bedroom detached annex building ancillary to the Coach Hotel, together with associated landscaping works. The layout of the proposal is an 'L' shaped building and comprises ten bedrooms which could also be suitable for disability access. The annex is located at the rear of an established function room and a parcel of grassed area, which serves as an informal beer garden. The proposal would have the following layout with associated hard and soft landscaping:



Images of the existing arrangement at the site is illustrated at Appendix A.

## Background

The site lies within the town's development boundary and the building is grade 2 listed. The extension would not be extended off the historic part of the building. There have been numerous applications at this site in the past, including extensions to the host building to form additional function accommodation and previous applications for

signage. A more recent application was for an extension of the function room to provide WC facilities.

The main building is Grade 2 listed and the list entry description reads as follows:

COLESHILL HIGH STREET SP2088-2188 (West side) 11/51 No.150 (The Coach Hotel) 11/11/52 (Formerly listed as Coach Hotel) GV II Public house. Early C19 with later alterations and additions. Roughcast brick; hipped plain tile roof, brick stack behind the ridge. 3 storeys, reduced proportions to second floor; dentilled eaves band. 2 bays: tripartite glazing bar sashes with segmental heads and raised keys. 4-panel door to the right with pilastered doorcase and rectangular over-light. Double gabled extension to the right: 2 storeys; 4 bays of glazing bar sashes and casements. Further extensions to the rear. The interior has been altered but contains an C18 cast iron fireplace surround.

The Coach Hotel has been operating as a hotel since the early C19th. After a number of years in decline, the hotel was acquired by a new owner in 2016 and is now being refurbished and improved. This proposal will provide a range of new bedrooms to sustain and build existing hotel business and to meet demand for this type of accommodation in the local area. The site is in a very sustainable location and can be reached easily from surrounding attractions including the NEC by public transport.

### **Development Plan**

The Core Strategy 2014 - NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW10 (Development Considerations), NW12 (Quality of Development), NW14 (Historic Environment) and NW20 Services and Facilities

Saved Policies of the 2006 Local Plan - ENV4 (Trees and Hedgerows); ENV12 (Urban Design), ENV13 (Building Design), ENV16 (Listed Buildings) and TPT6 (Vehicular Parking)

Coleshill Neighbourhood Plan - TCLENP1 (Support for Coleshill Town Centre)

### **Other Relevant Material Considerations**

The National Planning Policy Framework – (the “NPPF”)

The Submitted Regulation 19 Local Plan 2018 – LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP15 (Historic Environment), LP22 – (New Services and Facilities), LP31 (Development Considerations), LP32 (Built Form) and LP36 – (Parking).

Proposed Main Modifications to the Regulation 19 Local Plan 2021 – MM16 (in respect of Policy LP1); MM19 (in respect of LP2), MM52 and MM60 (in respect of LP15) MM63 and MM74 (in respect of LP31) and MM75 (in respect of LP32)

## **Consultations**

Warwickshire County Council as Highway Authority - It has objected on the grounds of lack of parking and intensification of use of the access with substandard visibility.

Environmental Health Officer – No objection

## **Representations**

The Coleshill Society objects to the proposals, which it regards as “crammed in” and likely to impact adversely on the neighbouring properties at the rear of the Coach Hotel.

Coleshill Town Council – It initially objected because of an increased volume of traffic and the effect of the development on the character of the neighbourhood. However, it later balanced this position by saying that anti-social behaviour experienced at the rear of the Coach Hotel could well be removed as a consequence of the proposal which removes the rear open beer garden.

Warwickshire County Archaeologist - Some archaeological work should be required if consent is forthcoming and this can be covered by planning conditions.

## **Representations**

Four responses have been received for local residents referring to:

- The plans do not correctly represent ownership boundaries
- Concerns with the height of the building which is only approximately 20 feet from residential property.
- Concerns about parking facility. The Coach currently closes its parking area on evenings this resulting in parking on the road.
- There are concerns about noise and dust issues.
- The proposal might be welcome, but the concerns are about how it might be managed.
- Residents should be compensated during the building period.

## **Observations**

The main detailed considerations here are the impact of the proposed single storey extension on the heritage asset; the impact on the amenities of the area particularly as it might affect the residents of Lyon Curt to the rear, as well as possible highway impacts. However it is first necessary to look at the principle of the proposal

### **a) Principle**

The proposal is for a small-scale extension of limited proportions at the rear of the existing function room which serves the hotel. The proposal will deliver additional hotel bedroom accommodation in the local area, building upon a long-established Hotel. It will serve the needs of local businesses and help support economic development and local employment in the town centre. Additionally, by meeting the needs of the established business, it will help secure the survival and growth of a long-established historic hotel

building and thereby contributing to protecting and preserving a Grade 2 Listed Building in Coleshill. The site is within a wholly sustainable location, which has public transport links and is close to several major existing as well as proposed “destinations”.

Planning policy as expressed in the Development Plan and the emerging Local Plan also supports and promotes hotel and tourism uses in the Borough’s main town centres. Although the hotel doubles up as a drinking establishment and as a function venue, the present accommodation has secured the upkeep of the listed building. It is likely that the hotel use and activity would become more predominant with this application moving towards a hotel with a restaurant facility.

In principle therefore a small-scale hotel extension in the form of an annexe is considered to be satisfactory in planning policy terms. It too complies with the sustainability objectives of the NPPF.

## **b) Design**

The design of the extension is essentially an ‘L’ shaped arrangement which will remove the rear beer garden area and back onto the rear gardens of properties in Lyon Court. Essentially the extension would appear as a stable block design with low proportions to the roof and simple design details. The proposal is entirely subservient to the proportions of the host listed building. The proposed elevations are illustrated at Appendix B.

The scale, height and size of the extension would be proportionate to the size of the garden area and would not be considered to result in any adverse design impact being limited in height. The materials would be to match the existing brick used elsewhere in the site and with simple clay roofing tiles. Internally the proposal would comprise a bedroom space and en-suite facilities.

In terms of design considerations then revised plans have been submitted highlighting specific improved design to the fenestration arrangement and design option A and B has been provided for further consideration. Two types of window are provided, either a simple casement window provided by option A or a 6-pane configuration presented by option B with a blind window on the gable end of the annexe. The design has therefore been improved and either option A or B would be suitable for a design which mimics a stable block. The proposal would have a dentilled eaves arrangement and traditional verge details and therefore the design is both utilitarian and architecturally correct to the sensitivity of this historic location. Conditions regarding the finish to materials and window and door details would be required by condition.

Overall, the intention is that the resulting building should be of a design and scale which would not change the character of the host building. Revised plans have simplified the design with improved elevations and fenestration detail to the extent that they comply with policy NW12 of the Core Strategy and policy LP32 of the Submitted Regulation 19 Local Plan 2018. The Proposed Main Modifications to the Regulation 19 Local Plan 2021 (MM63 and MM75) would not alter this assessment.

### **c) Neighbouring Amenity**

The nearest neighbours to the application are at Lyons Court which immediately backs onto the application site where the proposed annexe would be constructed. The relationship between the proposal and nearby neighbouring buildings is illustrated at Appendix C.

The layout of the annex provides a service strip at the rear of the proposed building where it abuts onto the boundary fence to the neighbouring properties at Lyons Court. This allows for the maintenance of the building and provides a greater degree of separation between the rear facing windows of the neighbouring properties at Lyons Court towards the proposal. Maintenance of the boundary fence at Lyons Court would be a separate civil matter depending on who owns the boundary. In any case the development may well improve the boundary to the neighbouring properties, subject to a condition on boundary treatment and landscaping.

In terms of amenity matters surrounding light, then the proposal would be sited due east of the neighbour's rear windows at Lyon Court and given the proposal would be single storey in height and screened by the existing boundary fence, then only the eaves and the roof slope would be visible to neighbour's. From this orientation it is considered that the proposal would not cause a loss of light to the neighbours rear habitable rooms at Lyons Court.

There is the potential that one or two conifers would need to be removed. This will improve light penetration where appropriate to the neighbours. In terms of privacy matters, then no windows, rooflights, or doors would be located on the elevation facing Lyons Court. All fenestration and doors are on the courtyard elevation of the proposal and face towards the hotel's function suite.

In terms of issues such as noise and disturbance, then it is a material consideration that the rear garden area does attract patrons even although it is not in formal use as a beer garden. The function suite also backs onto the present garden area and patrons often "spill-out" onto this area. The proposal presents the opportunity to build out potential anti-social behaviour and thus secure a better arrangement for the neighbours. It would also reduce noise emanating from the function room, with the proposed built form acting as a barrier to the function suite and to the external seating area which remains at the site as an exterior smoking shelter. Effectively the proposal builds out the anti-social behaviour issues that have been experienced at this site. It is of significant weight that the Environmental Health Officer has raised no objection.

The site can be controlled during the construction phase. A construction management plan will be required to mitigate development noise and potential dust which should help to address neighbour's concerns.

Other neighbouring properties surrounding the site have good separation distances from the proposal in order that amenity issues are not materially affected. Overall, the proposal accords with policy NW10 of the Core Strategy and policy LP31 of the Submitted Regulation 19 Local Plan 2018. The Proposed Main Modifications to the Regulation 19 Local Plan 2021 (MM63 and MM74) would not change this conclusion.

#### **d) Heritage Asset**

The work falls within the scope of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This section of the act requires the Council to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

Historically the taller part of the main building on the frontage and the ancillary former stable building are visible on historic mapping as the oldest parts of the built form within the site. The frontage was extended, probably in the early C20th to provide the main elevation seen on the high street today. The rear wings have been much altered, with many of the buildings that formed the original courtyard being removed in the early C20th, to create the current car park area. The rear function room is a mid/late C20th addition, built in a plain and functional design which doesn't have the same architectural character or quality of detail seen in the original Georgian buildings. The significance of the building lies in the original Georgian elements of the building which are evident today both externally and internally.

The rear of the site which was undeveloped as evidenced in historic mapping, has been taken over by residential development at Lyons Court, which has also altered the character of site as seen from the rear, There is thus little visibility into the rear of the site from the public realm. The site has always functioned as a public house – a coaching inn as was the case with many other similar public houses within Coleshill.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset such as the Listed Building, great weight should be given to the asset's conservation. Where harm is identified this harm should be weighed against the public benefits of the proposal. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

It is acknowledged that the provision of a rear extension is close to the non-historic element of the asset here and it does not affect the architectural significance of the host building. The rear of the site therefore has a neutral impact on the architectural significance of the Heritage Asset. There is no direct harm to the character or appearance of the building and in doing so it neither harms any special architectural features or historic interest that the building possesses. It will not have any impact on the character of the Conservation Area or views into or out of the Conservation Area.

The proposal therefore amounts to less than substantial harm on the significance of the Heritage Asset. Harm can be outweighed by public benefit in that the proposal will improve the function facilities at this site encouraging the use of the building as a hotel rather than as a drinking establishment which would continue to safeguard the future of the building and thus preserving its listed status.

Overall, the impact of the proposal on the Heritage Asset being the Listed Building is not considered to amount to substantial harm and this is outweighed by the public benefit proposed in that the building would be used for a viable function. The proposed would not be considered contrary to section 16 of the NPPF or to policy NW14 of the Core Strategy, or policy LP15 of the of the Submitted Regulation 19 Local Plan 2018. The Proposed Main Modifications to the Regulation 19 Local Plan 2021 (MM52 and MM60) do not change this assessment.

## **e) Highways**

Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the parking standards outlined in the Local Plan. There are 19 existing rooms at the Coach Hotel and the proposal would provide a further 10 bedrooms. The proposed re-configuration of the car-park would provide 24 parking spaces thus resulting in shortfall of at least 5 parking spaces. Moreover, other functions here will require parking. Thus, at certain times there will inevitably be parking elsewhere in Coleshill.

The applicant points out that there is parking available in the town centre, including parking bays adjacent to the Hotel on the High Street. In terms of parking requirements in a town centre location, a lower provision is appropriate as is required by both local and national planning policy.

The customer base for the Hotel is understood to predominantly be guests visiting the NEC, the Airport and the Resorts World Arena who travel by taxi. This site has operated for many years and for the most part the applicant points out that the carpark is empty during the daytime and local residents often use the carpark for shopping in Coleshill or during school drop-off and pick – up times.

It is therefore proposed by the applicant that some mitigation to control parking at the site would be beneficial. He proposes a day-time permit for the local community at times when the car-park is not busy thus providing some parking benefit as well as controlling the use of the car-park for patrons only during the evenings so as to ensure parking capacity can be maximised for the hotel. Therefore, management of the carpark will be necessary such as a camera operated system or parking permit system. Whilst a proposed parking management system does not address the lack of parking provision at the site, it does provide mitigation. The details of this would be covered by a planning condition.

The proposal does not seek to change the access to the carpark which is accessed from High street with the vehicular access to the north of the buildings, passing below a wrought iron archway. It widens at the rear and accommodates the car park. The proposal will not be considered to have a material impact on the vehicle access and the layout of the parking area will be improved. Overall, the access currently serves adequately for cars and delivery vehicles. The hotel rooms do not significantly change the nature or intensity of the use and the traffic speeds on the high street at this point are low with traffic calming and on street parking.

In terms of the highways objection, then on balance the continued use of the site to safeguard the heritage asset for the future is also a material consideration which is considered to be of sufficient weight to tip the planning balance in favour of supporting the application, even where there is a highway objection. In particular, there is regard to the sustainable location of the site where access to public transport links can be achieved to visiting customers to the Coach Hotel.

## Conclusion

The proposal for the hotel annexe is of an acceptable design, scale, and siting and in its location does not impact upon the significance of the Heritage Asset or harm that of the amenity of the neighbouring occupiers. The highway's objection has been assessed in the planning balance and it is considered that there are opportunities here whereby the carpark can be managed to control users and to prioritise customers to the Coach Hotel. Therefore, the application is supported subject to conditions.

## Recommendations

A) That planning permission be granted subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

### REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the proposed plans numbered 1483.01, 1483.02, 1483.03; the proposed indicative elevations numbered 1483.05, the design, access and Heritage Statement received on 25 November 2019, the Travel Demand Note received by the Local Planning Authority on 31 March 2020 and the revised schematic views with window and design options A and B received by the Local Planning Authority on 25 and 26 March 2021.

### REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. No development shall commence until detail/samples of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) Facing brick and roofing tiles.
- b) Eaves and verge details at a scale of 1:10.
- c) Details of the windows and doors at a scale of 1:10, with elevations at 1:20.
- d) Details of the brick bond and mortar mix to be used for the development.
- e) Details of hard-surfacing, including the arrangement to the car-parking spaces.
- f) Details of boundary treatments, including gated access to the courtyard.
- g) Details of the gated entry system.

### REASON

In the interests of the amenities of the area and the building concerned.

4. Within six months of the commencement of development, a landscaping scheme shall be submitted to the Local Planning Authority for approval.

REASON

In the interests of the amenities of the area.

5. All planting, seeding or turfing comprised in the approved details of landscaping required by Condition 4 shall be carried out in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON

In the interests of the amenities of the area.

6. No development shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.

b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.

c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

d) The development, and any archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the approved documents, shall be undertaken in accordance with those documents.

REASON

To ensure the recording of any items of archaeological interest.

7. The development hereby approved shall not be occupied until a parking management strategy has been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of controlling the parking at the site.

8. No development shall commence until details of the discharge of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority.

#### REASON

In the interests of the amenities of the area.

9. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include:

- (i) The timetable of the Proposed Development
- (ii) A scheme of how the contractors will minimise noise and dust management, vibration site traffic and deliveries to and from the site.
- (iii) Details of hours of construction including all associated vehicular movements.
- (iv) Details of the construction compound.
- (v) Details of the removal of waste from the site.

The construction shall be carried out in accordance with the approved CMP.

#### REASON:

In the interests of protecting the amenity and managing waste throughout development works.

#### INFORMATIVES

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.
2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
3. The applicant is encouraged to ensure that any demolition, construction works and deliveries do not cause nuisance to neighbouring properties and their

occupiers. It is recommended that works are restricted to between 0730 and 1800 hours on weekdays, and 0800 and 1300 hours on Saturdays, with no demolition, construction works and deliveries on Sundays or recognised public holidays.

4. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and suggesting amendments to improve the quality of the proposal along with meeting the applicant and agent. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

B) That Listed Building Consent be granted subject to conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

#### REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory purchase Act 2004, and to prevent an accumulation of unimplemented consents.

2. The development hereby approved shall not be carried out otherwise than in accordance with the proposed plans numbered 1483.01, 1483.02, 1483.03 and the proposed indicative elevations numbered 1483.05 and the design, access and Heritage Statement received on 25 November 2019 and the Travel Demand Note received by the Local Planning Authority on 31 March 2020 and the revised schematic views with window and design options A and B received by the Local Planning Authority on 25 and 26 March 2021.

#### REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. No development shall commence until detail/samples of the following have been submitted to and approved in writing by the Local Planning Authority:

- h) Facing brick and roofing tiles.
- i) Eaves and verge details at a scale of 1:10.
- j) Details of the windows and doors at a scale of 1:10, with elevations at 1:20.
- k) Details of the brick bond and mortar mix to be used for the development.
- l) Details of hard-surfacing, including the arrangement to the car-parking spaces.
- m) Details of boundary treatments, including gated access to the courtyard.
- n) Details of the gated entry system.

#### REASON

In the interests of the amenities of the area and the building concerned.

### Notes

1. The developer is advised that if works are carried out without strict compliance with the above conditions, approved plans and details, an offence will have been committed under the Planning (Listed Buildings and Conservation Areas) Act 1990 rendering both the building owner, their agent and the person carrying out such works liable to prosecution. In cases of doubt you should contact the Local Planning Authority for further advice prior to the commencement of works.
2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and suggesting amendments to improve the quality of the proposal along with meeting the applicant and agent. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2019/0648

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	25.11.2019
2	Case Officer to Agent	e-mail correspondence	9.3.20
3	Case Officer to Agent	e-mail correspondence	10.6.20
4	Case Officer to Agent	e-mail correspondence	12.6.20
5	Case Officer to Agent	e-mail correspondence	14.9.20
6	Case Officer to Agent	e-mail correspondence	1.10.20
7	Case Officer to Agent	e-mail correspondence	6.10.20
8	Case Officer to Agent	e-mail correspondence	14.10.20
9	Case Officer to Agent	e-mail correspondence	4.11.20
10	Case Officer to Agent	e-mail correspondence	20.1.21
11	Case Officer to Agent	e-mail correspondence	22.1.21
12	Case Officer to Agent	e-mail correspondence	17.2.21
13	Case Officer to Agent	e-mail correspondence	24.2.21
14	Case Officer to Agent	e-mail correspondence	3.3.21
15	Case Officer to Agent	e-mail correspondence	19.3.21
16	Case Officer to Agent	e-mail correspondence	23.3.21
17	Case Officer to Agent	e-mail correspondence	26.3.21
18	Agent to Case Officer	e-mail correspondence	16.1.20
19	Agent to Case Officer	e-mail correspondence	24.1.20
20	Agent to Case Officer	Transport Technical Note	31.3.20
21	Agent to Case Officer	e-mail correspondence	10.6.20
22	Agent to Case Officer	e-mail correspondence	12.6.20
23	Agent to Case Officer	e-mail correspondence	9.7.20
24	Agent to Case Officer	e-mail correspondence	1.10.20
25	Agent to Case Officer	e-mail correspondence	16.10.20
26	Agent to Case Officer	e-mail correspondence	12.11.20
27	Agent to Case Officer	e-mail correspondence	20.1.21
28	Agent to Case Officer	e-mail correspondence	22.1.21
29	Agent to Case Officer	e-mail correspondence	16.2.21
30	Agent to Case Officer	e-mail correspondence	17.2.21
31	Agent to Case Officer	e-mail correspondence	24.2.21
32	Agent to Case Officer	e-mail correspondence	19.3.21
33	Agent to Case Officer	Revised elevation plans	22.3.21
34	Agent to Case Officer	e-mail correspondence	23.3.21
35	Agent to Case Officer	Schematics elevation plan	26.3.21
36	Neighbour	Representation	23.12.19
37	Neighbour	Representation	6.1.20
38	Neighbour	Representation	6.1.20
39	Neighbour	Representation	13.1.20
40	Coleshill TC	Representation	9.1.20
41	Coleshill CS	Consultation reply	17.1.20

42	STW	Consultation reply	21.1.20
43	WCC Museum	Consultation reply	21.1.20
44	WCC Museum	Consultation reply	26.3.21
45	WCC Highways	Consultation reply	17.1.20
46	WCC Highways	Consultation reply	10.6.20

*Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.*

*A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.*

## APPENDIX A

Existing arrangement at the site:



View from existing rear garden with resident's dwellings facing the rear of the site from Lyon Court.



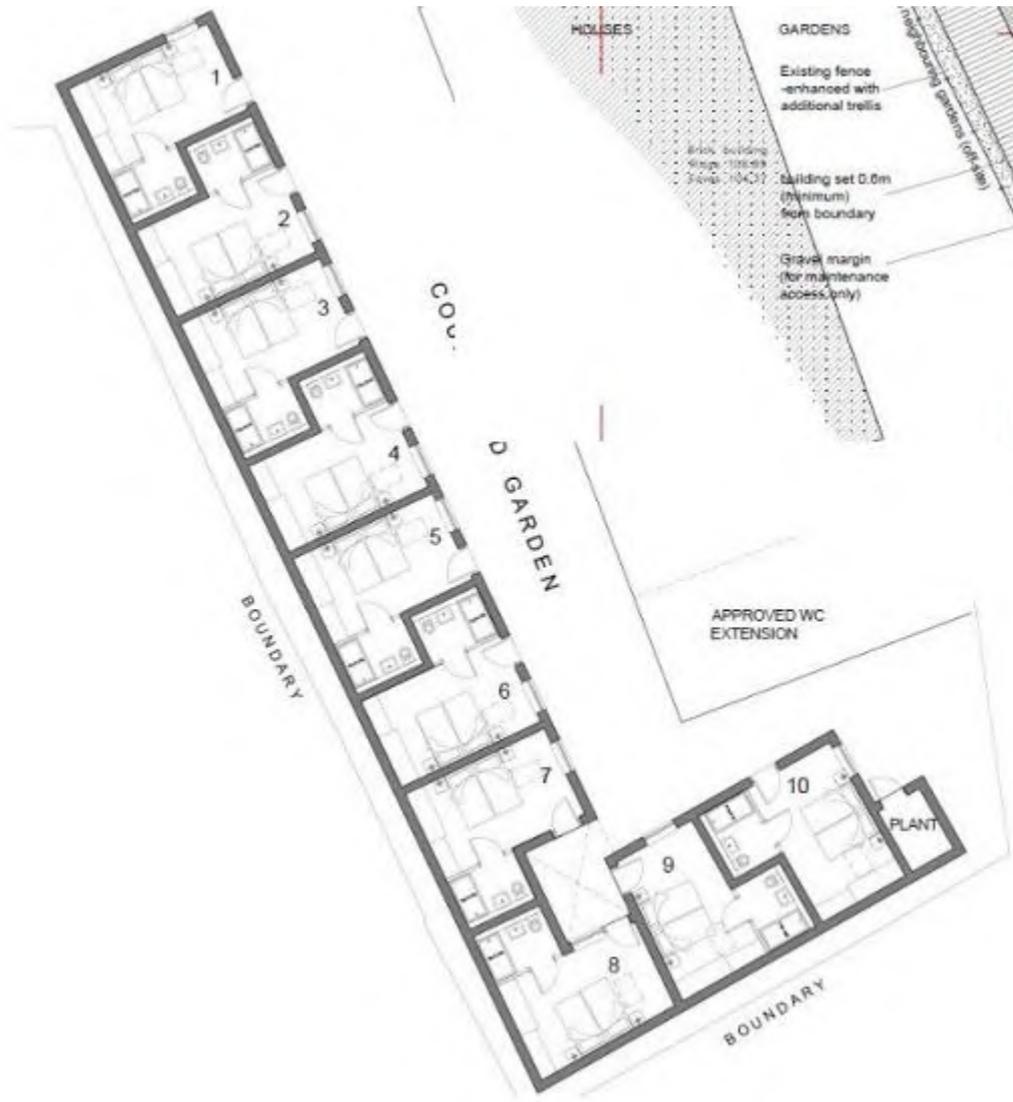
**VIEW OF REAR OF HOUSES FROM SITE**



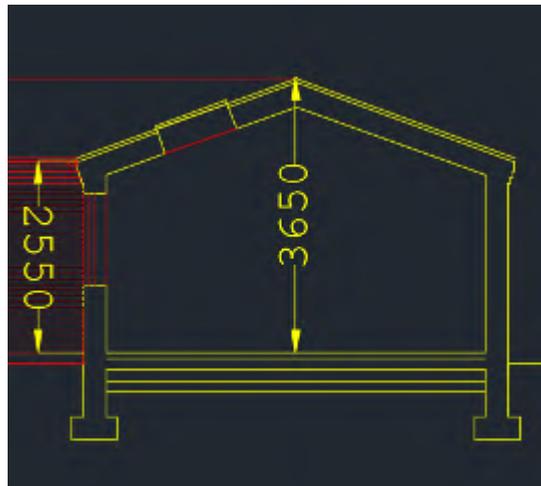
**REAR VIEW OF ORIGINAL BUILDING**

# APPENDIX B

## Proposed Floor Plan



**Scale** – finished floor level to eaves and ridge height:



**Proposed elevations**

**Design option A** – proposed elevations with casements and arched window head.





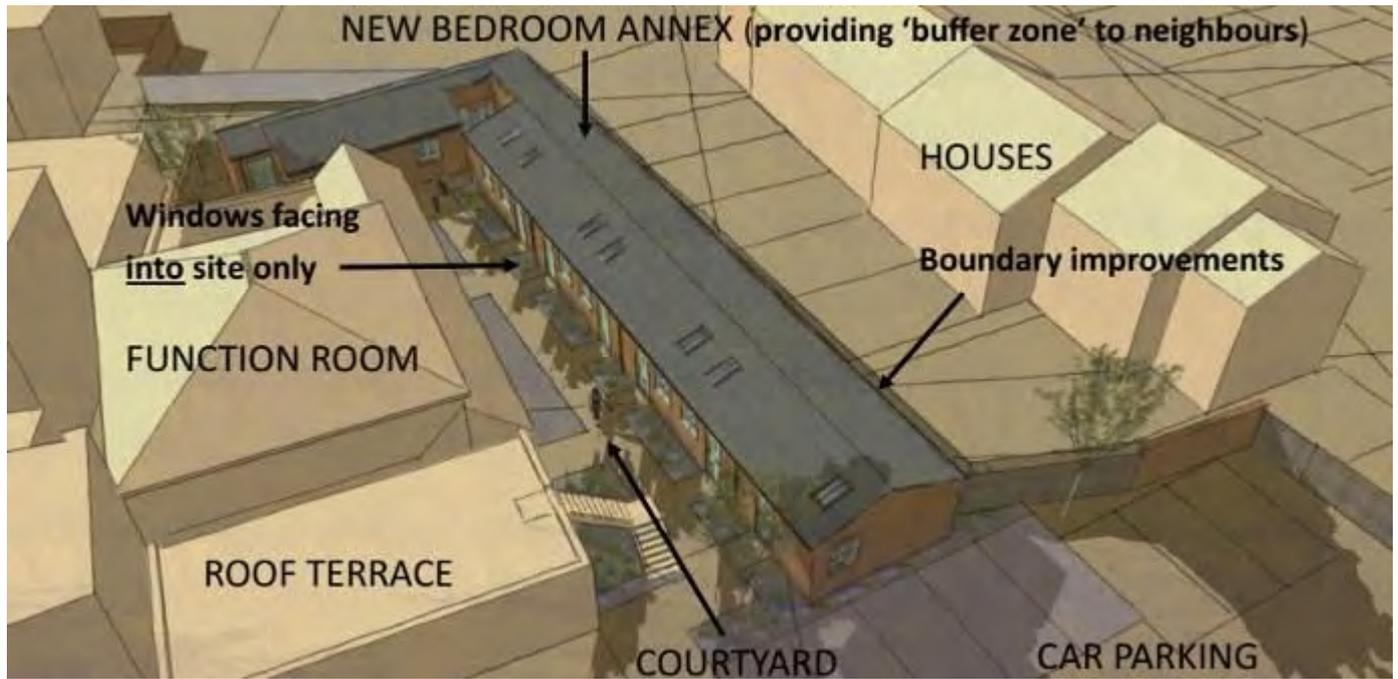
**Design option B** – proposed elevations with a 6-pane configuration to the windows with arched window head





## APPENDIX C

Amenity layout showing relationship with neighbouring properties at Lyons Court.



## **General Development Applications**

**(4/g) Application No: PAP/2020/0582 and PAP/2020/0583**

**The Stables, Packington Estate, Meriden, CV7 7HF**

**Applications for Planning Permission and Listed Building Consent for the conversion and extension of late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation, car park, supporting facilities and landscaping, for**

**Packington Estate Enterprises Ltd**

### **Introduction**

These applications are reported to the Board in light of the significance of the buildings involved.

### **The Site**

The site is the highly significant grade 2\* listed building known as Packington Hall which was designed by Matthew Brettingham in the 1760s and encased an earlier building on the site. Its significance as a substantial country house is acknowledged by its listing at Grade II\* status. In addition, the surrounding parkland is included as Grade II\* on the Register of Historic Parks and Gardens. The park is an early C17 park re-modelled in the mid C18 after a scheme by Lancelot Brown, with late C18 and early C19 picturesque elements. The stable block is Grade 2 and sits immediately to the north of the Hall and was constructed between 1762 and 1766. The site is bounded to the south by the A45 Birmingham Road, and to the east by a minor road, Maxstoke Lane. The context of the site and the layout of the proposed works are illustrated at Appendix A.

### **The Proposals**

The proposal requires the conversion and extension of the late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation together with the creation of a car park, supporting facilities and landscaping.

The refurbishment of the stable block is proposed in order to re-purpose redundant space. It would be a venue for a range of uses for groups of up to 150 guests to include seminars, board meetings, networking events, screenings, exhibitions, award ceremonies, team building and workshops, with a hospitality base for events held on the estate grounds and black tie banquets and an artisan crafts learning centre together with the restoration of existing residential accommodation for rent, creating an estate hub for the family, staff, tenants and the Estate community.

The original fabric of the existing building is to be maintained and repaired wherever possible throughout. Later additions such as 1970's interventions and non-original fabric will be treated with less sensitivity including the removal of modern interventions. The scheme proposes the following:

- The infilling of the north and south arches which are to be removed to recreate access into the central courtyard.
- The extent of external landscaping would include the central courtyard and the building forecourt to the east elevation.
- The internal renovation is to create flexible space for corporate, media, entertainment or meeting uses with a distinctive entrance and strong links to the central courtyard for the expansion of activities.
- Inclusion of a canopy feature within the courtyard (east elevation) which comprises a staircase.
- Car-park area to be created in the existing yard area north of the stable block with landscaping and removal of an existing modern barn.
- Associated works include selective areas of demolition, new fenestration, internal stripping out and upgrading, a new courtyard canopy and landscaping works.

## Background

Situated in North Warwickshire the Packington Estate is an early 17th century park remodelled in the mid-18<sup>th</sup> century after a scheme by Lancelot (Capability) Brown, with late 18th and early 19th picturesque elements. The Hall itself was initially built by Sir Clement Fisher in 1693 and was re-modelled and re-faced by Matthew Brettingham in 1766. The site has 'significant internal vistas' both to and from the Hall from the surrounding gardens and parklands. The park land predominantly occupies the areas to the south, north and east of the Hall with the eastern portion incorporating a deer park.

The site also comprises the grade 2\* listed Hall and grade 2 stable block of grand proportions. It is a magnificent house set within a historic park and garden and within the green belt. The land levels are relatively even in the vicinity and presently put to lawn with peripheral tree planting around the house and with the ancillary buildings. To the north and south are further garden areas, with further parkland to the west.

The Historic England list entry is detailed as it includes an entry for the Historic Park and Garden and an entry for the Hall along with an entry for the Church of St James. Overall, the number of assets within the immediate surroundings of Packington Hall collectively form part of the significance of the Heritage Asset. The stable block list entry is described as follows:

*“Stable block at Packington 11/11/52 Hall (Formerly listed as Packington Hall and Stable block) GV II Stable block, now office. 1762-66. By William or David Hiorne for 3rd Earl of Aylesford. Buff sandstone ashlar to the front range and stucco to the rear. Low pitch slate roof with pyramidal roofs to the corner towers. Moulded main cornice of stone. Courtyard plan with square corner towers. 2 storeys. East front in 9 bays including pedimented Tuscan Doric recessed portico. Doorway with moulded stone architrave having the cornice carried on console brackets. Panelled reveals, but late C20 glazed double doors. First floor late C20 12-pane hung sashes. Ground floor has larger 12-pane hung sashes. Corner towers have raised surrounds to first floor hung sashes and a Venetian window at ground floor with pedimented centre light. The courtyard has red brick walls. 7 recessed round-headed bays to each wall, with the centre bay pedimented.”*

The stable block earmarked for a change of use sits to the north of the Hall and was constructed between 1762 and 1766. Originally constructed to house the carriages, horses and ancillary rooms, its last use was that of offices with some residential quarters

and storerooms. It has been long redundant as a stable block for horses. The stable block has been remodelled twice in its history. Minor works were completed in 1860, but with more extensive remodelling works being carried out in 1970 when the eastern half of the building was converted into offices.

### **Development Plan**

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW3 (Green Belt), NW5 (Split of Housing Numbers), NW10 (Development Considerations), NW12 (Quality of Development), NW 14 (Historic Environment) and NW13 (Natural Environment)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV13 (Building Design), ENV14 (Access Design) and ENV16 (Listed Buildings, non-Listed Buildings of local historic value and sites of archaeological importance)

### **Other Material Planning Considerations**

The Submitted Regulation 19 Local Plan 2018 – LP1 (Sustainable Development); LP3 (Green Belt), LP11 (Economic Regeneration), LP14 (Landscape), LP15 ( Historic Environment), LP16 (Natural Environment), LP31 (Development Considerations), LP32 (Built Form) and LP35 (Water Management)

Proposed Main Modifications to the Regulation 19 Local Plan 2021 – MM21 (in respect of Policy LP1); MM28 (in respect of LP3), MM55 (in respect of LP11), MM59 (in respect of LP14), MM52 (in respect of LP15), MM60 (in respect of LP15), MM61 (in respect of LP16), MM53 (in respect of LP16), MM74 (in respect of LP31) and MM75 (in respect of LP32)

National Planning Policy Framework 2019 – (the “NPPF”)

### **Consultations**

Historic England - No objection following the receipt of revised plans.

Environmental Health Officer - No objection subject to an agreed Construction Management Plan.

The Georgian Group – No objection to the principle, however it recommends refusal because of some possible harmful impacts and thus requests referral to the Secretary of State

The Gardens Trust – No comments

Warwickshire County Council as Lead Flood Authority – No objection subject to standard conditions.

Warwickshire County Council (Ecology) – No objection subject to conditions.

The Highways Authority, The Society for the Protection of Ancient Buildings, the Ancient Monuments Society, the Council for British Archaeology and The Victorian Society – These are all yet to be received, but the Highway Authority has raised particular issues with the use of the access onto the A45.

## **Representations**

None have been received following the posting of a site notice and the publication of a press notice.

## **Observations**

### **a) Introduction**

This is a major and significant application in the context of an historic site and will need to be assessed in terms of the potential impacts arising from the proposal and whether harm on the significance of the heritage assets would occur. The main focus of the application is to provide a sustainable and viable use for the stable block, as presently it is agreed that the condition of the building requires significant maintenance and repair.

The application is to be determined against the policies of the Development Plan. The Core Strategy is one part of that Plan and it is currently under review. The Council has published proposed Main Modifications to the policies which were originally submitted to the Secretary of State. There is now a period of consultation on these proposed Modifications. The Modifications however do carry greater weight than the policies in the Submitted Plan, as they follow on from the Examination in Public into that Submitted Plan. They do not however carry full weight as they are still the subject of consultation. They may however amount to a change in the planning considerations affecting a proposal, should they be materially different to the policies in the Core Strategy. Where there have been no representations or proposed main modifications, these policies may now carry significant weight. The weight to be given to the relevant policies in respect of the current application will be dealt with in this report

### **b) Principle**

The principle of the proposal needs to be established. The wider site benefits from many heritage assets which require continued maintenance and up-keep. Presently the stable block is vacant following the closure of the 1970's office space which covered more than half of its floor plan. The existing apartments covered part of the floor plan to the west of the courtyard. The remainder of the structure included a former laundry room and boiler house, and other spaces within the building retain the utilitarian appearance of the former stable block. Essentially the stable block is now redundant and requires maintenance to its exterior and to parts of the interior. As un-used historic buildings deteriorate quickly it is advantageous to promote a sustainable use which will enable a viable future for the unused stable block and to future proof the up-keep of one of the estate buildings which comprise the many heritage assets here.

The thrust of the NPPF encourages the re-use of rural buildings, particularly where the development would represent the optimal viable use of a heritage asset. Furthermore, there is an economic benefit in that a prosperous rural economy should be supported, particularly where there is a sustainable growth and expansion of business in rural areas,

through conversion of existing buildings and for sustainable leisure developments which respect the character of the countryside.

Green Belt requirements under paragraph 146 of the NPPF advise that the re-use of rural buildings may not be inappropriate development provided that the buildings are of permanent and substantial construction. The proposal would also appear to achieve the objectives encouraged by the NPPF, where the re-use of the rural building is essentially a leisure and business use operating out of an existing building which optimises the use of the asset, subject to transport considerations. The final comments of the Highway Authority are yet to be received. In general terms it is considered that in principle the proposal could well meet the sustainability objectives of the NPPF.

### **c) Heritage Assets and Balancing Harm and the Public Benefit**

In terms of the heritage principles at the site then the statutory provisions under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 state that, “in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have regard to the desirability of preserving the building or its setting or any features of special architecture or historic interest which it possesses”.

Furthermore, the provisions of the NPPF under section 16, identify the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation indicating the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

In terms of harm on significance, then the Heritage Assessment submitted with the application outlines the significance of the asset, which draws on the architectural features which the building possesses and its context within the collective historic environment of the Grade 2 \* Listed Hall and the Grade 2 \* historic park and garden. Indeed, the assessment of significance submitted with the application concludes that there is high significance at the site. This assessment is agreed.

#### **i) Assessing Harm**

A comprehensive scheme of renovation works is proposed for the stables, with works almost entirely confined to internal areas and to the courtyard. The proposed development will have both positive and negative impacts on the architectural and historic interest of the Grade II listed stables. Positive impacts include removal of deleterious internal and external fabric associated with the 1970's conversion. The extent of alteration caused on the 1970's conversion is illustrated in the archived photographs at Appendix B. The existing elevations of the stable block are shown in photographs at Appendix C and these can be compared with the proposed elevations also appended at D. Additionally, the proposals for the opening up of the cardinal gateways restores a sense of permeability and interaction with the surrounding designed landscape and buildings securing the prospect of a series of new uses for the vacant building.

Harmful aspects include localised areas of demolition, both internally and externally, and the introduction of a two-storey canopy into the courtyard area. The latter will impact upon the proportions and designed aesthetic of the courtyard, requiring partial and selective removal of elements of its regular arcaded design. The works, which enable the creation

of staircases to the canopy (rather than internally within the stables) and covered access between north and south wings at first floor level, but also will require the loss of the apex of the two easternmost arched bays. The bays form part of the arcaded pattern of openings that characterise the inner courtyard elevations and are consistently applied across each elevation regardless of internal historic uses. Although the pattern will not be lost entirely, demolition of the two archways in favour of rectangular openings will bring a notable and high degree of harm to the designed aesthetic of the courtyard.

Internally, harmful aspects are almost entirely confined to the historic laundry and first floor accommodation, which survive with good levels of historical integrity. Further opportunity, through the alteration of designs and more detailed specifications of works, could be taken to avoid, minimise and mitigate harmful impacts of the proposed development. The existing arrangement with the interior is illustrated in a range of photographs included in the Design and Access Statement submitted with the application and the extent of removal of historic fabric has been diluted following the comments made by the Georgian Group which is evidenced by the submission of an addendum to the Design and Access Statement with revised demolition plans illustrated in the floor plans and elevations at Appendix D.

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, *“great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification and where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.”*

In all respects the degree of impact to the architectural and historic interest of the Grade 2 stable block, both individually and cumulatively, is considered to be less than substantial. In many instances, the works are necessary and commensurate with a much-needed upgrade of internal spaces to modern day standards.

The response from the Georgian Group is understood, however the proposed development will only cause neutral harm to the setting of the grade II\* Packington Hall and the significance of the Grade II\* Park and Garden within which it stands. The experience of those surrounding built designated heritage assets that form part of the immediate setting of the hall, including the walled gardens, gate piers and garden terrace, will not be negatively impacted upon. In conclusion, the proposed scheme will bring about a less than substantial degree of harm to the Grade II Packington stables and have a neutral impact upon other designated Heritage Assets.

## ii) Balancing the Public Benefit

A number of proposed internal works alongside localised aspects to better avoid, minimise and mitigate negative impacts can be addressed through planning conditions. However any works that fail to preserve the architectural and historic interest of the Grade II stables even if they bring about a less than substantial degree of harm, need to be

weighed against the public benefits of the proposed development in the final planning balance.

In this case, the degree of harmful impact is outweighed by the public benefits. Positive weight should be given to those elements that conserve the architectural and historical interest of the stables and enhance the experience of designated heritage assets from within their settings. Paragraph 192 of the NPPF also states that the viable use of heritage assets and their contribution to the economic vitality of communities should be accounted for, so securing a new, adaptable and viable use for the building. In so doing the scheme will enable access and experience of the Packington Estate for those visitors to the venue, including through events open to the public. The public benefits of the approach are well-attested by attendance at numerous estates, in both private and charitable ownership.

Following revised plans, the extent of harm has been justified and it is a material consideration of some significant weight that Historic England has no objection to the scheme. Overall, the majority of works are considered to bring about a neutral or beneficial impact, satisfying Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NW14 of the North Warwickshire Core Strategy (2014) alongside Saved Policies ENV15 and ENV16 of the North Warwickshire Local Plan (2006), which are echoed in policy LP15 of the emerging Local Plan. The proposed Main Modifications in respect of LP15 to the Regulation 19 Local Plan 2021 do not affect this policy assessment.

### **c) Design**

This is a conversion of an existing building and so the methodology for any interventions relating to historic fabric would be conditioned so as to provide a Method Statement and a schedule of detailed specifications.

New designs include the opening up of the gateways and the canopy with the glass structure which provides an entrance atrium and stairways. There is also the alterations to the opening up of the loggia, otherwise the remainder of the scheme involves new openings for windows, where historically some of these were closed up.

There is the opportunity to repair and maintain the entire stable block as the structural report has highlighted areas for repair. With regards to the arrangement of the conversion from the exterior perspective then even with new apertures, the external architecture of the stables still conveys a very strong sense of its 18th century classically designed aesthetic, striking a clear and intentional relationship with the adjacent Packington Hall, particularly to the front.

Internally, despite the 1970's alterations there is a remarkable survival of fabric at first and second floors associated with accommodation within the western range plan form of the accommodation, which is accessed from a pair of stairs flanking the western courtyard entrance, retaining flooring, wall and ceiling finishes, doors, architraves, and some notable fitted cupboards to a good degree, although many finishes are falling into disrepair.

Skirting boards are more irregular and date from the 18th, 19th and 20th centuries. Fireplaces have been entirely replaced, although chimney breasts remain intact. The accommodation appears to have been upgraded to some degree in the Inter-war period,

with partitions and new doors created. In the main the quality of interior fixtures and fittings within the rooms is utilitarian and of no remarkable craftsmanship, save for some panelled doors and cupboards. One highly remarkable observation was the re-use of early 17th century cupboard doors to rooms F18 and F19, the origins of which are unclear but may relate to a precursor of the main hall constructed by John Fisher.

The northern range, including Rooms G21 and F20 retain few notable features of interest having been stripped out for use as a dairy in the mid-20th century at ground floor level and as a filing area in the 1970s. The scissor braced floor is of interest, although the bracing may be later, supporting what appear to be a lime ash floor on lathes and bound with reed matting. Roof trusses above retain much of their original asymmetrical structure but have been adapted in places

The re-opening of the stables' cardinal gateways brings significant enhancement to the character of the building, as derived from its architectural and historic interest. A sense of permeability will be restored, creating an interaction between external areas and the courtyard, reinstating a sense of functionality to the utilitarian building which has been much lost. Proposed treatments to the openings are well-conceived around the existing and its historic interest and are thus considered appropriate.

Internal courtyard elevations are, in the main, retained in their current configuration, with minor works proposed to lower windows to create doorways and infill coach house openings with crittall style glazing to enable the re-use of internal areas. The glazing system works well with the designed aesthetic of the courtyard and is, subject to detailed specification, considered appropriate.

The proposed replacement canopy to the eastern elevation will bring a degree of harm to the dimensions and aesthetic of the courtyard through infill of the symmetrical space, obscuring its continuous arcaded walls, ridge and eaves lines, all of which are considered core parts of its designed aesthetic. The lightweight structure with large areas of glazing will alleviate the impact, ensuring a strong degree of visual permeability through to the solid eastern courtyard façade remains. The well-balanced traditional façade will however be obscured to a degree by internal staircases which, although they acceptably respond to the elevation's balanced symmetrical form, will be intrusive features.

Many of the works appear necessary and are commensurate with a need to upgrade the spaces, however several works are not well-formed around the rooms' sensitivities and qualities, including elements of architectural and historic interest. Under the current proposal however some 18th century and re-used 16th century fabric will be removed.

Paragraph 131 of the NPPF requires that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. Therefore, the proposal is generally considered to comply with saved policies ENV13 of the North Warwickshire Local Plan and policy NW12 of the Core Strategy and policy LP1 of the emerging Local Plan. The Proposed Main Modifications to the Regulation 19 Local Plan 2021 would not alter this assessment.

#### **d) Landscape Setting**

The visual impact of the proposals is a key consideration here. The history of the parkland and pleasure grounds is well documented in the Historic England listing; in brief the parklands were originally set out in the middle to late 17<sup>th</sup> Century. Lancelot Brown was then commissioned to produce sketches in 1750 and 1751, which were implemented in a piecemeal fashion over the following 20 years. Various improvements and alterations were made up to the early 19<sup>th</sup> Century. This area has been in its current form since the 18<sup>th</sup> Century when the southern access drive from the Birmingham Road was created around 1785 with the eastern carriage turn or East Terrace in front of the house being levelled shortly after in 1787.

This entire scheme will allow the softening of the eastern and northern approach with some herbaceous planting to the courtyard wall and house. The proposal will also create a sense of arrival heralded by the two cattle grids and the change in surface materials, which should also have the welcome effect of slowing the car speeds immediately in front of the hall.

Proposed landscaping to the front of the stables will not detract from the ability to experience the hall and should improve the general configuration of a large poor-quality tarmac apron within the immediate setting of the hall. Planting should avoid any domestic character, ensuring the functional historical association between the main house and its stables remains clearly struck. Proposed lighting to the stables is minimal and will not unduly promote the stables within the setting of the main house.

Courtyard landscaping includes a decorative geometric pattern of granite flags, setts and reclaimed cobbles, the arrangement of which formalises the utilitarian space to a degree, but reflects the architectural form of the courtyard well. The associated impact of the works, which remove a poor-quality covering over much of the courtyard are considered beneficial.

Internal and external works to the stables will not impact upon the significance of the registered park and garden. The proposed area of parking within the area of farm buildings to the north is ideally located and will avoid the appearance of large areas of car parking that often form visual intrusions within similar estates that afford public access. The landscaping scheme is of a high quality and will not be a conspicuous feature within the designed landscape. Materials, layout, and planning reflect the status of the estate well. Lighting should be minimised and kept low level to ensure the presence of the stables and main hall in the parkland is retained during hours of dusk. Overall, the proposed development for hard and soft landscaping is considered to be satisfactory and in accordance with landscaping policies NW13 of the Core Strategy and policies LP14 and LP16 of the emerging Local Plan. The Proposed Main Modifications would not alter this conclusion.

#### **e) Highways**

The access from the A45 already exists and the proposal will not require the access to be altered. The highway authority has queried the extent of the use and the likely intensification in terms of compatibility with the parking required and a revised transport assessment has been provided during the application process. The final highway response is awaited.

#### **f) Drainage**

The Flood Risk Authority has been consulted given the ground area covered by the proposal with regards to the car-parking area. Further information was requested and it has subsequently provided. A response of no objection, subject to a condition has been received.

### **g) Ecology**

The NPPF requires the protection and enhancement for biodiversity; the conservation, restoration and enhancement of priority habitats, ecological networks, the protection and recovery of priority species; and the pursuit of opportunities for securing measurable net gains for biodiversity.

There are bats present at the site and the bat activity survey shows that part of the northern wing is in use by roosting bats. The site contains a maternity colony roost for soprano pipistrelle (*Pipistrellus pygmaeus*) bats and day roosts of both brown long-eared (*Plecotus auritus*) and common pipistrelle (*Pipistrellus pipistrellus*) bats. Foraging, commuting, and roosting bats are also within the local landscape and their presence has been confirmed from the desktop study data and recent bat activity surveys.

The ecological value of the buildings has thus been deemed as 'high' for bats. The recommendations in a recent survey require further surveys to be carried out and specifically restrict the phasing of the proposed works.

The presumption in favour of sustainable development does not apply where a proposal is likely to have a significant effect on any protected habitat (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the project would not adversely affect the integrity of that habitat. Further information has been submitted to overcome these concerns. The response provided by the Warwickshire Ecologist is thus one of no objection subject to further surveys to be required by condition and consequential mitigation measures agreed.

### **h) Summary**

Policy NW14 of the North Warwickshire Core Strategy sets out that the quality of the historic environment should be protected and enhanced, commensurate to the significance of the asset. Policy NW12 sets out that all development proposals must demonstrate a high quality of sustainable design that positively improves the environmental quality of an area and sustain, conserve and enhance the historic environment.

Furthermore, saved design policies ENV12 and ENV13 of the North Warwickshire Local Plan 2006 require developments to harmonise with their immediate settings, to positively integrate into the wider surroundings and to respect local distinctiveness.

As such, the proposal accords with the objectives of the NPPF and complies with policies NW12 and NW14 of the North Warwickshire Core Strategy, Saved policy ENV16 of the 2006 Local Plan and policies LP1, LP15 and LP32 of the emerging Local Plan. The Proposed Main Modifications to the emerging Local Plan do not alter this assessment.

## **Conditions**

Conditions are not yet finalised given that further consultation responses are awaited.

Planning Regulations set out that if any of the National Amenity Societies object to an application then it must be referred to the Secretary of State for his determination. An objection has been received from the Georgian Group. The recommendation is one support for the proposal and hence the referral to the Secretary of State is necessary unless the nature of their objection can be resolved.

## **Recommendations**

a) That the Board is minded in principle to grant both planning permission and Listed Building Consent for these applications.

b).Notwithstanding the current position of the Highway Authority, conditions for both applications be delegated to the Head of Development Control in consultation with the Chairman of the Board and the Planning Opposition Spokesperson.

c) That if the Highway Authority objects to the proposals, then a further report is brought back to the Board for consideration.

d) Notwithstanding the outcome of recommendation (c), if the objection from the Georgian Society cannot be overcome through the submission of amended plans or by planning conditions, then the applications be referred to the Secretary of State to see if he wishes to intervene.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2020/0582 and PAP/2020/0583

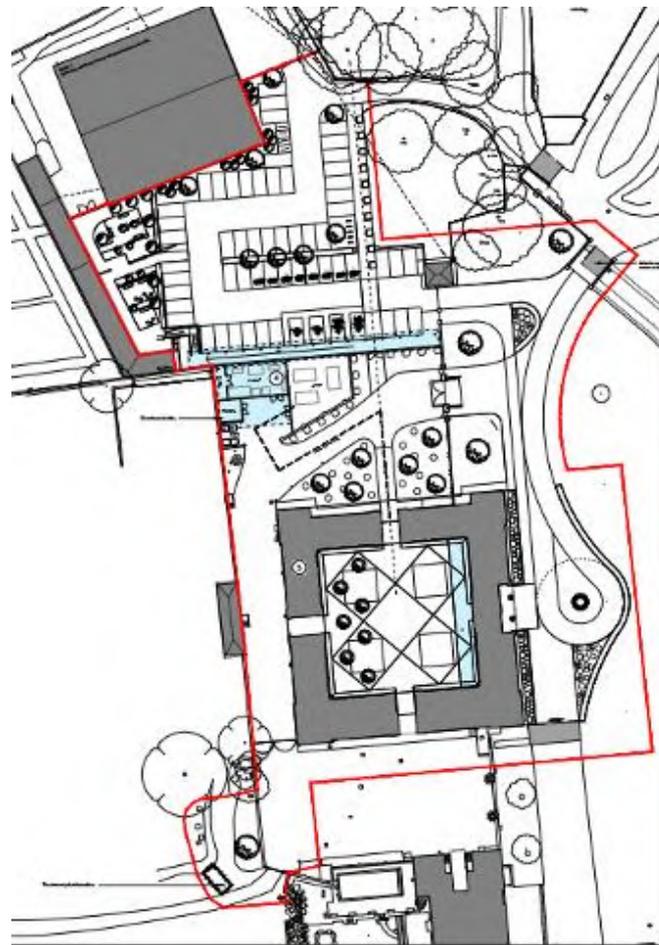
Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	30.10.20
2	Case Officer to Agent	e-mail correspondence	16.11.20
3	Case Officer to Agent	e-mail correspondence	18.11.20
4	Case Officer to Agent	e-mail correspondence	21.12.20
5	Case Officer to Agent	e-mail correspondence	22.12.20
6	Case Officer to Agent	e-mail correspondence	4.1.21
7	Case Officer to Agent	e-mail correspondence	5.1.21
8	Case Officer to Agent	e-mail correspondence	7.1.21
9	Case Officer to Agent	e-mail correspondence	11.1.21
10	Case Officer to Agent	e-mail correspondence	25.1.21
11	Case Officer to Agent	e-mail correspondence	8.2.21
12	Case Officer to Agent	e-mail correspondence	17.2.21
13	Case Officer to Agent	e-mail correspondence	26.2.21
14	Case Officer to Agent	e-mail correspondence	1.3.21
15	Case Officer to Agent	e-mail correspondence	2.3.21
16	Case Officer to Agent	e-mail correspondence	3.3.21
17	Case Officer to Agent	e-mail correspondence	4.3.21
18	Case Officer to Agent	e-mail correspondence	15.3.21
19	Case Officer to Agent	e-mail correspondence	19.3.21
20	Case Officer to Agent	e-mail correspondence	25.3.21
21	Agent to Case Officer	e-mail correspondence	9.11.20
22	Agent to Case Officer	Supporting information on roof repairs	12.11.20
23	Agent to Case Officer	e-mail correspondence	17.11.20
24	Agent to Case Officer	e-mail correspondence	18.11.20
25	Agent to Case Officer	e-mail correspondence	22.12.20
26	Agent to Case Officer	e-mail correspondence	24.12.20
27	Agent to Case Officer	e-mail correspondence	4.1.21
28	Agent to Case Officer	e-mail correspondence	5.1.21
29	Agent to Case Officer	e-mail correspondence	7.1.21
30	Agent to Case Officer	Supporting information on car park drainage	8.1.21
31	Agent to Case Officer	e-mail correspondence	11.1.21
32	Agent to Case Officer	e-mail correspondence	25.1.21
33	Agent to Case Officer	e-mail correspondence	3.2.21
34	Agent to Case Officer	e-mail correspondence	8.2.21
35	Agent to Case Officer	Supporting Information and plans and transport statement	10.2.21
36	Agent to Case Officer	e-mail correspondence	15.2.21
37	Agent to Case Officer	e-mail correspondence	23.2.21
38	Agent to Case Officer	e-mail correspondence	26.2.21

39	Agent to Case Officer	e-mail correspondence	1.3.21
40	Agent to Case Officer	Supporting information on drainage	2.3.21
41	Agent to Case Officer	Supporting information ecology	3.3.21
42	Agent to Case Officer	e-mail correspondence	4.3.21
43	Agent to Case Officer	e-mail correspondence	9.3.21
44	Agent to Case Officer	Supporting information addendum and plans	18.3.21
45	Agent to Case Officer	e-mail correspondence	24.3.21
46	Agent to Case Officer	e-mail correspondence	25.3.21
47	NWBC Green Space Officer	Consultation reply	4.12.20
48	The Gardens trust	Consultation reply	8.12.20
49	WCC FRM	Consultation reply	16.12.20
50	NWBC EHO	Consultation reply	16.12.20
51	The Gardens Trust	Consultation reply	22.12.20
52	WCC Fire and Rescue	Consultation reply	23.12.20
53	WCC Ecology	Consultation reply	7.1.21
54	WCC Highways	Consultation reply	7.1.21
55	The Gardens Trust	Consultation reply	17.2.21
56	Historic England	Consultation reply	8.1.21
57	Historic England	Consultation reply	26.2.21
58	The Georgian Group	Consultation reply	1.3.21
59	WCC Highways	Consultation reply	15.3.21
60	WCC Ecology	Consultation reply	19.3.21
61	WCC FRA	Consultation reply	25.3.21

*Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.*

*A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.*

Appendix A

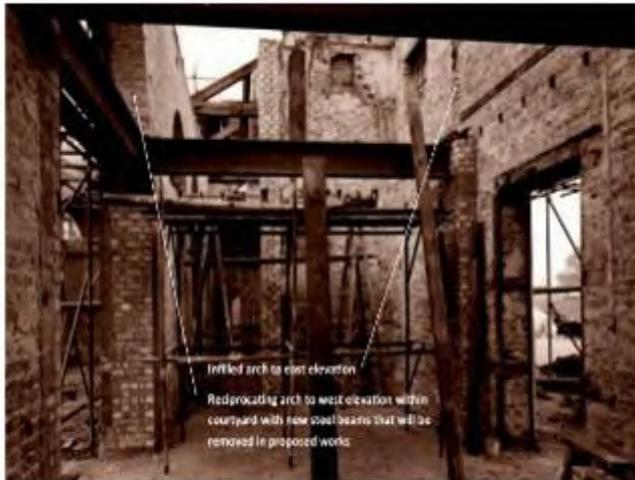


PROPOSED

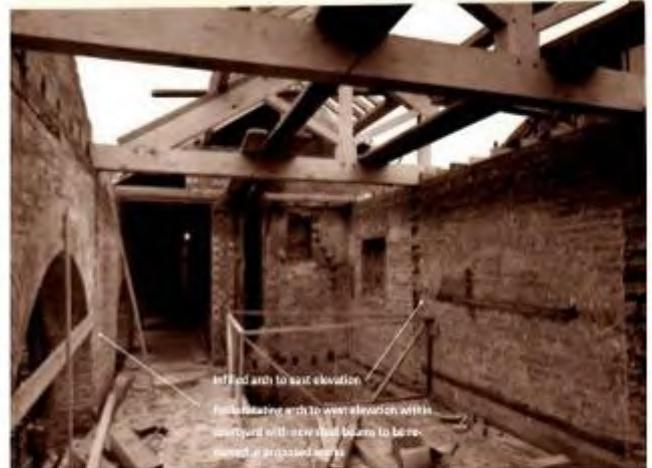
4G/84

## Appendix B

### Extent of previous historic alterations to the stable block



Ground floor looking north with the current front door opening visible on the right and the original arch into the courtyard on the left



First floor looking north with the bricked up arch to the east elevation visible on the right and the original arch into the courtyard on the left



View of the arch during the 1970 refurbishment works. This arch will be reinstated through the proposed works.



Illustrations from 1970 demonstrating the extent of fabric removal undertaken during the refurbishment works

**APPENDIX C**

Existing elevations



East Elevation



North Elevation



South Elevation – facing north elevation of Hall

4G/87



West Elevation



Courtyard south-west



Courtyard north east



Courtyards windows

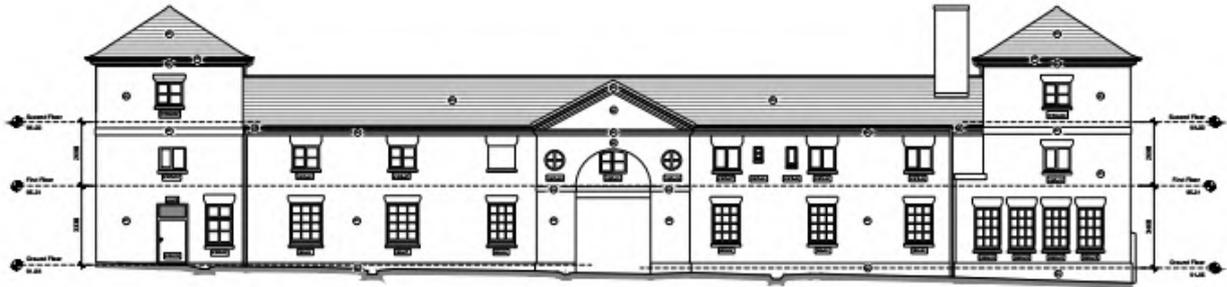


7 Part West Courtyard Elevation

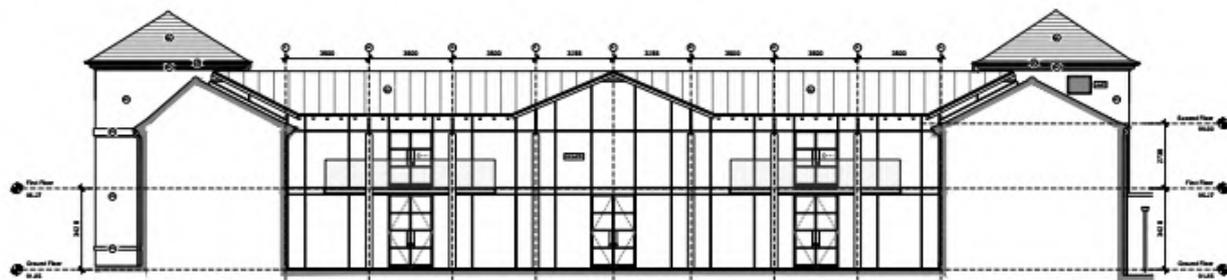


8 Part South Courtyard Elevation

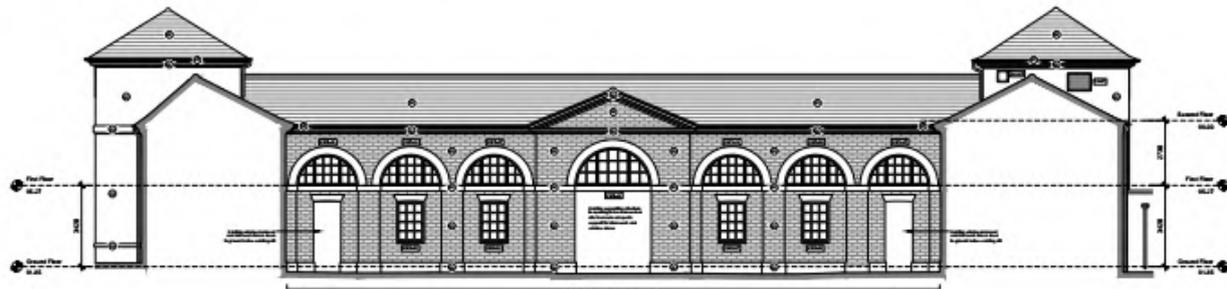
Proposed Elevations:



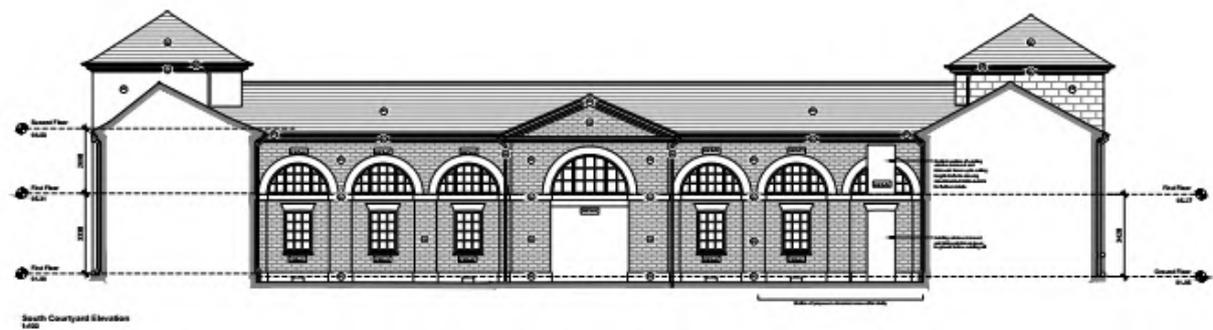
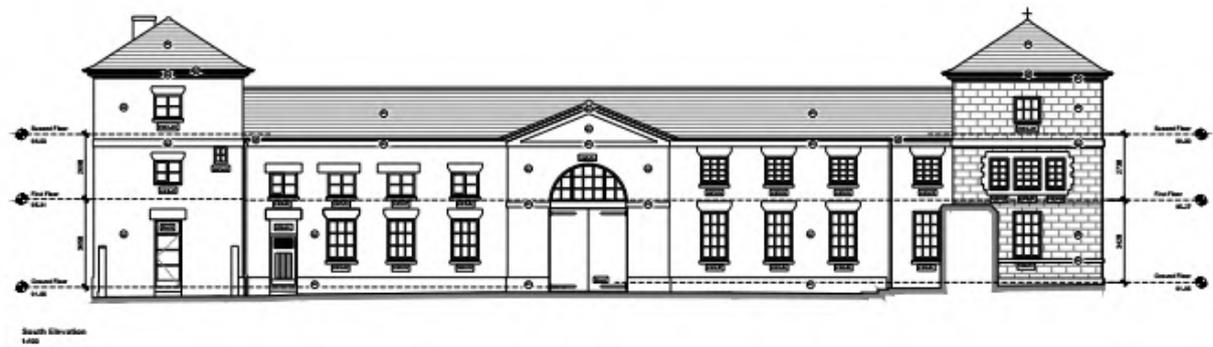
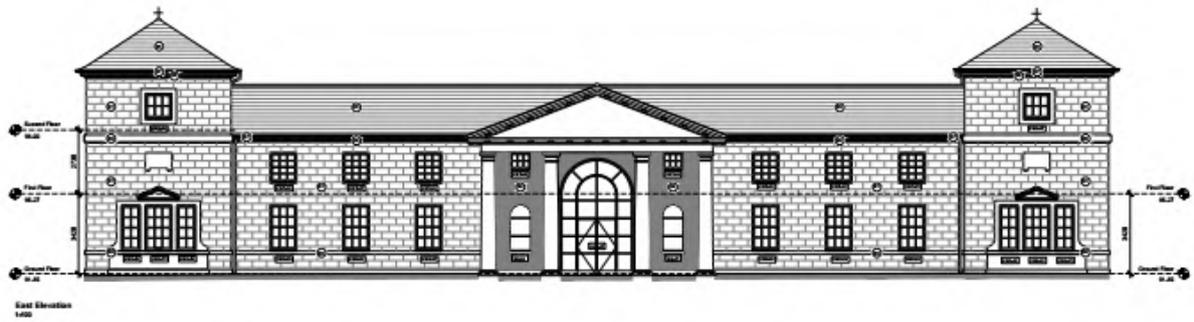
West Elevation  
1/20

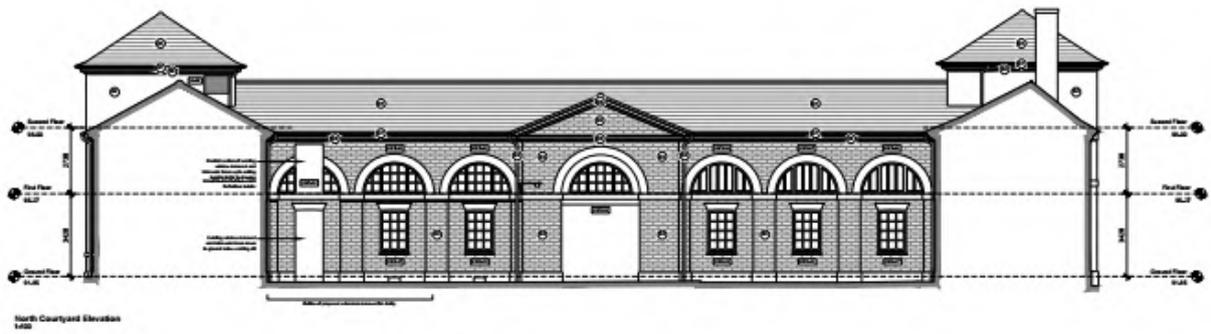
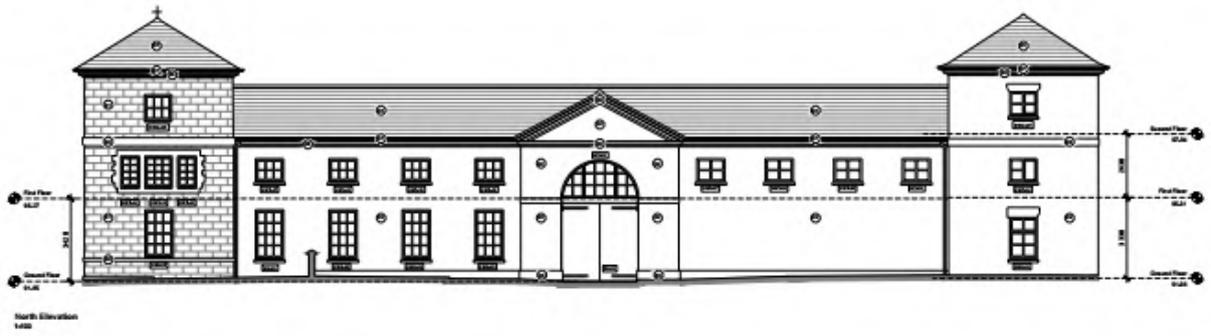


West Courtyard Elevation  
1/20

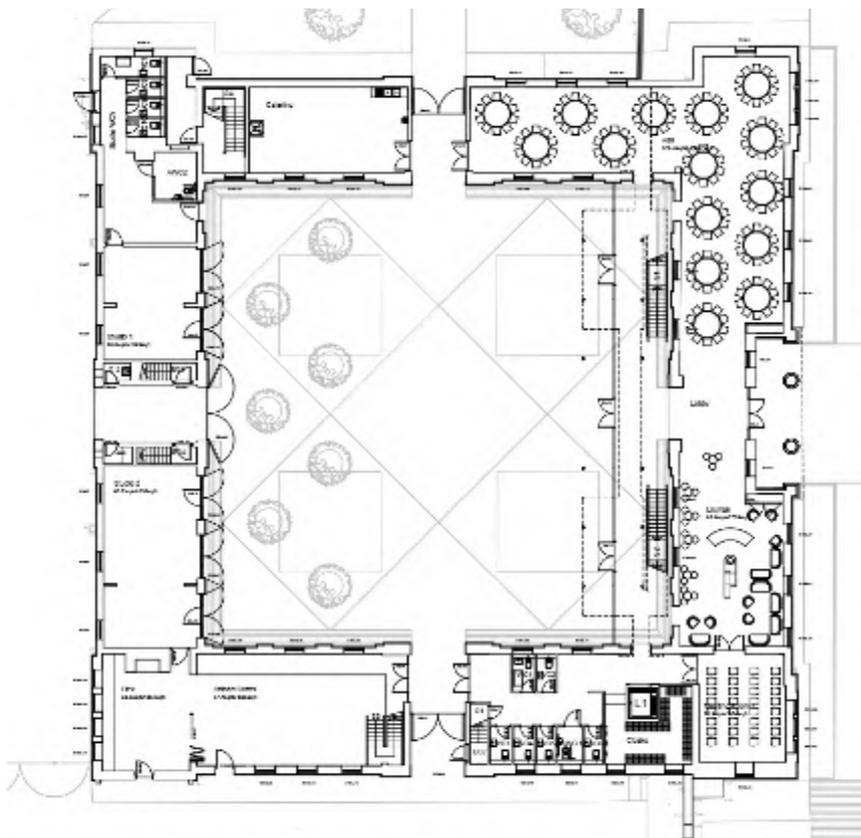


West Courtyard Elevation (extension omitted)  
1/20





**Proposed floor plans**



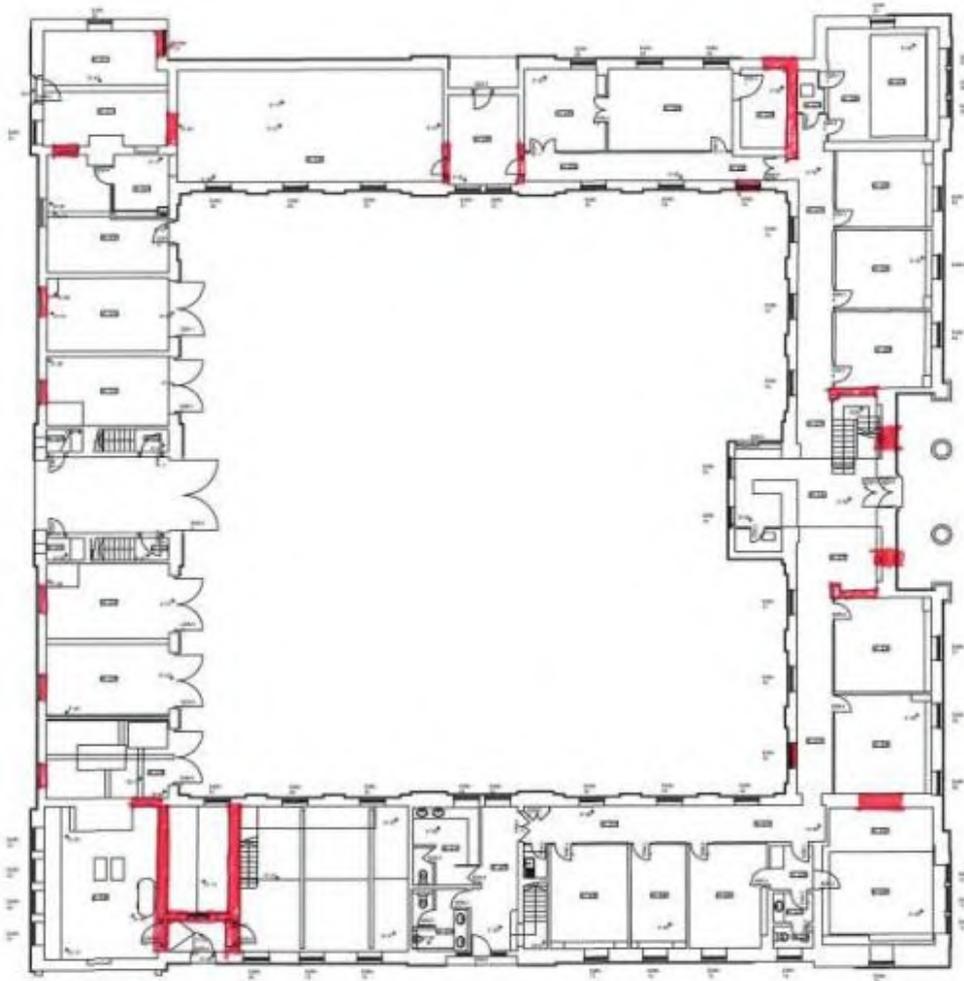
Ground floor plan

4G/92



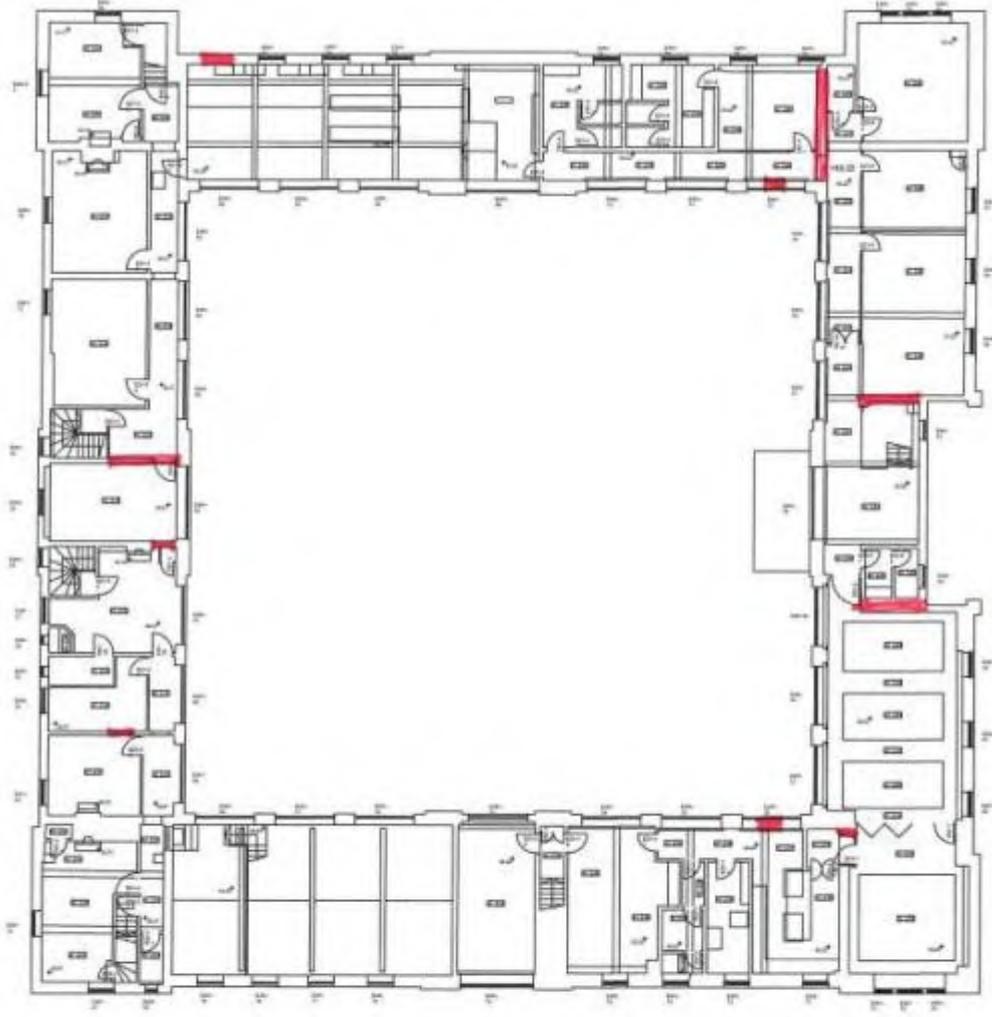
## Appendix D

Revised demolition plans – as per addendum to the Design and Access Statement



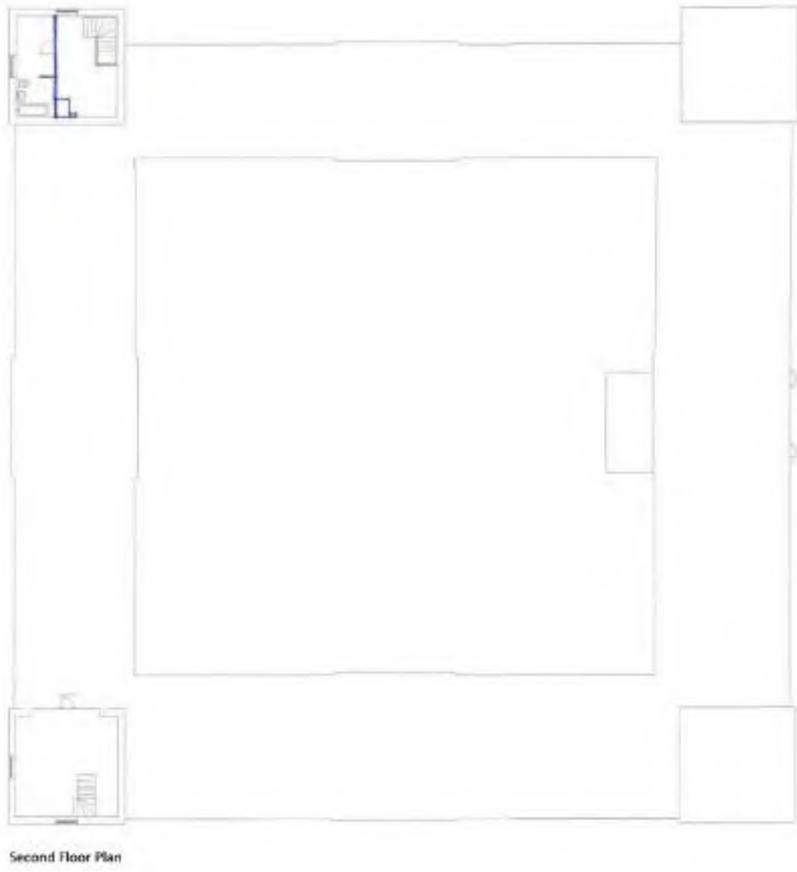
Revised extent with reduced removal of original fabric in studio, catering and hall spaces

Ground floor



Revised extent with reduced removal of original fabric in apartment wing

### First Floor



Second Floor

 Original fabric to be removed

 Later added items to be removed



East Elevation



West Elevation



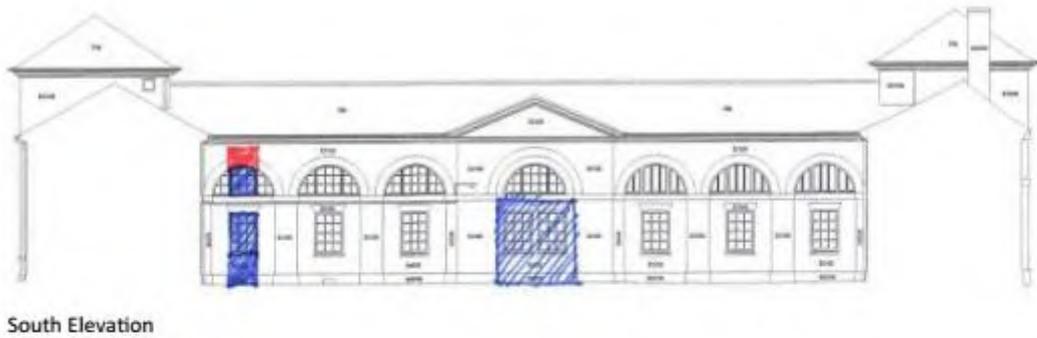
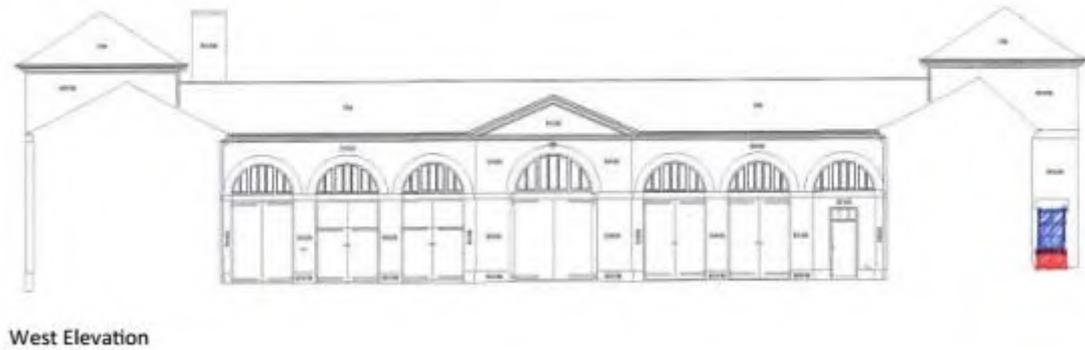
South Elevation



North Elevation

Original fabric to be removed

Later added items to be removed



**Agenda Item No 5**

**Planning and Development Board**

**12 April 2021**

**Report of the  
Head of Development Control**

**Warwickshire Highway Design  
Guide**

**1 Summary**

- 1.1 The County Council has published a draft highway design guide for consultation purposes and the Board is invited to forward representations to the County Council.

**Recommendation to the Board**

**That the Board expresses its disappointment with the draft guide.**

**2 Background**

- 2.1 The County Council has prepared this highway design guide to provide direction and guidance to prospective developers when considering future planning applications in particular. The County stresses that it is a policy document and thus it sets out expectations, rather than it being a detailed specification manual. It is particularly seen as providing the basis or agenda for pre-planning application consultations.
- 2.2 The draft is a lengthy document and Members have been forwarded a link in advance of this meeting. That link is: [www.warwickshire.gov.uk/roads-transport/warwickshire-design-guide-stakeholder-engagement](http://www.warwickshire.gov.uk/roads-transport/warwickshire-design-guide-stakeholder-engagement).

**3 The Guide**

- 3.1 The document contains many sections. In summary they are:
- a) Pre-Application Development Management
- 3.2 This section sets out the County Council's pre-application procedure with particular emphasis on what information and documentation is to be expected. It covers such matters as when Transport Assessments are needed, how the County looks at transport modelling, and how the design of mitigation measures can be assessed. A list of supporting information includes matters such as Travel Plans, parking strategy, HGV routing as well those technical drawings required to accompany more detailed planning applications.

#### b) Highway Design

- 3.3 This section looks at how the design of proposed highways can achieve technical approval under the Highways Act. It includes sections on pedestrian and cycle infrastructure, public transport, public rights of way, and safer routes to school.

#### c) Street Design

- 3.4 This sets out a lot of detailed information about road and street dimensions, visibility splays, junction spacing etc as well as sections on waste collection, parking and provisions for pedestrians and those with mobility impairments.

#### d) Traffic and Road Safety

- 3.5 This is dealt with by explaining Traffic Regulation Orders, speed management measures and details about Road Safety Audits.

#### e) Drainage and Flood Risk

- 3.6 This section looks at how to deal with the design of surface water drainage particularly as it as it might affect highway drainage designs.

#### f) Highway Green Infrastructure

- 3.7 This is quite a substantial section dealing with the network of trees, hedgerows, ditches, verges planting within road corridors. It does recognise the significance of this provision in developing better quality places and in providing a wide range of benefits. The section continues by identifying a wide range of design constraints – under and overground services need protection, the maintenance of footpaths and cycleways, safeguarding visibility splays, the long term maintenance of the features and the presence of existing trees outside of an application site. In essence the guide advises early and very full pre-application discussion in the development of all landscape proposals which affect adoptable highways.

#### g) Structures

- 3.8 This is a very detailed outline of how the structural integrity of new structures such as bridges will be considered as well as the impacts of new development on existing structures.

#### h) Street Lighting

- 3.9 This outlines the technical process through which street lighting can be adopted.

- i) The Historic Environment

3.10 This is a very short section but really deals with how a developer should liaise with the Highway Authority if proposed highway works might affect heritage assets – both under and above ground.

- j) Construction and Delivery

3.11 The concluding section deals with the highway agreement process under the Highways Act in order to deliver an adoptable highway network.

#### 4 **Observations**

4.1 Officers find this draft guide disappointing. There are a number of reasons for this:

- i) Whilst the document is said to be a policy document, it reads as a technical manual.

The introduction says that the County wishes to encourage high quality development but then adds that the purpose of the guide is to make the process of delivering highway infrastructure as smooth as possible. This process will be successful it says if developers know in advance what is expected of them in terms of standards, process and documentation.

- ii) The whole emphasis from the Government recently has been about raising the quality of all new development and creating a sense of place. That is reflected in the recent National Design Guide and the proposed changes to the NPPF. There is very little reference, if any, to these outcomes in this draft guide. Opportunities are lost in the Green Infrastructure and Heritage Sections to develop these themes.

- iii) Following on from this, the Borough Council sees local distinctiveness and character as pre-requisites for good design. The draft guide fails to identify options and opportunities for different highway solutions as part of the overall design process.

- iv) The draft guide remains as an “engineering” solution to good design. It does not partner planning and the use of Design Codes in reaching solutions for good design.

4.2 There are a number of more detailed points to raise too:

- i) There appears to be no reference in the guide to EV charging points either on-street, in parking areas or on individual housing plots.
- ii) There appears to be little reference to the impact of traffic on air quality particularly as there are now adopted SPD's in each District.

- iii) There is very little in the guide on how to deal with the parking of cars within the design of a new development – both from a visual and safety perspective. Options are not explored.

**5 Report Implications**

**5.1 Environment and Sustainability Implications**

5.1.1 The implications of climate change and improving the environmental quality of the Borough are not fully explored in this draft guide.

**5.2 Links to Council’s Priorities**

5.2.1 The content of the draft guide would appear to not wholly accord with the Council’s priority of preserving and maintaining its rural character and heritage.

The Contact Officer for this report is Jeff Brown (719310).

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

<b>Background Paper No</b>	<b>Author</b>	<b>Nature of Background Paper</b>	<b>Date</b>

**Agenda Item No 6**

**Planning and Development Board**

**12 April 2021**

**Report of the Chief Executive**

**Submission of Water Orton  
Neighbourhood Plan for public  
consultation**

**1 Summary**

- 1.1 This report informs Members of the progress of the submitted Water Orton Neighbourhood Plan and seeks approval to go out for a formal consultation in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

**Recommendation to the Board**

**That the Water Orton Neighbourhood Plan be circulated for a 6 week public consultation.**

**2 Consultation**

- 2.1 Councillors Macdonald and Reilly have been sent an advanced copy of this report for comment. Any comments received will be reported verbally at the meeting.

**3 Background**

- 3.1 The Localism Act 2011 introduced a mechanism for local communities to produce neighbourhood plans and made certain amendments to other legislation to reflect this mechanism, including the Planning and Compulsory Purchase Act 2004 (the 2004 Act) . Once a neighbourhood plan is 'made' it becomes part of the statutory development plan for that area and will be used, alongside local and national planning policy and guidance, to determine planning applications.

**4 Water Orton**

- 4.1 Water Orton is the seventh Neighbourhood Plan to be formally submitted to North Warwickshire Borough Council. A copy of the Plan and its associated consultation documents are attached as Appendix A, B and C. At this stage it is only the responsibility of the Council to make sure that the submitted Neighbourhood Plan meets the legal requirements which are:

- whether the Parish Council or Neighbourhood Forum is authorised to act;

- whether the proposal and accompanying documents;
  - a. comply with the rules for submission to the Council
  - b. meet the 'definition of a Neighbourhood Plan' and
  - c. meet the 'scope of Neighbourhood Plan provisions'
- whether the Parish Council or Neighbourhood Forum has undertaken the correct procedures in relation to consultation and publicity (see 'pre submission consultation by the Parish Council or Neighbourhood Forum')

4.2 It is considered that the submitted plan accords with the legal requirements and so the Council should now publicise the plan in accordance with Regulation 16 of The Neighbourhood Planning (General) Regulations 2012

4.3 Water Orton Parish Council applied to North Warwickshire Borough Council for designation of a Neighbourhood Plan Area and the designation was approved on 5 December 2019.

4.4 Since that time, the Neighbourhood Plan Steering Group under the direction of the Parish Council (as the Qualifying Body as set out in section 38A (12) of the 2004 Act) has been working toward the production of a draft Neighbourhood Plan. A number of meetings with officers have taken place to assist with the progression of the Plan.

4.5 Prior to formal submission of the Neighbourhood Plan to the Borough Council with a view to its Independent Examination, the Qualifying Body (Water Orton Parish Council) must first publicise it, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area; consult any consultation body referred to in paragraph 1 of Schedule of The Neighbourhood Planning (General) Regulations 2012 (as amended) whose interests may be affected by the proposals for a neighbourhood plan; and send a copy to the Local Planning Authority. Details of the proposals for the Neighbourhood Plan together with details of how and when to make representations on the Neighbourhood Plan must also be published.

4.6 The Parish Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan from 26 August – 16 October 2020. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination.

## 5 Report Implications

### 5.1 Finance and Value for Money Implications

5.1.1 The Borough Council can claim for up to £20,000 for each Neighbourhood Plan This recognises the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan. The payment of £20,000 is claimed when the date for referendum has been set.

## 5.2 Legal and Human Rights Implications

5.2.1 The process conforms to the legal requirements for Neighbourhood Plans set out in the legislation referred to above.

## 5.3 Human Resources Implications

5.3.1 Staff time is expected to be provided by the Borough Council to support and advise the Parish Council and community in taking forward a Neighbourhood Development Plan. However, the amount of staff time will be limited, essentially to an advisory role, due to the other work priorities of the Forward Planning Team and that this role must be provided to the other Parishes who are also considering undertaking Neighbourhood Plans.

## 5.4 Environmental and Sustainability Implications

5.4.1 Each Neighbour Plan will need to consider the effects of the Plans contents in terms of environmental and sustainability issues in accordance with the relevant regulations.

## 5.5 Links to Council's Priorities

5.5.1 The designation of the Neighbourhood Plan Designation Area will have links to the following priorities;

1. Enhancing community involvement and access to services
2. Protecting and improving our environment
3. Defending and improving our countryside and rural heritage

The Contact Officer for this report is Sue Wilson (719499).

## Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
1	Water Orton PC Neighbourhood Plan Team	Water Orton Neighbourhood Plan	January 2021
2	Water Orton PC Neighbourhood Plan Team	Basic Conditions Statement	February 2021

3	Water Orton PC Neighbourhood Plan Team	Consultation Statement	February 2021
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# Water Orton Neighbourhood Plan



1

**Issued by:**

Water Orton Parish Council

**Compiled by:**

The Governance Group

**Document details**

Revision:	2021 January 8th
File Name (Master):	210108 - Neighbourhood Plan.pptx
File Name (copies):	210108 - Neighbourhood Plan.pdf

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# Section 1 – Executive summary

The Localism Act 2011 empowers local authorities to develop Neighbourhood Plans (NP). In August 2019 Water Orton community set off on a journey to produce a Neighbourhood Plan (NP) which adheres to the 2012 National Planning Policy Framework (NPPF) defining the planning policies for NPs to follow.

The National Planning Policy Framework provides three overarching objectives. The Water Orton Neighbourhood Plan takes from this framework key phrases and words as inputs to the development of the plan:

## Social

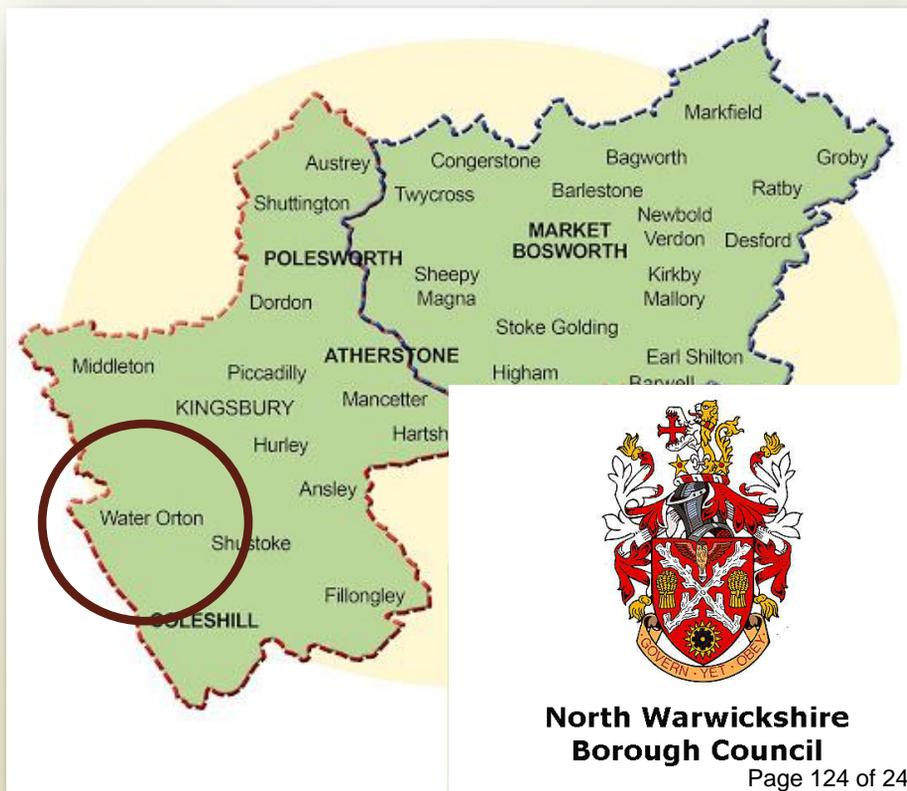
To support strong, vibrant and **healthy** communities, by ensuring that a sufficient number and range of **homes** can be provided to meet the needs of present and future generations; and by fostering a well-designed and **safe** built environment, with accessible services and **open spaces** that reflect current and future needs and support communities' **health, social and cultural well-being**.

## Environmental

To contribute to protecting and enhancing our **natural, built and historic environment**; including making effective use of land, helping to **improve biodiversity**, using natural resources prudently, minimising waste and **pollution**, and mitigating and adapting to **climate change**, including moving to a **low carbon economy**.

## Economic

To help build a strong, responsive and **competitive economy**, by ensuring that enough land of the right type is available in the **right places** and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the **provision of infrastructure**.



# Section 1 – Executive summary

A Water Orton residents' meeting was held on the 28th January 2020 to discuss a Neighbourhood Plan. This resulted in significant risks, concerns and aspirations being expressed regarding:

- **Security**
- **Traffic and air pollution**
- **HS2**
- **Increase of traffic**

These concerns and aspirations were reflected further by the Governance Group and used as the basis for the Water Orton Neighbourhood Plan through the following sections:

- Health and Wellbeing
- Housing
- Recreation and Leisure
- Green Spaces and Community Areas
- Commercial
- Security and Safety
- Character, Heritage and Culture
- Transport

The Governance Group developed 33 objectives covering each of these sections above. The main body of the Neighbourhood plan considers each section independently and provides the supporting data for every policy listed. In order to demonstrate their mutually supportive nature, the policies are categorised in this Executive Summary set against National Planning Policy Framework headings as outlined above with an additional 'local' categorisation for policies that fall outside national issues or that have a particular local aspect.

This document is to be reviewed and amended as appropriate at the annual Parish Assembly.



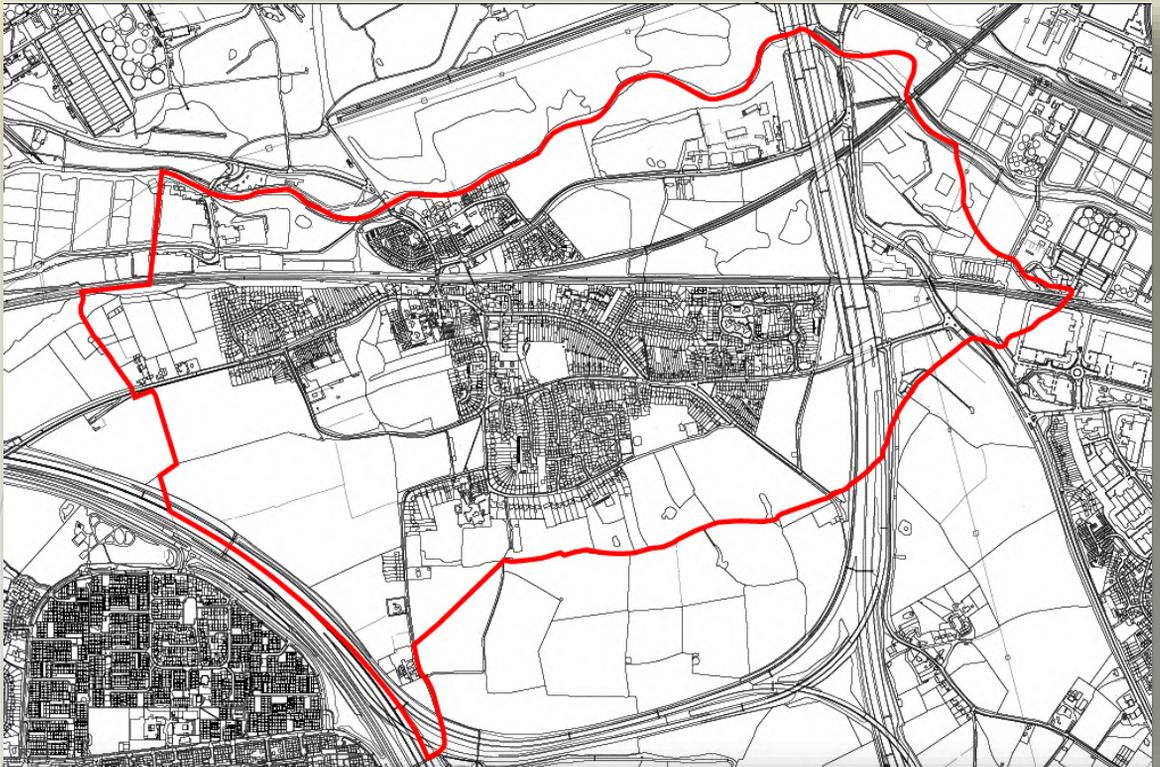
# Section 1 – Executive summary

## Executive summary Matrix

Policy	Short Description	Social	Environment	Economic	Local	page	Policy	Short Description	Social	Environment	Economic	Local	page
<b>Health and Wellbeing Policies</b>							<b>Commercial Policies</b>						
1	Public survey on health	x			x	20	7	Support business expansions			x	x	58
2	Walking and cycling routes	x	x		x	20	8	Maintain existing retail floor space			x	x	58
3	Reliable public transport	x	x			20	9	Support 'healthy eating' options	x		x		59
4	Housing dev. on Greenfield	x		x		20	10	Maintain industrial floor space			x	x	59
5	Availability of green spaces	x				20	11	Retail mix and new opportunities	x		x	x	59
6	Allotments	x			x	20	12	Location of industrial estate		x	x	x	59
7	Outdoor exercise equipment	x				21	13	Support telecoms infrastructure	x		x	x	59
8	Health and Wellbeing database	x		x	x	21	14	Enhanced broadband	x		x	x	59
9	Review outdoor facilities	x			x	21	15	Broadband infrastructure	x		x	x	59
10	Encourage faith groups	x				21	<b>Security and Safety Policies</b>						
11	Healthcare availability for WO	x			x	21	1	Reviews of crime statistics	x			x	63
12	Public availability AED	x			x	21	2	Measure perception of crime	x			x	63
<b>Housing Policies</b>							3	Review public survey data	x			x	63
1	Supported housing applications	x		x		28	4	Standards of highways	x	x		x	63
2	Development of bungalows	x		x		28	5	Review of footpaths	x	x			63
3	First-time-buyer homes	x		x		28	6	Secure by design for new build	x			x	63
4	New build - energy efficient		x	x		28	7	Anti-social behaviour	x			x	63
5	Correct mix of homes		x			28	<b>Character, Heritage and Culture Policies</b>						
6	Encourage self-build		x	x		29	1	Local building character		x		x	72
7	New Build - Water efficient		x	x		29	2	VDS - Sup. Plan. Guidance	x			x	72
8	Sustainable Drainage		x	x		29	3	Preserve pre-1920 buildings		x		x	72
<b>Recreation and Leisure Policies</b>							4	Alterations to original features		x		x	72
1	Encourage sports initiatives	x			x	45	5	New dev. and sup. planning guidance		x			72
2	Encourage sports association	x			x	45	6	Preserve conservation area		x		x	72
3	Walking and cycling routes	x	x		x	45	7	Review listed status		x		x	72
4	Provide 'friendship benches'	x				45	8	Correct mix of homes	x			x	73
5	Funding for friendship benches	x			x	45	9	Respect green-belt	x	x			73
6	Promote available 'halls for rent'			x	x	45	10	Enhance gateways to the village	x			x	73
7	Dog fouling	x	x		x	45	11	Maintain village greens	x	x		x	73
<b>Green Spaces and Community Areas Policies</b>							12	Encourage cultural activities	x			x	73
1	Green space target per head	x	x			51	<b>Transport Policies</b>						
2	Tree Preservation Order survey		x			51	1	Efficient traffic control and man.		x		x	80
3	Tree Preservation Order survey		x			51	2	Develop village car-park		x	x	x	80
4	Wetland areas	x	x			51	3	Public transport availability	x	x	x	x	80
5	Preserve rural origins	x	x			51	4	Parking around shopping area	x		x	x	80
6	Maintain hedgerows and verges	x	x		x	51	5	HGV parking area				x	80
7	Maintain hedgerows and verges	x	x		x	51	6	Traffic on Vesey Bridge		x		x	80
8	Flood resilience		x	x	x	52	7	Monitor air traffic		x			80
9	Deed of dedication		x		x	52	8	Traffic on Vesey Bridge		x		x	80
10	Fly tipping	x	x		x	52	9	Improve vehicle parking				x	81
<b>Commercial Policies</b>							10	Monitor HS2 noise levels		x		x	81
1	Meet business needs			x	x	58	11	Highways build specification	x			x	81
2	Encourage working-from-home	x		x		58	12	Walking bus for school children	x			x	81
3	Development of a rural economy	x	x	x		58	13	Walking and cycling routes	x	x		x	81
4	Protect local employment	x	x	x		58	14	Railway security				x	81
5	Consider an outdoor market	x		x	x	58	15	Air Quality	x	x		x	81
6	Trading of allotment produce	x		x	x	58							

# Section 2 - Introduction to the Plan

## Water Orton Parish boundary



**Ordnance survey licence number : 100062682**

### Why does Water Orton need a Neighbourhood Plan?

Water Orton recognised that it needed a Neighbourhood Plan in 2019, to allow a degree of planning to take place at a micro level. The plan attempts to manage the way social and economic factors complement one another in the local community, households; and considers the impact on the environment through loss of green spaces, pollution, natural 'disasters', energy production and use.

Water Orton is a village near the River Tame in the North Warwickshire borough of Warwickshire, England. It is located between Castle Bromwich and Coleshill and borders the West Midlands metropolitan county boundary to the North, West and South.

The development of this Neighbourhood Plan demonstrates aptly the way the Parish Council operates. The council listened to residents who expressed that there seemed little local control about the developments in Water Orton. The council then championed the development of a Neighbourhood Plan but delegated the drafting of the plan to the residents themselves. The Parish Council takes this plan as both a mandate and a 'to-do' list, delivering on wishes of Water Orton residents.

# Section 2 - Introduction to the Plan

## The history and geography of Water Orton

The oldest part of Water Orton is centred around Old Church Road. This is within a conservation area and contains buildings from the 14th and 17th centuries. This is also the area that may account for the Water Orton place name since it is on a high ridge of land overlooking the valley of the River Tame.

A Chapel of Ease was erected here in the 14th century to save the villagers walking through the often-flooded Tame Valley to the Parish Church at Aston. All that survives of the Chapel is the listed remains of a Medieval Cross with the graves in the churchyard. The chapel was replaced by the present Parish Church of St Peter and St Paul, built in 1879. It had a fine spire, which unfortunately had to be dismantled in the 1980s because of atmospheric pollution.

Until the 1840s Water Orton was mainly an agricultural village, but this changed with the coming of the railways. The first was from Birmingham to Derby via Water Orton, Coleshill, Whitacre Heath and Tamworth. Later a junction was constructed, and another line was built via Kingsbury to Tamworth. The lines pass through the centre of the village. The present railway station dates from 1908 and is the second station. There were extensive sidings and much commercial traffic here, especially during and after the Second World War, until the railway review in the 1960s. An effect of the railway was to increase house building in the village. Commuters could now make the journey to Birmingham's Lawley Street and Curzon Street (later New Street) railway stations in a shorter time than by road. This made the village an ideal residential area for Birmingham professionals who wanted to get away from the city and live in the country. The railway also brought the meat industry here. There were large stock yards near the sidings and next to the Dog Public House in Marsh Lane. Cattle were offloaded from rail wagons into pens, and then driven over two miles towards the butchers' slaughterhouses in Castle Bromwich, when meat was provided for nearby villages.

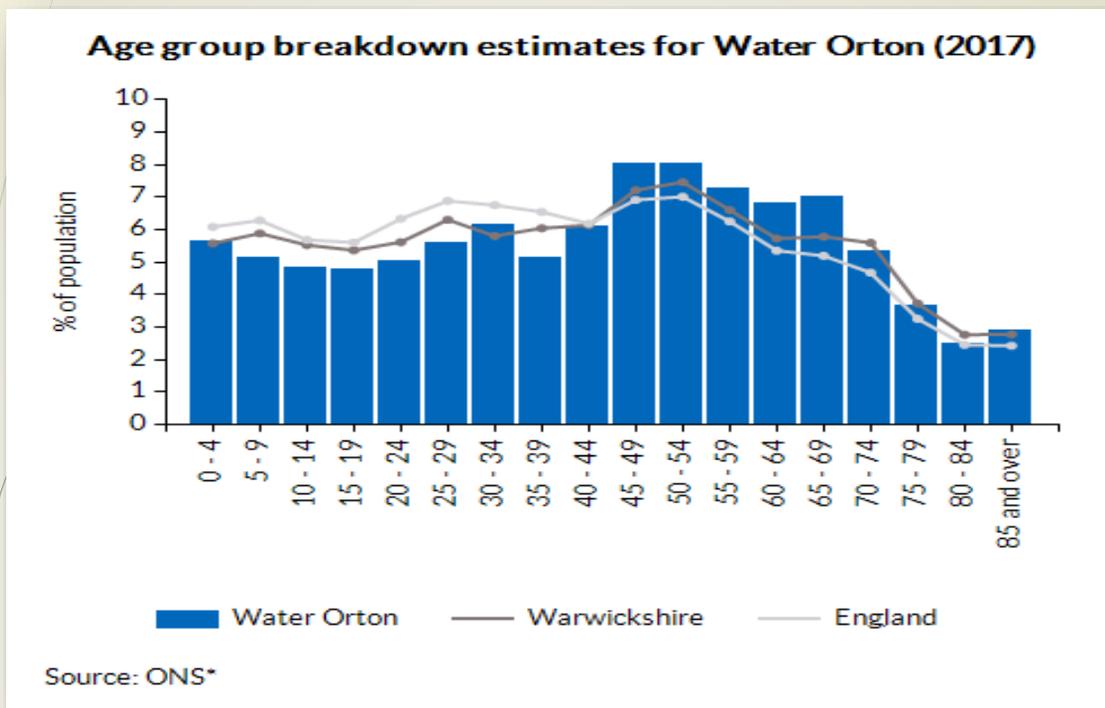
## Vesey Bridge



# Section 2 - Introduction to the Plan

## Statistics – Population and age within the village

According to the Warwickshire County Council 'Warwickshire Insights 2020' report, Water Orton, North Warwickshire has a population of 3,400 of which 1,728 (50.8%) are female and 1,672 (49.2%) are male. The age range is widespread with the percentage of 45-69-year olds being higher than the Warwickshire and England levels. The ethnic make-up of the village is 98% White British, Irish or Other with the remaining 2% being Indian and Asian.



## How things are changing

Natural/environmental disasters of international scale are becoming more commonplace as the climate is changing; yet it is at the local level that Water Orton residents are concerned. In 2019 elderly residents were trapped in their homes due to heavy snowfall and 2020 saw whole roads of houses blocked due to excessive flooding. There is a real concern that any additional loss of green spaces around Water Orton will lead to further flooding.

Loss of green spaces in Water Orton may also result in habitat loss for animals, home loss for humans, and complete destruction of commercial enterprises. This can affect local economies just as any other natural disasters because the entire flow of communities becomes disrupted.

Another socio-economic factor is the change in the household family. The nuclear family consists traditionally of two parents and their children living under the same roof. With the shift in the amount of people under one roof, there has been an increase in direct energy consumption. There is a shift towards single person households as our society evolves. Fewer people per household means more homes are required, entailing the need for more energy for heating, lighting and electrical appliances. More homes being required also means more geographical land space being taken up by people, potentially leading to further urbanisation of rural communities.

# Section 2 - Introduction to the Plan

## Threats and Significant Changes

At an early village residents' meeting to discuss the Neighbourhood Plan, several significant risks (or threats) were made clear:

### - Security

Water Orton has a Safer Neighbourhoods Team made up of officers and PCSOs based in Coleshill.

Whilst there are pressures from cross police border activities, official crime statistics for Water Orton are quite low. Despite this, residents of Water Orton have a higher perception of crime than the official figures display. One of the challenges for this plan is to articulate the perception of crime and propose potential measures to improve this position.

### - Traffic

Nationally, the rate of traffic growth slowed over the last two decades, and levels fell for three consecutive years after the 2008/09 economic downturn. At the individual level, car use fell in the 2000s, although this was partially offset by increases in population and households. Recent trends show a resumption of traffic growth as GDP recovers, and provisional statistics suggest that car traffic has returned to pre-recession levels. Traffic on the Strategic Road Network has had the largest growth, and van traffic on all roads has also grown strongly. Water Orton is surrounded by motorways and it, therefore feels the impact of this growth directly.

### - Air Pollution

All motor vehicles produce air pollution; but the levels of emissions from HGVs are considerably higher than anything else on the road. Total fuel used for road transport in the UK remained relatively stable from 1990 to 2017 as the fuel efficiency of newer vehicles has improved; whilst petrol use declined over this period, diesel use has increased.

10

### - Increase of traffic

Greenhouse gas (GHG) emissions from road transport in the UK have increased pro rata more slowly than the comparative increase in road traffic (increasing by 6% from 1990 to 2017). Green House Gas is only one factor relating to air quality, others include Sulphur Oxides (SO<sub>x</sub>), Oxides of Nitrogen (NO<sub>x</sub>), Particulate Matter (PM). Although the absolute figures may vary, it is inconceivable to suggest that these constituents have not increased.

With the construction of HS2, an increase in the number of HGVs in and around Water Orton is forecast. Residents are concerned that this increase in traffic will result in increased air pollution, vibration damage to buildings and a consequential increase in health problems.

These anecdotal issues sum up the reasons for producing the Neighbourhood Plan and reflect some of the considerations and pressures that residents felt were significant at the Neighbourhood Plan launch meeting. Following this meeting, a Governance Group of nine residents was established to develop and draft the plan.

# Section 2 - Introduction to the Plan

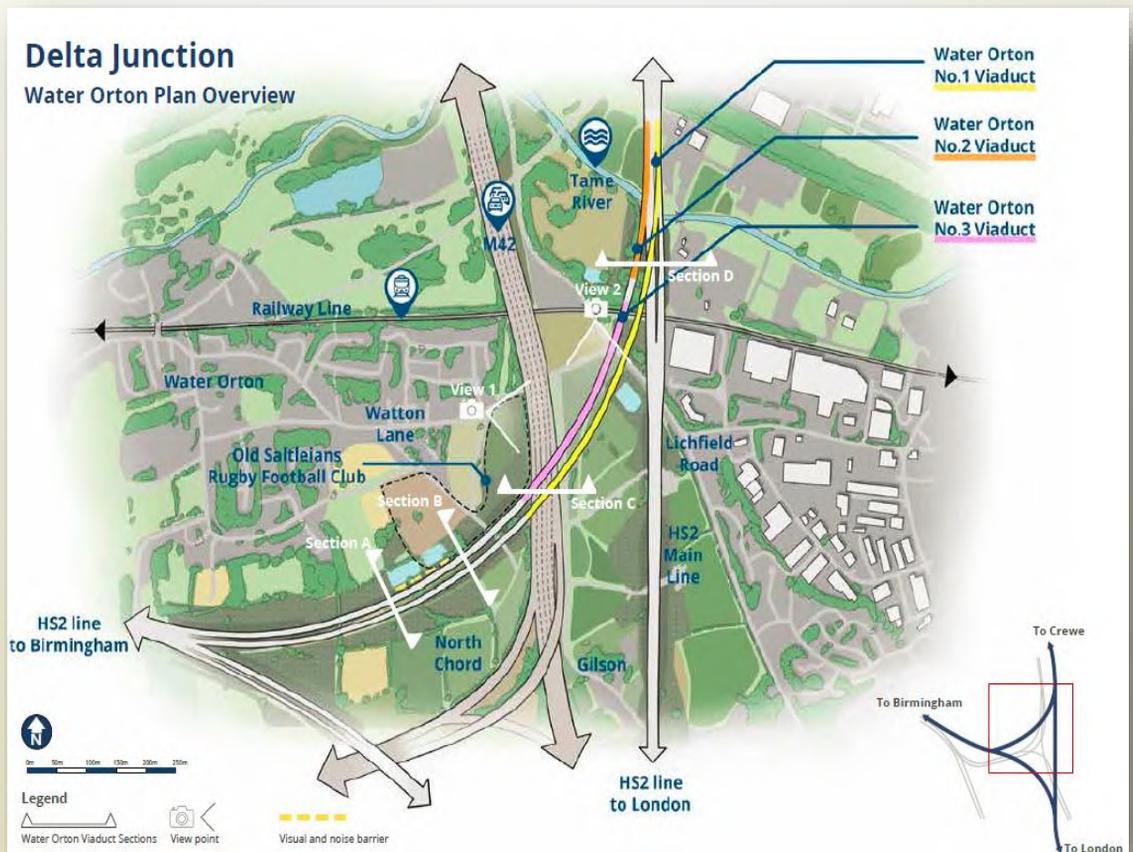
## - HS2

High Speed Two (HS2) is the Government's most ambitious proposal for a new, high speed North-South railway. Phase One of HS2 between London, Birmingham and the West Midlands sees the line intersecting the Water Orton parish boundary.

Between Coleshill and Water Orton where the River Tame meanders, there is currently a junction of the M6 and the M42. This is the site of the planned triangular junction of the proposed HS2.

This junction is important because, even in phase 1 of the project, there will be through trains between London Euston and the North. So, the easterly side of this junction would be used for trains between London Euston and the North; the South-Westerly side of the junction would be used for trains between London Euston and Birmingham Curzon Street; and the North-Westerly side of the junction would be used for trains between Birmingham Curzon Street and the North.

The construction work for HS2 around Water Orton is planned to be completed by the end of 2031 (HS2 Published date) and during this time, there will be considerable disruption to the road network within and around Water Orton. Although this Neighbourhood Plan does not specifically discuss the impact of HS2, it does describe transport and traffic issues and seeks to manage traffic flow through Water Orton (irrespective of the impact of HS2).



# Section 2 - Introduction to the Plan

## Neighbourhood Plan Structure

The Water Orton Neighbourhood Plan has the following sections in the main body:

1. Executive Summary
2. Introduction
3. Health and Wellbeing
4. Housing
5. Recreation and Leisure
6. Green Spaces and Community Areas
7. Commercial
8. Security and Safety
9. Character, Heritage and Culture
10. Transport

The document then has reference sections that lists:

11. Links - websites that are referenced within the document
12. References – Standards
13. Glossary
14. Supporting Documents
15. Appendices
16. Additional supporting images and photos
17. Housing needs survey
18. The Children's Drawings

There should be no perceived priority of one subject area over another by its position in the plan, except to say that the plan has been developed with an overarching focus on the health and wellbeing of Water Orton residents.

Each subject follows a similar layout:

### **Background**

To set the section into context and ensure that each section can be considered on its own merit.

### **Objectives**

A definition of what is intended to be the result of any intervention.

### **Supporting Data**

The data to justify the policies.

### **Policies**

A list of interventions designed to meet the objectives.

# Section 3 – Health and Wellbeing

## Background

The health and wellbeing of Water Orton residents is placed at the heart of this plan. The adoption of this Neighbourhood Plan will have an important role in promoting the health and wellbeing of Water Orton residents. Several of the other important themes of the plan will be developed through the central theme of health and wellbeing. It will promote and build on the village heritage, facilitate people living in an environment which promotes physical activity and opportunities for peaceful reflection, the enjoyment of open spaces, opportunities for socialising and the promotion of a sense of belonging. It will also promote a choice of high quality and attractive places to live and enable residents to reach the services they need and for the services they need to reach them.

## The Village Green play area



# Section 3 – Health and Wellbeing

## Objectives

### Health and Wellbeing Objective 1

To provide high quality, flexible, sustainable and accessible homes, facilities and green spaces which promote health and wellbeing. This meets the physical, mental, spiritual and social needs of the village population.

### Health and Wellbeing Objective 2

To provide beneficial and appropriate activities/opportunities to promote health and wellbeing for the housebound and/or frail elderly.

### Health and Wellbeing Objective 3

To establish, maintain and promote a co-ordinated database of facilities/spaces/activities which will be accessible to inform Water Orton residents and visitors.

### Health and Wellbeing Objective 4

To identify and empower a health and wellbeing co-ordinator to fulfil Health and Wellbeing Objective 3, accountable to the Parish Council.



# Section 3 – Health and Wellbeing

## Supporting Data

Poor health impacts on families and workplaces creates increased pressure on Health and Social Services. The UK Green Building Council (Health and Wellbeing in Homes July 2016) defines a 'healthy neighbourhood'. This NP has taken a similar broad approach.

The 'Centre for Ageing Better' is campaigning for all new homes to meet basic accessibility standards. As the number of people aged 50 and over increases, so too does the proportion of the population with disability, accessibility and mobility requirements. One in five people aged 65-69 have difficulty with five or more daily activities like washing, dressing or eating.

For housing to serve the growing number of people in later life, it needs to be accessible. It also needs to support good physical and mental health, and help us to stay connected.

In February 2018, the World Health Organisation stated that insufficient physical activity is one of the leading risk factors for death, cardiovascular disease, cancer and diabetes. Globally, 25% of adults are not active enough. Physical activity, including specific exercise, activities whilst working, playing, carrying out household chores, travelling and engaging in recreational pursuits, has a health benefit. Several environmental factors which are linked to urbanisation can discourage people from becoming more active, such as:

- fear of violence and crime in outdoor areas
- high-density traffic
- low air quality, pollution
- lack of parks, footpaths and sports/recreation facilities



# Section 3 – Health and Wellbeing

## Statistics – Health and activities

The 2011 census indicates that:

- 1.1% of the village population think they are in very poor health.
- 47.3% think they are in very good health.
- 7.6% feel that their day-to-day activities are significantly limited.

In North Warwickshire,

- 24.4% of adults are physically inactive.
- 27.2% of reception age children are obese.
- 25% of adults may have a mental health problem within any given year.

## Health and Wellbeing within the Village

It is recognised that health and wellbeing is generally an individual's responsibility and lifestyle has a significant impact on this. There are currently 'pay-as-you-go' sporting/keep fit and social activities in Water Orton that are well established; also, several sports clubs, at a variety of locations. These include a diverse cross section of the community (referenced in the Recreation and Leisure section).

Water Orton residents wish to develop and maintain a variety of accessible and affordable activities and facilities to promote physical and mental health and wellbeing as individuals or with friends/family. The fact that currently Water Orton based sports clubs have a total membership of approximately 1000 gives testament to this wish. It is envisaged that the development of activities and facilities will be integrated with other village infrastructure/established open areas (referenced in the Green Spaces and Community Areas). Increasing the village cohesion will reduce the need to travel out of the village and so improve the access for many of the village population (referenced in the Transport section).



# Section 3 – Health and Wellbeing

## Health Facilities

A national review identified problems associated with patient access to health services in rural areas. Water Orton currently has one GP practice, two dental practices, NHS Community Health services and Physiotherapy clinic and a private Podiatry service. Residents of Water Orton are also registered with other local GP practices. Water Orton residents typically access hospital services at George Eliot, Good Hope, Heartlands with mental health services provided at The Caludon Centre, Coventry.

The main reasons people struggle to access health services are:

1. Availability and physical accessibility of transport
2. Cost of transport
3. Inaccessible location of health services
4. delivered at times which reduce opportunities for patients to attend
5. Safety and security
6. There are limited available appointments to see a GP at the moment

Improved access to Primary care and Secondary care health services should be supported by future developments in village infrastructure which take into consideration health activity levels, GP and community health facility needs and increase in population size.

The North Warwickshire Borough Council Local Development Framework 2016 Health Section indicates a target of 1800 people per GP, clearly any significant increase in population of Water Orton will need to be matched with increased GP availability (this figure can differ depending on the mix of other staff in a surgery).



# Section 3 – Health and Wellbeing

## Faith Groups

There is an anecdotal link between religious belief and generally positive health outcomes.

Being part of a religion provides formal and informal opportunities to connect socially with others and to secure social support. There is a strong link between social connection, support, good physical and mental health. Religion may be associated with positive emotions and cognitions (e.g. optimism, sense of meaning and purpose to life), and these have been found to be linked to good cardiovascular, endocrine and immune functioning. Religious belief, including praying may help people cope better with stress and may serve as an alternative to less healthy coping strategies (e.g. alcohol, smoking). The village wishes to promote and maintain attendance at accessible places of worship and other forms of religious involvement which keep people positively engaged.

## The two village Churches



# Section 3 - Health and wellbeing

## Community defibrillator access

After a cardiac arrest, every minute without CPR (Cardiopulmonary resuscitation) and defibrillation reduces a person's chance of survival by 10 per cent (British Heart Foundation (c.2015). Availability of automated external defibrillators (AED) with a 3-minute response time from collapse of patient to on-scene arrival of an AED should be used as a target for the number of publicly available AEDs.

There are several AEDs in the village in easily accessible locations as shown below but currently only two are publicly accessible. With reference to the map below, consideration should be given to installations at the peripheries of the village whenever village facilities are being modernised or developed.

### Map showing AED location



- |                           |  |
|---------------------------|--|
| 1. The Library *          | 5. 76 Dentist                                  |
| 2. Tesco                  | 6. Water Orton Dental Centre                   |
| 3. The Dog Inn car park * | 7. Rugby Club (when relocated)                 |
| 4. Satis House Doctors    | 8. Water Orton School (await AED application). |

\* Public availability

# Section 3 - Health and wellbeing

## Policies

### Health and Wellbeing Policy 1

The Parish Council will, every 5 years, carry out a public consultation via a village survey to a) determine public perception of their health and wellbeing and b) identify and quantify activities and facilities required to meet their physical, mental, spiritual and social health and wellbeing needs.

### Health and Wellbeing Policy 2

The Parish Council, in partnership with Warwickshire County Council and North Warwickshire Borough Council shall ensure walking/cycling routes are developed in current infrastructure and future developments, which ensure good signage, lighting, surface and parking. This will be maintained to a high quality and safe standard, to promote active travel and access to amenities without car use.

### Health and Wellbeing Policy 3

Future development plans should consider easy access to sustainable and reliable public transport. This will contribute towards increasing accessibility to services and facilities, for all sections of the community. This reflects LP25 and LP26 within the NWBC Local Plan 2018.

### Health and Wellbeing Policy 4

In line with The North Warwickshire Local Plan (Core Strategy 2014 - Policy NW6), North Warwickshire Borough Council will ensure that housing developments on greenfield sites shall include 40% affordable homes and a proportion of 'Lifetime' homes which are accessible, inclusive, flexible and sustainable to meet residents' future needs and so allow them to remain in their current homes. Many local planning policies require the Lifetime Homes standard (developed in the 1990s by The Lifetime Homes Foundation on behalf of the Joseph Rowntree Foundation) which is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

### Health and Wellbeing Policy 5

The Parish Council shall ensure adequate access to good quality open green spaces for all and meet the recommended standards for green spaces as referred to in Green Spaces and Community Areas Policy 1.

### Health and Wellbeing Policy 6

The Parish Council shall monitor and review demand for allotment plots with a view to developing additional plots where space allows.

# Section 3 - Health and wellbeing

## Policies

### Health and Wellbeing Policy 7

The Parish Council shall install outdoor exercise equipment such as a trim trail or gym equipment.

### Health and Wellbeing Policy 8

The Parish Council shall work towards the development and maintenance of a health and wellbeing activity/facility database.

### Health and Wellbeing Policy 9

The Parish Council shall, every 5 years, review the scope and scale of indoor and outdoor facilities available to promote health and wellbeing, and promote the development of additional ones as appropriate.

### Health and Wellbeing Policy 10

Faith groups in the village shall continue to work together to welcome people to worship, provide youth and children's ministry, to befriend those in need and to demonstrate love in serving the community.

### Health and Wellbeing Policy 11

The Parish Council supports the North Warwickshire Borough Council Local Development Framework 2016 target of 1800 population per Medical General Practitioner.

### Health and Wellbeing Policy 12

The Parish Council shall support the target for publicly available AED to be within a 3-minute range of residential populations.

# Section 4 - Housing

## Background

Water Orton is identified within the NWBC Core Strategy as a category 3B Local Service Centre.

This plan recognises the NWBC Local Plan LP39 and LP9 as pertaining to the 'old school site' and supports NWBC Policy NW6, "schemes for more than 15 dwellings will be required to provide 30% affordable housing, and schemes of between 1 and 14 the provision of 20% affordable housing, in a targeted tenure mix of 85% affordable rent, and 15% suitable intermediate tenure."

This plan acknowledges that NW6 sets a precedent for other developments that may be proposed for Water Orton.

Note, 3B Local Service Centre: Within the development boundary, development will be permitted that is appropriate to its place in the settlement hierarchy.

## Property Prices

As a result of high property prices and expanses of Green Space and open Green Network both inside and particularly to the edges of the Village, Water Orton has become an attractive place for developers to show interest in prospective housing developments. Sites within the boundary of the Village have become available for development, for example, the former Water Orton School site on Attleboro Lane.

## Property types

The residents of Water Orton wish to see a mix of differing tenures such as bungalows and affordable houses, built for younger families or older residents. This would enable the provision of affordable and appropriate housing for young families, together with the opportunity for elderly residents wishing to downsize/the younger generation wishing to remain within the Village. This would potentially release larger underused accommodation for growing families to occupy. Information on housing and households allows us to identify areas where people may be at risk of social exclusion, due to the type and condition of their housing or their household structure.

## Energy efficiencies

The cost of maintaining a house is a concern to Water Orton residents. Poor thermal efficiency of housing stock increases the energy cost of a household in both financial and environmental considerations. Water Orton residents believe that any future housing should be built to the 'Future Homes Standard' as a significant step towards the 2025 carbon reduction targets for new homes. Housing supply also affects health and wellbeing, with some households living in temporary or overcrowded accommodation.

# Section 4 - Housing

## Housing types

There should be a balanced mix of housing tenure and types available, allowing for people with a diverse range of needs and requirements to be accommodated, in order to allow people to reside within the village. These may include people with disabilities, special needs, the frail and less mobile, people with mental health problems and young people.

The median price paid for a property in the village being £220,000 (VOA 2018). The 2011 census indicates 2.4% of households as overcrowded. A significant proportion of new homes should be designed to enable accessibility and adaptability promoting:

### Lifetime Neighbourhoods

The creation of 'Lifetime Neighbourhoods' that are welcoming and inviting for everyone, regardless of age, health or disability.

Due to the increasing longevity of life and falling birth rates, an ever-ageing population is evolving. The implications of this demographic shift results in a number of changes that need to be made, to address both the challenges and opportunities of an ageing society, and to ensure that as we grow older we can maintain our independence, enjoy a good quality of life, and take an active role in our communities. For most people, the idea of independence is closely associated with the idea of home. As we grow older, we are more likely to spend more time at home, and where we live is an important determinant of our well-being. However, it is increasingly recognised that it is not just our homes, but also the neighbourhoods where we live that have a significant role in keeping us well and independent as we grow older. A Lifetime Neighbourhood has several components, which include:

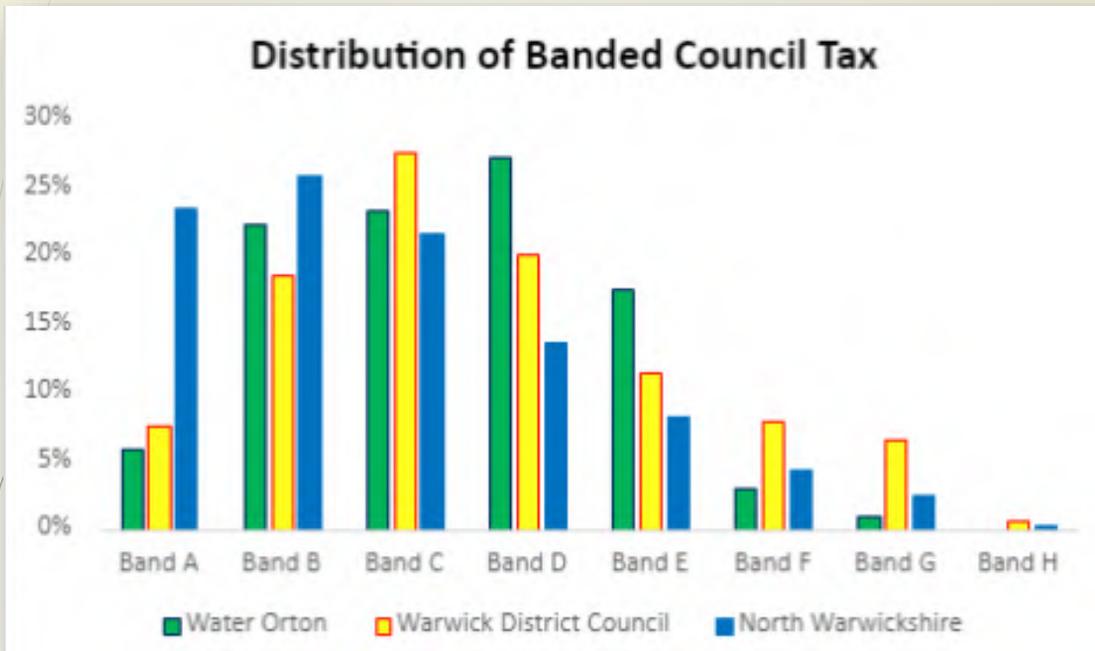
- Supporting residents to develop lifetime neighbourhoods – especially resident empowerment
- Access
- Services and Amenities
- Built and Natural Environments
- Social Networks/Well-Being
- Housing



# Section 4 - Housing

## Council Tax Bands

The distribution of housing council tax bands within Water Orton is significantly higher in the Band D and Band E brackets and significantly lower in the Band A bracket when compared to the North Warwickshire dataset. The distribution of council tax properties within Water Orton is more aligned to Warwick District Council.



Assessments are based on a number of factors, such as a property's:

- size
- layout
- character
- location
- change in use
- value on 1 April 1991

This demonstrates that Water Orton should be treated as somewhat of a jewel in the crown of North Warwickshire and one that should be preserved.

# Section 4 - Housing

## Objectives

### Housing Objective 1

The provision of the right mix of housing, in terms of size, tenure, design, and affordability to meet the needs of all sections of the community.

### Housing Objective 2

Meet identified local needs for housing for all demographics within the community, including specialised housing for those with disabilities.

### Housing Objective 3

Encouraging in the first instance, the use of brownfield previously developed sites within the village boundary and new developments whether greenfield or brownfield should consider their flood risk and sustainable drainage systems.

### Housing Objective 4

Ensure that all new development is sustainable and of high-quality design which contributes positively to a strong sense of place and environmental sustainability. New housing development will be expected to complement the character, built form and environment to which it is located, in order to create high quality living environments and protect, conserve and enhance any heritage assets and their settings.



# Section 4 - Housing

## Supporting Data

There continues to be challenges around the lack of provision of affordable housing within the village. It is an on-going situation, in which Local Authority housing stocks are considered low. Data is continually changing. In March 2020 North Warwickshire Borough Council housing needs list included a requirement for accommodation within Water Orton, in the following tenures/mix:

- 13 x flats
- 35 x bungalows
- 29 x 2-bedroom houses
- 11 x 3-bedroom houses
- 2 x 4-bedroom houses

A housing needs survey has been undertaken in support and the development of this Neighbourhood Plan. The survey was commissioned in April 2020 and closed on 8<sup>th</sup> August 2020. The survey was widely circulated to residents of Water Orton by both electronic and 'paper' means. More than 200 residents responded, and the results are shown in the NP Document Section 17.

## Summary of the Housing Needs Survey

The survey represents the population of Water Orton well and it reveals that there is a significant wish for existing residents to move from their current property, if the appropriate type of property is made available within Water Orton. There are two significant findings: there is a need for bungalows or similar 'small properties' to free up larger houses and there is a need for 'bonded homes' for children of current Water Orton residents.

## Housing affordability

Help to buy housing within the village is limited to those who can afford it. The Neighbourhood Plan seeks the provision of a required level of affordable housing, which is 'ring fenced' for 'children of the village'. There is considerable issue with the private rented sector rent now being outside of the local housing allowance level, making renting in Water Orton unaffordable for many. However, the desire towards the provision of the required level of affordable housing should be seen positively.

Concerns are highlighted regarding the lack of suitable, adapted housing within the village and the availability of social housing to suit, particularly, the needs of the elderly. Water Orton has a significant elderly population that is mainly concentrated to the housing estate located to the east of the village to the North of Watton Lane. These properties are late 1950's development, and typically have an energy rating of 'D' and 'E'. It is recognised by North Warwickshire Borough Council that fuel poverty is a big issue within parts of the borough; Water Orton would seek to accelerate this work by placing high energy efficiency standards onto any new builds within the Water Orton Development Boundary.

# Section 4 - Housing

## Housing and Recreation

Access to recreation facilities particularly parks (see 'open and green spaces') is seen as a local asset which needs prioritisation to be utilised further. In all Joint Strategic Needs Assessment (JSNA) areas there are higher numbers of people living alone - either younger or older people; this may impact on a range of other issues affecting health and well-being. Water Orton accepts the Fields in Trust (PAD (2008)) published figure of 6 acres (2.4 hectare) of green and open space for every 1000 residents and that this green and open space should be within 500m of the villager's properties.



## Electric Vehicle charging points

The UK government's ambition is for 50-70 per cent of new car sales to be ultra-low emission by 2030 and for all new cars and vans to be effectively zero emission by 2040. The "Road to Zero strategy" announced that it wants every new home to have a charge point, where appropriate, to help future proof homes for the transition to electric vehicles. This Neighbourhood Plan supports the initiative to install rapid charging points for electric vehicles for every new build property.

# Section 4 - Housing

## Policies

### Housing Policy 1

Planning applications for housing developments shall be supported in line with the requirements of NWBC adopted policy, which:

1. Provide a range of property sizes suitable to meet local housing needs.
2. Provide open market houses across the full range of dwelling sizes on developments comprising a mix of open market and affordable housing.
3. The provision of dwellings that are both accessible and allow for adaption to accessible accommodation for disabled/impaired and less able-bodied occupiers, that are constructed to Part M4 Category 2 of the Building Regulations (2010) standards (Accessible and Adaptable dwellings) and Category 3 (wheelchair user dwellings) or their successors including in the affordable housing provided where appropriate.
4. Meet the local needs for sheltered, supported and/or extra care housing (including in the affordable housing provided where appropriate).
5. Adhere to the principles of 'Secure by Design'
6. Adhere to annex A and B of the current Parking Standards in the UK planning portal (including provision for electric vehicles).

### Housing Policy 2

The Parish Council supports the small-scale development of residential properties, if at least 20% of the properties are bungalows, supporting the provision of identified housing demand from residents.

### Housing Policy 3

Developments of affordable housing stock for "first time buyers" shall be offered to potential owners who have a significant, existing, link to Water Orton.

### Housing Policy 4

New housing development should be constructed and designed to ensure maximum energy efficiency, use sustainable appropriate locally sourced materials, minimise waste, maximise recycling during construction. Be flexible and adaptable to future occupiers' requirements and incorporate measures to enhance and protect biodiversity.

### Housing Policy 5

New housing shall be sustainable, providing a choice of housing sizes, types and tenures catering for all incomes and ages; be located with access to facilities including shops, schools and leisure; be environmentally sustainable; attractive and safe; and "enhance" the strong sense of place currently experienced within the village.

# Section 4 - Housing

## Policies

### Housing Policy 6

Self-Build housing shall be encouraged which contributes to the sense of place within Water Orton village, which enhances, complements and maintains the character and visual aesthetics of the village, whether through existing built form or through the development of modern structures.

### Housing Policy 7

New housing developments should be constructed and designed to ensure maximum water use efficiency. Plans will be supported that propose a water efficiency target of 110 litres per person per day as described within part G of the building regulations.

### Housing Policy 8

All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles within the drainage hierarchy. Discharge to the public sewerage systems are avoided wherever possible. All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.



# Section 5 - Recreation and Leisure

## Background

This Neighbourhood Plan seeks to recognise both organised and unorganised activities and to provide facilities for both as appropriate.

Water Orton has a wealth of organised sporting and recreational facilities.

Organised sport	Recreation
Rugby Cricket Football Tennis Crown Green Bowls	The Pavilion The Link The Methodist Hall The Library The Community Centre The Scout Hut The Digby Hotel The Dog Public House

During the development of this plan, and as a result of discussions with these organisations, it has become clear that sharing of best practice for organising the facilities is needed. The concept of an informal "Water Orton Sporting Association" has been developed.

Not only are these organised facilities well attended, but a simple visit to the area reveals that there are other unorganised activities:

## Benches

The residential conurbation of Water Orton stretches approximately half a mile from the village shops. It is noticeable that there are very few 'resting places' for the less mobile residents to pause and/or give an opportunity to chat. Installing benches at strategic points within Water Orton would allow more people to exercise more freely and explore other parts of the village. These benches may also act as 'friendship benches', an idea that was developed in Zimbabwe, to combat mental health issues. At a basic level, Water Orton's benches could serve many roles:

- A resting place for the less mobile
- An area for those living alone to meet and talk



# Section 5 - Recreation and Leisure

## Jogging

Jogging is by far the most common 'unstructured' aerobically intense outdoor exercise in the village although Power Walking is becoming more popular, especially amongst the 50 to 70 age group.

The busy main central road is not a healthy or clear path for this, and joggers often run in the road to prevent people impacts. Cars parked on paths are currently a serious hazard to pedestrians and joggers. A dedicated fitness route, track or fitness trail should be developed.

## Walking

To promote walking around the village, footpaths of appropriate width and surface should be in place, kept clear and maintained. Distance and time markers (walking time to key locations) should be included on any new signage and when updating existing signage. Car free zones should be promoted. Also, school walking buses should be considered where children are escorted to school rather than travel in cars. This should help to ease congestion at peak times and improve physical activity levels and social skills.

Walking is a low impact activity, suitable for most. A 'measured mile' is a walk of one mile that has been marked out with distance markers and can be within a green space such as a park or in the urban environment. Installing measured mile markers should be considered to help local people understand the effort required in terms of time to walk from one location to another. This will support physically inactive people to make small, measurable improvements to their activity levels. Led walks should be encouraged using a measured mile, increasing motivation and decreasing social isolation for those who find being active on their own difficult.

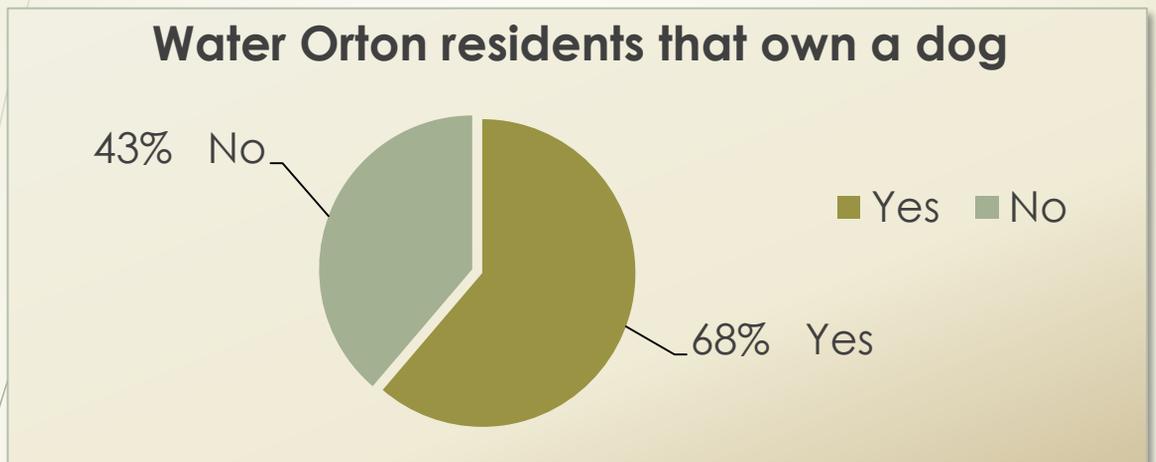


# Section 5 - Recreation and Leisure

## Dog Walking

In total, 45% of the UK population owns a pet, of which 49% own dogs. This figure has increased by five percent since 2016. Over 90% of pet owners in the UK say that owning a pet makes them feel happy and 88% feel that pet ownership improves their overall quality of life.

A simple survey of Water Orton asking the question “do you walk a dog in Water Orton” shows approximately 68% of households have a dog. Exercising these dogs, whilst exercising the owner, is a significant pastime for Water Orton residents.



## Dog walking issues

Dog fouling is health hazard and an eyesore. Dog owners have a legal duty to clean up every time their dog fouls in a public place. Registered blind people are not required to clean up after their guide dogs.

Water Orton Parish Council encourages dog owners to carry a poop scoop and/or disposable bag whenever they take their dogs out to a public place and provides bins, appropriately marked, marked to dispose of the dog fouled bag.



# Section 5 - Recreation and Leisure

## Recreational Cycling

Cycling is low-impact exercise that can be enjoyed by people of all ages and has many physical and mental health benefits. Increased green spaces would offer the potential for traffic free cycle routes suitable for all abilities and be connected to other networks for commuting. Riding to work or to access services would be one of the most time-efficient ways to combine regular exercise with everyday routine. Currently there are no dedicated cycle routes in the village. Integrating good quality safe cycle facilities, including lighting, signage, ride surface and secure parking, into any new developments and existing infrastructure should be supported to enable increased levels of physical activity and improve wellbeing.

Cycling is also a form of sustainable active transport which can not only help to reduce traffic and pollution but support a healthier lifestyle. In order to encourage people to take up and continue to participate in cycling, good quality facilities should be incorporated into existing green spaces. This includes cycle parking, signage, lighting and ride surface. It should also form part of the planning of new developments and services to ensure cycling is embedded from the beginning for leisure and travel purposes. Secure cycle parking in the village car park would be a significant element in an integrated rail hub.



# Section 5 - Recreation and Leisure

## Objectives

### Recreation and Leisure Objective 1

Encourage engagement in the community village sports clubs.

### Recreation and Leisure Objective 2

Develop the infrastructure for informal exercise such as cycle and fitness routes.

### Recreation and Leisure Objective 3

Raise awareness of 'Halls to rent' and utilise this vehicle to promote current activities where residents may be made aware of these current activities and be incentivised to engage.



# Section 5 - Recreation and Leisure

## Supporting Data

### The benefits of being active – Sport England

There are five fundamental reasons for recreation and leisure activities:

1. Physical wellbeing
2. Economic development
3. Mental wellbeing
4. Individual development
5. Social and community development

Being active is not just good for you physically; it has the power to do so much more. For example, it can help prevent or manage medical conditions, reduce anxiety or stress, improve a person's confidence or self-esteem, or bring people from diverse backgrounds together.

### Vision

Water Orton residents support the North Warwickshire Borough Council vision for future provision of sport and leisure in North Warwickshire:

"Sustainable, high quality, well-located, accessible sport and leisure facilities – informal and formal places and spaces- to enable increased participation in sport and physical activity, to contribute to improved community health and wellbeing outcomes across the Borough".

In 2017 North Warwickshire Borough Council commissioned an analysis to develop this strategy. The following paragraphs review the findings of this analysis by sport.

### The Playing Field

The Playing Field requires drainage intervention, 75% of football fixtures were cancelled since September 2019, albeit during an extremely wet autumn 2019 and winter 2020. However, the field is regularly excessively water logged, even for normal walking.

Drainage of the Playing Field will enhance hire and revenue for events, Football and Cricket. Parish Council funding should be increased to maintain this valuable sports activity green space.

Play equipment for children is well positioned at both the Playing Field and at the Village Green, there is a maintenance program to ensure that they are safe and fit for purpose. Any future development of play equipment should ensure that the equipment is accessible for all and takes into consideration children with special needs.

# Section 5 - Recreation and Leisure

## Rugby

There is no latent demand for additional teams at Water Orton. The proposed new site for the rugby club at Coleshill Road should be re-assessed by NWBC on completion of the build. The current analysis is that the planned new facility will be a substantial improvement to rugby provision at this site. The Club should be supported in its plans, funded by the Government following the development of HS2. The future demand for rugby in this area is set to increase most significantly in the Sub Area of Water Orton. Overall, this increase is one which can be managed due to an over-supply of pitches at Old Saltleians Rugby Football Club.

Old Saltleians RFC have new grounds proposed within the village and plans are approved by NWBC, including parking for 145 cars plus 3 coaches. They have been resident in Water Orton since 1954 and plan to continue to engage with the community when relocated. It is essential that the Parish Council relationship is developed with the new facility when relocated.

Old Saltleians RFC actively engages both adults and children in the local area in sports and community activities. Historically they have been very proactive in the Water Orton carnival. Their new facility, including toilets and car parking, should be utilised for this event.

North Warwickshire Borough council planning conditions are prohibiting community inclusion in the club. The present NWBC planning conditions state that the new site must be used for the playing and training of rugby union only. An appeal to allow community sports and leisure activities should be supported by the Parish Council. Ref: PAP/2016/0709 for full planning conditions.



# Section 5 - Recreation and Leisure

## Football

There is latent demand for one senior team and one junior team in Water Orton. Organised football is played on the Playing Field and the site should be protected as playing pitches in the Local Plan. This site is used by Water Orton United FC at peak times on a 'pay and go' arrangement with the Parish Council. However, the quality of the Playing Field football pitch is rated poor and in need of NWBC protection and enhancement. Water Orton is found to have a deficit of pitches for youth football, 9 and 11 a side. There is a deficit of 3G Artificial Grass Pitch (AGP) provision in the area, with minimal pitches supplying North Warwickshire.

Water Orton has a need for youth pitches as in the NWBC Playing Pitch Strategy 2016-2031. It is in line with policy to enhance the opportunity for Water Orton youths to play in the village by providing this facility.



## Tennis

Water Orton and District Tennis Club is well established with twin courts, a small pavilion and limited parking (3 cars) and is adjacent to the Playing Field. The club caters for both adults and juniors.

The club has an application for extension to the floodlights and grounds in place. This extension would intrude into the Playing Field.

The Tennis club have a very proactive management with very good facilities and a growing membership that requires more space to play sports. 2020 will see the present playing surfaces enhanced; the Parish Council should support the application for floodlights and an expansion into the Playing Field.



# Section 5 - Recreation and Leisure

## Coarse Fishing

One of the most popular sports in the UK, coarse fishing is proven to be a powerful tool for mental wellbeing, a reflective and mentally calming activity with light physical demands.

The River Tame and Beaver Pool are both within the village boundary. The River Tame is a local water course that is a naturally flowing clean river with a varied water bird population, but little sport fishing activity.

Beaver Pool is a private syndicated coarse fishing lake on Marsh Lane, for members only. It provides a quiet fishing environment alongside the River Tame for licence holders to engage in this very popular sport.



## Crown Green Bowling

Water Orton Bowling Club has many diverse and established teams who participate in regional league events. The pavilion is desperately in need of funding to accommodate an increasing membership of active residents.

The structure is so diverse as to the league teams and possibilities that they accommodate most ages and most abilities throughout the week. They hold a current lease on their club facilities and are proactively engaging in the community. Car parking is a big drawback to events adjacent to the Playing Field. Club visitors resort to parking on residential streets.



# Section 5 - Recreation and Leisure

## Cricket

There is no latent demand for additional teams at Water Orton Cricket Club. However, there is high demand presently; analysis shows demand minus capacity is 139 match equivalent shortfalls. Water Orton Cricket Club (WOCC) has good facilities and an excellent quality wicket, rated 100% the recently built replacement practice nets improves the overall club rating value from that shown in the NWBC survey. The analysis recommends NWBC protection and enhancement.

Water Orton Cricket Club is well-established with a history of more than 140 years. They are members of the Warwickshire league and won Division 1 in 2016 and 2017. There is car parking for at least 23 vehicles. The club has 3 teams plus juniors, central village location adjacent to the Digby Hotel. Water Orton Cricket Club is club-owned and managed, including the maintenance of the cricket pitch and grass wicket, which are highly rated facilities. The changing facilities are of a good standard and there is now a new single lane synthetic surface practice net to ECB standards.

In the Playing Pitches Strategy 2016-2031 NWBC recommend protecting and supporting this facility.

There is a high demand for cricket pitches in the area of Water Orton.

Water Orton Cricket Club actively engages both Adults and Children in the local area in sports and community activities.



# Section 5 - Recreation and Leisure

## Cycle Routes

A viable cycle route or track to join the existing North Warwickshire cycle route requires access from within Water Orton directly without needing to use any other means of transportation. The logical proposal is to integrate with North Warwickshire's 31-mile cycle red route.

The Parish Council Neighbourhood Plan wishes to define and mark a safe cycle route through Water Orton village enabling a connection from the existing Park Hall School cycle path, Solihull, via Water Orton village car park close to the railway station, to a crossing at the A446 to the existing industrial estate cycle path, which continues to Coleshill Parkway Railway Station and beyond to join the North Warwickshire's Cycle Red Route at Station Road, Whitacre Heath. This would serve the public in safe cycling for school and work transport needs and leisure cycling.

The Parish Council wish to work with NWBC to carry out a survey of routes to be made whereby the footpath could be narrowed or verges could be utilised.

Care should be taken to ensure that any developed cycle route does not have hazardous features such as road edge 'well' drainage. To avoid this hazard, that causes cyclists to swerve into the road centre in avoidance, kerb perforated drains should replace the standard 'well' drains. This prevents dangerous roads, which promotes cycling, and saves money on regular maintenance due to 'well' drain tarmac surrounds requiring regular repairs.



Dangerous and costly "well" drains



Kerb perforation drains



combination 'well' and kerb drain, set into concrete roadside edging

## Fitness Trail

A pathway that is off-road on a stable footing suitable for jogging and walking is simply integrated into the leisure cycling route proposed in the section titled HS2 Options. A Measured Mile is also recommended by Central Government to be established for community walking and jogging and could be on the existing pedestrian pavements.

The Parish Council should consider the installation of outdoor fitness equipment for use by residents. A potential site for this is around the periphery of the new rugby club. Currently this is not permitted under planning rules and the Parish Council should support a change to the planning rule to facilitate the use of the rugby club for this use. The rugby club must agree formally to allow the construction and community use.

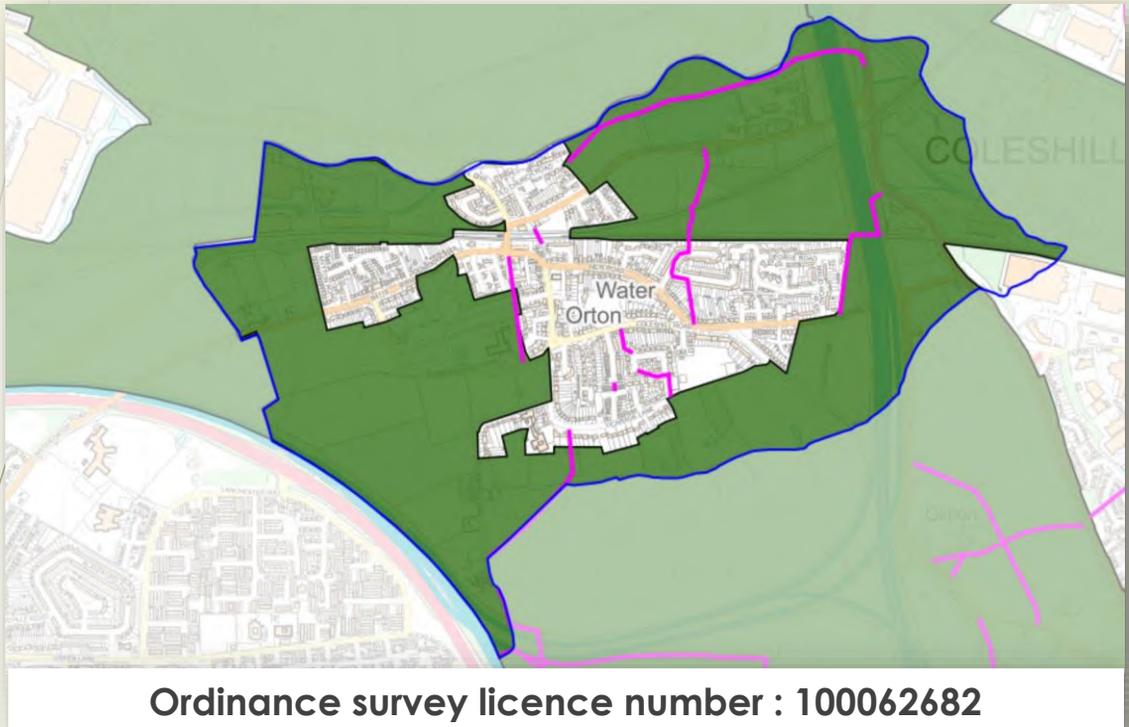


# Section 5 - Recreation and Leisure

## Walking for health

Water Orton has no entry in North Warwickshire's WalkFinder Schemes; however, there are many accessible walks through the neighbouring countryside. Water Orton public footpaths are noted in Foot Path Maps web site.

The map below shows the public rights of way around Water Orton (shown in pink) and also the designated green-land surrounding the village.



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A local safe walk should be researched, marked and appended to the WalkFinder scheme and WOPC website. This walk should engage all ages and abilities; the positioning of benches is integral to incentivising less-able walkers to improve their physical and mental welfare in this simple and popular exercise.

Historically residents have used routes around agricultural land for leisure and nature walks. Parts of this land have been acquired through a Compulsory Purchase Order (CPO) for HS2 developments. Once the HS2 project has completed the build, the Parish Council should investigate purchasing this land to recover this historical use.

Creation of nature pathways through the new (HS2 mitigation) Ecological Habitats, is a unique opportunity. These habitats are principally to preserve endangered species, but they also enhance the local ecology and are there for the public to enjoy. A walking trail, not suitable for wheeled access, would be a pleasurable two-mile excursion through nature.

# Section 5 - Recreation and Leisure

## Indoor Facilities

There is no coordinated on-line village database of indoor spaces for 'Halls to Rent'.

A lack of awareness is evident in the village as to what facilities are available to rent. There are unlinked calendars that are mainly individually managed and distributed on request. A 'Halls to Rent' dynamic database should be built and posted on or linked to the Water Orton Parish Council website.

This will raise the awareness of residents to the availability of leisure venues on their doorstep. The following are facilities that may be included but are not exclusive. The Parish Council shall consult with the management groups of these facilities about the viability and benefit of the development of such a database.

Similarly, this could be extended to the open spaces for rent such as pitches and green spaces.

- The Link
- Water Orton Methodist Church and Community Centre
- The Pavilion
- The Cricket Club
- The Rugby Club
- Library
- Scout Hut
- Pub function rooms, The Digby Hotel, The Dog Public House.



## Badminton

Badminton is played on a pay-as-you-play basis at The Link community venue.

# Section 5 - Recreation and Leisure

## Water Orton Sports Clubs

Water Orton Sports Association (WOSA) has been created as a joint venture between the current sports clubs' management.

Funded by North Warwickshire Borough council, WOSA has been pledged £500 per annum (2020), to meet bi-annually or as appropriate. The leaders of the organised village sports clubs will communicate to incentivise physical and mental health activity through their clubs' resources.

The founder members are:

- Cricket, Water Orton Cricket Club
- Rugby, Old Saltleians RFC
- Tennis, Water Orton and District Tennis Club
- Water Orton Bowls Club

Other sports that pay-as you-play in the village, without team or club owned clubhouse facilities, are invited to engage and contribute. These are currently:

Football, teams hire the Playing Field pitch.  
Badminton, players hire The Link on a 'pay-and-play' basis.

Water Orton Sports Association has been developed with the following objectives in mind:

- Combined view of village sports facilities and activities.
- Broader engagement of the community in sports.
- Co-ordinated funding applications and advice forum.
- Social media coverage and cross-referenced links.
- Support each other with additional facilities.
- Host the pay-as-you-play sports where possible.
- Advisors to The Parish Council.

The sports association will work to develop community sports activities in combination with each other advertising across the WOSA to maximise the unique opportunities they all hold for community engagement. WOSA will combine knowledge for sourcing grants for sport development facilities.

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## Village facilities

The Parish Council recognises that much of the infrastructure relating to recreation and leisure facilities within the village has existed for many decades and, in some cases is in need of significant renovation. The Parish Council is legally able to make grants to local organisations or clubs and registered charities under Section 137 of the Local Government Act 1972 which states that donations can be spent for the benefit of part or all of the community but not an individual, and that grants must be commensurate to the benefit.

The Parish Council Grant awarding policy and procedure is available on their website.

The Parish Council is also able to support bids for larger sums from external organisations provided that the bid is commensurate with their grants award policy.

# Section 5 - Recreation and Leisure

## HS2 Options

A possible leisure option lies in the development of HS2 whereby land previously agricultural is now planned to be residual in small parcels from East to West across the South of Water Orton village. There are opportunities to create leisure walks and cycle ways linking these parcels of land. Connectivity is viable from **A** the West of the village, from Birmingham Road B4118 (either at Plank Lane or by utilising the Bromford Tunnel haul road from Attleboro Lane to the M6 bridge) to **B** the East at the A446 traffic lights on Watton Lane linking cycle lanes as proposed above in the section titled Cycle Routes.

This leisure route has a HS2 proposed Bridleway to follow from Attleboro Lane, to be created adjacent to the existing M6 and M42 North slip road, passing over the Attleboro Lane Overbridge and under the Birmingham Spur to Watton Lane.

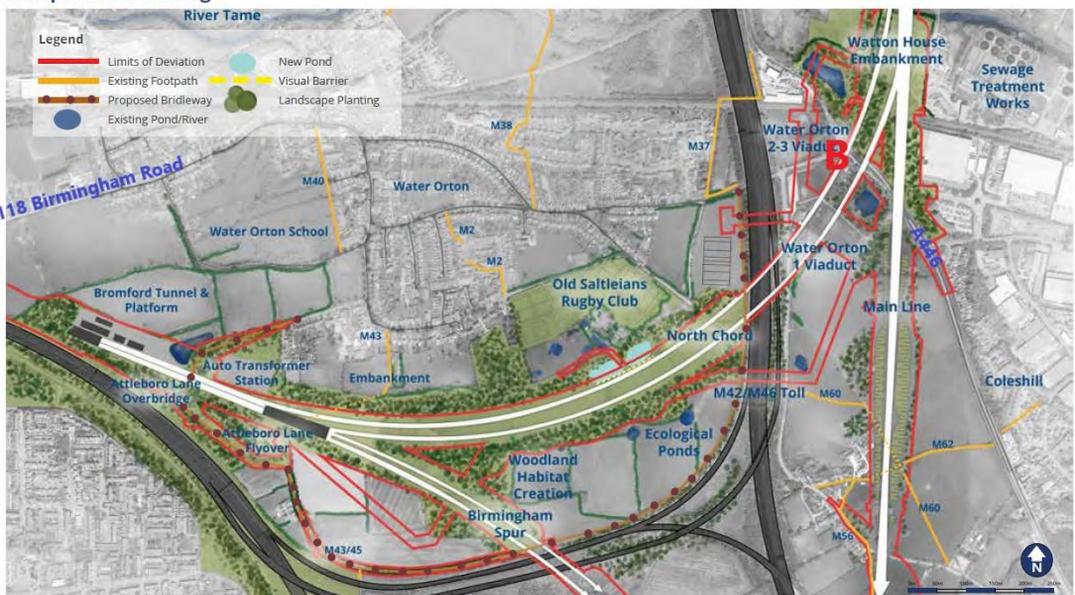
A partially constructed trail will present itself for development into such paths as indicated in the 'HS2 Landscape Proposal' below.

HS2 constructed haul roads serving their construction provide an unmissable opportunity to create a healthy legacy for the village and its neighbours.

## HS2 Landscape Proposal

### Landscape Proposal

#### Footpaths & Planting



The above image shows how we will design the landscape around the Water Orton viaducts.

Within the area around the viaducts, there are shrub and tree planting proposals, as well as the creation of woodland habitats and ecological ponds.

# Section 5 - Recreation and Leisure

## Policies

### Recreation and Leisure Policy 1

The Parish Council shall encourage externally initiated sports incentive policies. Example of externally initiated sports incentives include 'The inner warrior' by the rugby football union and 'Chance to shine' by the English cricket board.

### Recreation and Leisure Policy 2

The Parish Council shall encourage the Water Orton Sports Association and proactively seek to support sport related initiatives developed by the Association.

### Recreation and Leisure Policy 3

The Parish, Borough and County Councils shall work in partnership to enable and maintain a "safe cycling and walking" route through Water Orton. This route (or routes) should link existing cycle and walking routes and should link to the "heart of the village".

### Recreation and Leisure Policy 4

The Parish Council shall develop walking trails and paths with sites for 'Friendship Benches'.

### Recreation and Leisure Policy 5

The Parish Council shall investigate funding options for benches and install as required.

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### Recreation and Leisure Policy 6

The Parish Council shall publicise and promote the availability of village facilities and the activities within as directed by the appropriate management group of the particular facility.

### Recreation and Leisure Policy 7

The Parish Council shall monitor the reported instances of dog fouling and take appropriate action under the Anti-Social Behaviour, Crime and Policing Act 2014.

# Section 6 - Green Spaces and Community Areas

## Background

Green spaces and community areas are vital to us all and provide the backbone to our village.

We are surrounded to the South, West and East by motorways and soon to be HS2 Rail link but still manage to retain a rural atmosphere and ambience.

We now reside in a highly desirable area which people will strive to develop and deprive us of green spaces.

Our aim is to capture, improve and protect this 'special' community and to enhance and project it into the future for all our descendants.

Good quality accessible landscapes, including urban spaces as well as the wider countryside, have huge potential to improve our health and wellbeing, often offering a more cost-effective solution than clinical interventions. Green infrastructure is the network of natural features, green spaces, rivers and lakes which run through, and connect, our towns, villages and countryside.

Regular green space visits are associated with increased physical activity, a lower probability of being overweight or obese and an improvement in mental wellbeing when compared to exercising indoors.

## Drainage systems

Proper utilization of green infrastructure and Sustainable Drainage Systems (SuDS) can reduce the impacts caused by flooding and create and sustain a better environment for nature. The primary benefits of SuDS to flood management are rainfall interception, increased soil infiltration, water uptake, water storage and the delay of peak flows, all of which reduce the quantity of water requiring management.

It should be recognised that the geography of Water Orton, within the Tame Valley, makes the likelihood of flooding to be high in some areas and thus the introduction of dedicated green and/or wetland is a considerable factor when developing local plans.

# Section 6 - Green Spaces and Community Areas

## Water and Flood Risks

In addition, open spaces and green infrastructure can make a valuable contribution to managing surface water run-off. Open spaces and green infrastructure can form part of critical flood risk management systems by providing space for managed flooding, protecting built up areas. Urbanisation has significant effects on rainwater interception, storage and infiltration processes. Alteration of these hydrological processes can lead to increased surface runoff and greater vulnerability to flooding, with its associated physical and psychological effects. Water Orton experienced devastating flooding in 2020.



## Fly tipping

Fly-tipping is the dumping of rubbish on Council/Parish owned land without permission, or rubbish dumped on land where the owners do not have a Waste Management Licence. Nationally it is on the rise. Annual reporting of fly-tipping on public land has increased within the Water Orton Parish. Vulnerable hot spots are Plank Lane, Vicarage Lane, Gypsy Lane and Watton Lane below the M42 bridge.



# Section 6 - Green Spaces and Community Areas

## Objectives

### **Green Spaces and Community Areas Objective 1**

Maximise, procure, protect and enhance the green spaces and community areas available.

### **Green Spaces and Community Areas Objective 2**

Proactively manage our hedgerows, trees and green verges.

### **Green Spaces and Community Areas Objective 3**

Define and develop wetland / wilderness areas.

### **Green Spaces and Community Areas Objective 4**

Maintain Public Rights of Way and footpaths.

### **Green Spaces and Community Areas Objective 5**

Ensure provision of public green and open spaces in new developments.

### **Green Spaces and Community Areas Objective 6**

Meet the recommended standards for green spaces from Fields in Trust, Natural England and Woodland Trust.



# Section 6 - Green Spaces and Community Areas

## Supporting Data

This infrastructure provides a wide range of benefits to our health and wellbeing to include:

- help to reduce air, water and noise pollution
- lower urban temperatures and manage flood risk
- increase opportunities for recreation and physical activity
- provide spaces for education and play for all abilities and needs
- increase social interaction for all ages
- deliver economic benefits, lowering deprivation and sickness rates
- create locally distinctive places and habitats that are restorative
- promote mental wellbeing
- provide opportunity for local food production

Allotments bring several benefits to both individuals and the wider community and over 70% of residents believe that spending time in their gardens is important for their quality of life. Many people, however, do not have the space, opportunity or knowledge to be able to grow their own fruit and vegetables. There are a limited number of allotments in Vicarage Lane as well as a small herb garden at the Library.

Consideration could be given to obtaining further space for additional allotments to suit future demands.

The Parish Council endorses the following policies:

### **Fields in Trust (PAD (2008)):**

Six acres (2.4 ha) of recreational space is required for every 1000 people.

### **Natural England (ANGSt (2010)):**

at least 2-ha in size, no more than 300m (5 mins walk) from home  
at least one accessible 20-ha site within two kilometres of home  
one accessible 100-hectare site within five kilometres of home  
one accessible 500-hectare site within ten kilometres of home  
Min. of one ha. of statutory Local Nature Reserves per thousand population.

### **Woodland Trust (Woodland Access Standard (2010)):**

No person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.  
There should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.

# Section 6 - Green Spaces and Community Areas

## Newt Habitat Walk

HS2 carried out a survey of newt populations in 2015 on the proposed site for the Old Saltleians Rugby Club. Several species were identified, and consideration was given to consolidating their existence, as required by law. Three new ponds were created within the area of wilderness adjacent to the eastern boundary of the club in which to re-house the existing newt population. It is proposed that this area be adopted into our walks for leisure.



## Proposed Green Spaces

This plan outlines a long-term aspiration to develop a public space Nature Reserve within Water Orton. This aspiration falls within the wider project ambitions of the Warwickshire Wildlife Trust led Tame Valley Wetlands Partnership.

To have such an ecologically precious site preserved within the heart of an urban community would be incredibly special.



- |                             |  |
|-----------------------------|--|
| 1. Village Green            | 7. Bowling club and Allotments *           |
| 2. Playing Fields *         | 8. Scout Hut                               |
| 3. Tennis Courts *          | 9. Memorial Triangle (known as Orton Fell) |
| 4. Cricket Pitch *          | 10. Community Centre                       |
| 5. Old Graveyard            | 11. Rugby Club                             |
| 6. Village Church Grounds * | 12. The Old Sidings                        |

\* Allocated in North Warwickshire Borough core strategy

# Section 6 - Green Spaces and Community Areas

## Policies

### Green Spaces and Community Areas Policy 1

Water Orton Parish Council shall endeavour to ensure that the formal green space within Water Orton shall follow the recommendations of Fields in Trust (PAD (2008)) of 6 acres (2.4 hectare) for every 1000 people.

### Green Spaces and Community Areas Policy 2

Any trees in public green spaces that is older than approximately 50 years should be subject to a formal review to establish Tree Preservation Order status as defined by NWBC (or Warwickshire County Council).

### Green Spaces and Community Areas Policy 3

Any trees in public green spaces that are within a tree canopy area density of 5 trees per 5000m<sup>2</sup> should be subject to a formal review to establish tree preservation order status as defined by NWBC (or Warwickshire County Council).

### Green Spaces and Community Areas Policy 4

Within the formal green space described in Green Spaces and Community Areas Policy 1, there shall be a formal wetland area within the green space.

### Green Spaces and Community Areas Policy 5

The Parish Council will seek to ensure that the recommended standards as defined by Fields in Trust, Natural England and Woodland Trust are met. They shall be maintained by the Parish Council to help preserve the rural origins and to enhance views from within and outside the Village.

### Green Spaces and Community Areas Policy 6

Water Orton Parish Council will assume responsibility to ensure hedgerows and verges not covered in Green Spaces and Community Areas Policy 7 and those that encroach and cause nuisance to public thoroughfares are maintained to a safe and good standard.

### Green Spaces and Community Areas Policy 7

Warwickshire County Council, North Warwickshire Borough Council and the relevant Highways Authority will continue to maintain Hedgerows and verges on Public Highways to a safe and good standard.

# Section 6 - Green Spaces and Community Areas

## Policies

### Green Spaces and Community Areas Policy 8

The future development of flood resilience schemes within areas of local green spaces will be supported, provided that they do not adversely affect the primary function of the green space.

### Green Spaces and Community Areas Policy 9

The Parish Council shall protect the designated Public Green spaces by 'Deed of Dedication' which protects them in perpetuity.

### Green Spaces and Community Areas Policy 10

The Parish Council shall monitor the instances of fly-tipping and put in place actions to improve as appropriate.



# Section 7 - Commercial

## Background

Business in Water Orton is clustered around the industrial estate to the East of the village and a mixed retail offer around the heart of the village that is on Birmingham Road; this is a mixed residential and retail area.

Water Orton Industrial Estate has a total of building floor space of 2500m<sup>2</sup> and is allocated into three units. All units are currently occupied. This area also includes a metal recycling facility.

Water Orton retail is served by:

2 x supermarkets	4 x fast food providers
1 x travel agent	1 x pharmacy
2 x ladies hairdressers/ beauty salons	2 x public houses
1 x barber	2 x dentists
1 x community farm	1 x tool-hire business
1 x carpet shop	1 x garden centre

The village also has several small home-based businesses which are either internet based or internet reliant. The rural economy and existing small businesses are a vital part of village life.

There are limited opportunities for employment in Water Orton and many villagers seek to pursue work further afield. Local or easy access to employment opportunities is important to residents. Being in good employment protects health, while unemployment contributes to poor health and is associated with increased mortality rates. Water Orton is predominantly a commuter village but has a significant internal commerce.

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The existing businesses and employment opportunities in Water Orton help the sustainability of the community as is exemplified by their support to village life such as the annual carnival.



# Section 7 - Commercial

## Objectives

The Water Orton Neighbourhood Plan recognises the importance of commercial infrastructure, services and facilities to the sustainability of the village and thus has the following objectives:

### Commercial Objective 1

To encourage and support a thriving and sustainable local economy.

### Commercial Objective 2

To support rural diversification.

### Commercial Objective 3

To welcome and support village start-up businesses.

### Commercial Objective 4

To define and protect commercial space.

### Commercial Objective 5

To promote connecting communities to fast fibre broadband and 5G coverage within the Parish boundary.



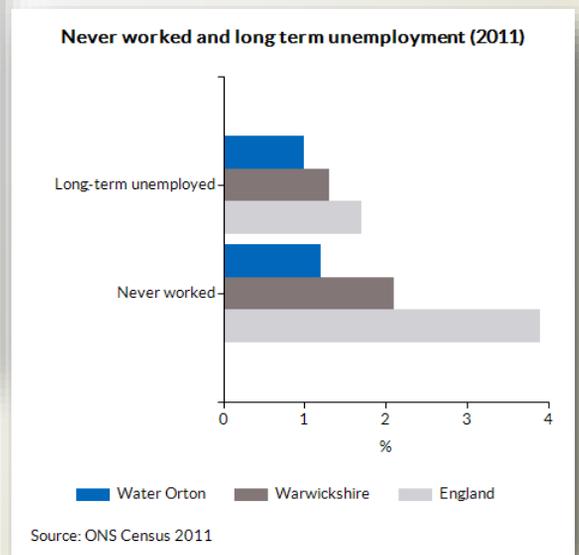
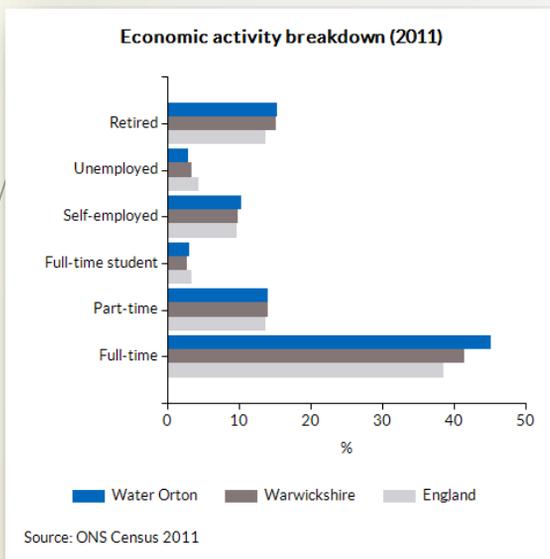
# Section 7 - Commercial

## Supporting Data

### Statistics – Employment status

The Office of National Statistics (ONS) state that 75.6% of the Water Orton population is economically active. This includes 79.6% of males and 71.6% of females. The graphs here indicate a) the diversity of employment status as identified in the 2011 Census and b) the percentage of long-term unemployment and never worked. There are greater numbers in full time and self-employment compared to other parts of Warwickshire and England in general.

Local or easy access to employment opportunities is important for residents' health and wellbeing and reducing inequalities. Being in good employment protects health, while unemployment contributes to poor health and is associated with increased mortality rates. The protection of existing local employment opportunities should be supported by sustainable travel and networks that allow easy access, preferably by sustainable or active travel to sites of employment. The necessary infrastructure should be in place, such as broadband to support home working.



The Water Orton Neighbourhood Plan takes a lead from two wider planning documents:

- The National Planning Policy Framework
- The North Warwickshire Local Plan

# Section 7 - Commercial

## The National Planning and Policy Framework

The National Planning and Policy Framework recommend promoting the retention and development of local services and further state the need to seek and address barriers to investment such as inadequate infrastructure and services. Water Orton Neighbourhood Plan takes this objective as a tenet that runs through the commercial section.

The National Planning and Policy Framework and the North Warwickshire Local Plan both draw attention to any future sites to meet local business needs, being sensitive to prospective or in-situ surroundings, so not to have an unacceptable impact on local roads and at the same time exploiting any opportunity to make a new business site more sustainable.

The North Warwickshire Local Plan also plans to improve infrastructure to support economic development and to facilitate regeneration initiatives that capture local economic benefit. It plans to support investment, maintain and extend services, directly benefitting rural needs. Water Orton community wishes to be an active contributor to delivering this objective.

## Fast Food

This Neighbourhood Plan recognises that there may currently be a conflict between the existing retail offering and the objectives of the residents' health and well-being. The retail mix is skewed by disproportionately high provision of fast food to the residents. The chart below demonstrates the total number of hours that retail stores are open and offering 'fast food'.

This Neighbourhood Plan seeks to redress the balance and would support more healthy food offerings or premises where seated food outlets dominated.

**Retail Hours Breakdown Showing Availability of Fast-Food Take-Away**



# Section 7 - Commercial

## Broadband - The Commercial Backbone

Commercial life in Water Orton is built upon an efficient broadband system. The provision of High-Speed broadband throughout the Borough is important for the present, but essential to allow businesses to grow and develop confidently into the future and exploit opportunities. Broadband speeds are poor in Water Orton with Asymmetric Digital Subscriber Line (ADSL) as low as 3MB/s and even fibre as low as 30MB/s. If more 'home businesses' are to flourish in Water Orton, the community must work with broadband infrastructure providers to build a customised solution to bring fibre broadband equivalent speeds to homes and businesses. Joint funding arrangements should be investigated and examination of potential grants for such work pursued.

## 4G Masts and signal strength

Current mobile signal strength in Water Orton is variable. The official availability map from OfCom is shown below:



The majority of the populated area of Water Orton has a “possible chance” for an indoor coverage of the 4G network. Notwithstanding from this macroscopic view of mobile signal strength, there are specific roads and houses that have no signal at all (an example is Mercer Avenue).

As the 5G network grows, it should be recognised that there will be communities who will still be reliant on the 4G network. Water Orton is keen to trial 5G network developments in preference to short term improvements to the 4G network followed by further infrastructure work to introduce 5G technology.

# Section 7 - Commercial

## Policies

### Commercial Policy 1

The Parish and Borough Councils should ensure that existing businesses' needs are addressed as expressed by the local business forum. The Village Shops should remain the focal point for services and facilities that serve the wider community.

### Commercial Policy 2

The Parish and Borough Councils should develop opportunities to improve the capability for residents to work from home using the latest technology where resources are available and where control and responsibilities lie with the Parish or Borough Council.

### Commercial Policy 3

The Parish and Borough Councils should support the development of existing businesses and enable or support the start-up of new small businesses appropriate to the 'rural' area.

### Commercial Policy 4

The Parish and Borough Councils should ensure the protection of existing local employment opportunities.

### Commercial Policy 5

The Parish shall aspire to an indoor or outdoor market providing services and products that are not, necessarily, required daily. An example of this may be a mobile Post Office, Pop-up-shops or mobile retail banking facility.

### Commercial Policy 6

The Parish Council shall encourage trading of produce from allotments and small holdings.

### Commercial Policy 7

The Parish Council shall support the appropriate expansion of existing businesses which meet local employment needs commensurate with the village environment.

### Commercial Policy 8

The Parish Council seeks to substantially maintain the existing retail floor space within the Parish Boundary. Expansion of retail space above ground level will not be supported if it results in the loss of residential premises.

# Section 7 - Commercial

## Policies

### Commercial Policy 9

The Parish Council shall support business proposals for 'healthy options' or seated food outlets.

### Commercial Policy 10

The Parish Council seeks to substantially maintain the existing industrial floor space within the Parish Boundary.

### Commercial Policy 11

The Parish Council will support the Borough Council to proactively manage the available retail mix and new retail opportunities, aligned with delivering health and wellbeing in our neighbourhood.

### Commercial Policy 12

Any industrial estates within the Parish Boundary should be located on the east side of the village (around Marsh Lane) to limit adverse HGV impact within the residential neighbourhood.

### Commercial Policy 13

The Parish Council shall support vital telecommunications infrastructure for new and existing business to ensure essential Broadband, superfast broadband and 5G mobile networks are available to the economy.

### Commercial Policy 14

The Parish Council shall develop a survey to establish the demand for generally increased broadband capability and work with broadband infrastructure providers to build a customised solution to meet the need. Joint funding arrangements should be investigated and examination of potential grants for this work pursued.

### Commercial Policy 15

The Parish Council will monitor Broadband and 5G networks in terms of coverage, reliability and competitive speed. Performance issues will be collated and discussed with key stakeholders.

# Section 8 - Security and Safety

## Background

Security and Safety are key concerns for Water Orton residents, particularly regarding their own and their family members' personal safety and security of property and possessions.

In recent years, cost cutting exercises by central and local authorities have, for example, resulted in reduced visibility of police on the streets, and the switching-off of street lighting after dark.

At the same time, the prevalence of 24/7 news coverage and availability of Social Media, particularly Facebook and WhatsApp, have led to the immediate sharing of perceived or actual crime, resulting in a heightened sense of discomfort and a perceived threat to security and safety.

It is therefore necessary to monitor and manage actual reported crime as well as Water Orton perceptions of crime.



# Section 8 - Security and Safety

## Objectives

### Security and Safety Objective 1

To promote the reporting of all local crime to the Police Authority reflecting greater victim confidence in the Police Authority.

### Security and Safety Objective 2

To reduce the crime rate such that the official crime statistics show that Water Orton is in the lower two-percentile for England and North Warwickshire before 2031.

### Security and Safety Objective 3

To measure and improve the public perception of crime within Water Orton.

### Security and Safety Objective 4

All pavements, footpaths and walkways shall be safe for use by pedestrians, mobility scooters, pushchairs and children's bicycles.

### Security and Safety Objective 5

To ensure that all road users comply to national legislation including local by-laws.

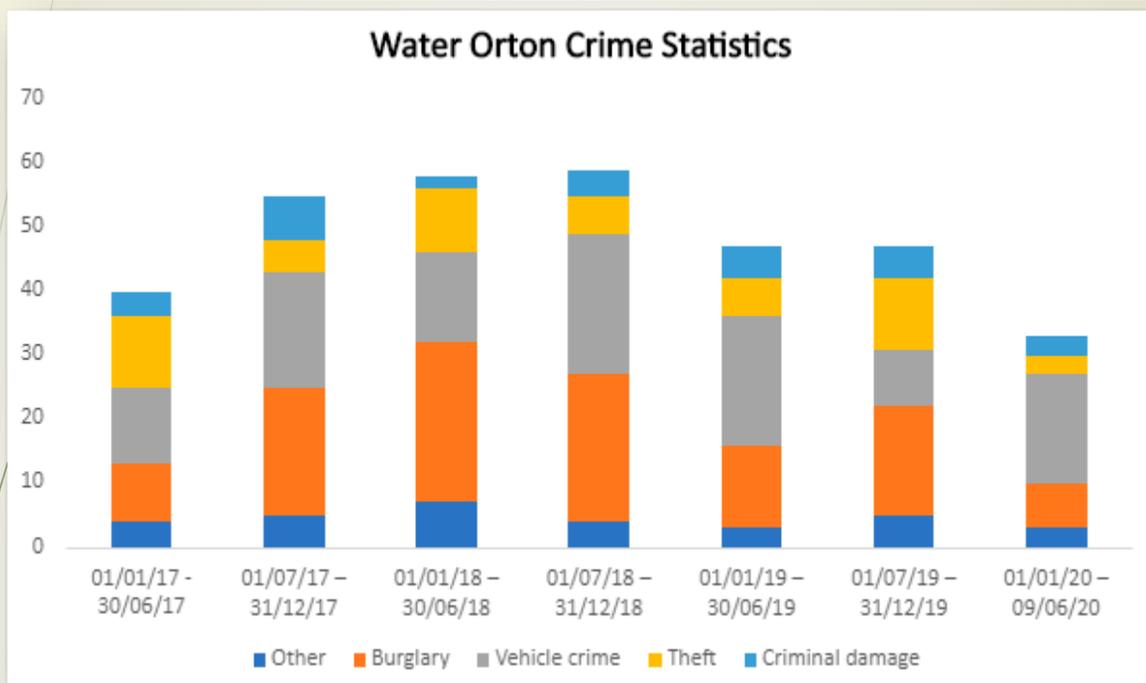


# Section 8 - Security and Safety

## Supporting data

The total number of reported crimes for North Warwickshire West has reduced steadily from 2017 to 2020. In March 2019 Warwickshire police had seen a 45% fall in frontline officers compared to 2010. In February 2019, following an extensive public consultation by the Warwickshire Police Commissioner, Warwickshire Chief Constable was instructed to recruit an additional 85 police officers, 5 police community support officers and 10 civilian crime investigators.

More locally, the crime statistics for Water Orton are shown below:



## Policing

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Since 2019, Water Orton has seen an increased police presence on the streets through the reintroduction of police officers based in Coleshill. The local crime rate chart above demonstrates the value of this local police presence.

The Warwickshire Police and Crime Commissioner identifies anti-social behaviour as a key issue in his December 2019 Performance Report. The report reflects the perceptions of Water Orton residents. "ASB generally follows a very seasonal trend, from which we would expect volumes to be at their highest in the summer and have a stable low period in the winter months". Water Orton residents expect to see an increased focus on this issue during the 'peak months'. Such an act by the Police would serve to improve the confidence in the Police and to lessen many 'perceived crime' issues.

Water Orton Parish Council supports the NWBC published "Community Safety Partnership Plan" and recognises the prevalence of road safety issues, rural crime and serious acquisitive crime (with a focus on vehicle crime and residential burglary).

# Section 8 - Security and Safety

## Policies

### Security and Safety Policy 1

There shall be quarterly key stakeholder reviews of local and national crime statistics. This review shall include road traffic safety. Corrective measures shall be agreed at these review meetings with enforceable actions on all key stake holders and recommended actions to members of the public.

### Security and Safety Policy 2

Every two years the Parish Council shall sponsor a public survey to quantify the public perception of safety.

### Security and Safety Policy 3

The major issues identified in the "Public Perception of Safety" survey shall be reviewed jointly by key stake holders.

### Security and Safety Policy 4

The Parish Council shall inform Warwickshire County Highways of any highways within the Water Orton boundary that do not comply with the Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works.

### Security and Safety Policy 5

Every two years the Parish Council shall carry out a review of all village footpaths against the recognised standards, with a report to be issued to the County Council for action.

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### Security and Safety Policy 6

Any new build properties should adhere to "Secure by Design" standards.

### Security and Safety Policy 7

The Parish Council shall constantly review anti-social-behaviour issues reported informally by residents and ensure that the police deal with each case robustly.

# Section 9 - Character, Heritage and Culture

## Background

Water Orton has seen many changes over the years from its early roots as 'Overton' in possibly the 11<sup>th</sup> century, not least the coming of the Railway Station and associated buildings in 1908 as well as motorways, toll roads and high-speed rail. The population has increased considerably over the last 100 years.

Although surrounded by such urban development the village still has a rural feel.

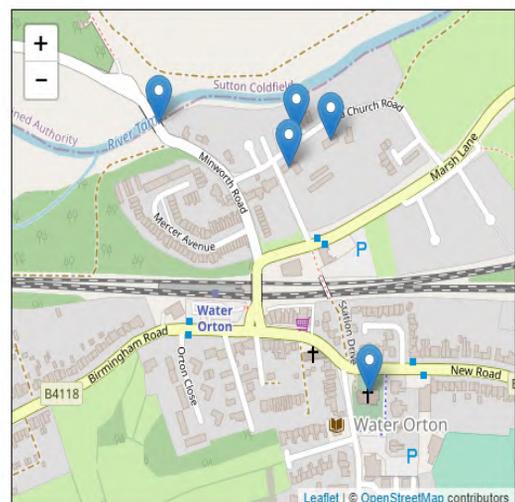
Water Orton falls within the 'Arden Regional Character Area' as defined by the Warwickshire Landscapes Guidelines in 1993 and quoted in the Water Orton Landscape Character Appraisal in 2002. As indicated in the appraisal the landscapes immediately around Water Orton fall into two subdivisions:

1. Arden Parklands (to the South of the village)
2. River Valley Wetlands (to the North of the village)

There are historical houses in the Conservation Area above the river Tame on Old Church Road, as well as an old churchyard and ancient Stone Cross. The Vesey Bridge over the river is Grade I listed and dates from 1520.

## Listed Buildings in Water Orton, North Warwickshire, Warwickshire

1. **II Church of St Peter and St Paul**   
Water Orton, North Warwickshire, Warwickshire, B46
2. **II Cross at Sp 1760 9121**   
Water Orton, North Warwickshire, Warwickshire, B46
3. **II The Chestnuts**   
Water Orton, North Warwickshire, Warwickshire, B46
4. **II Wakefield House**   
Water Orton, North Warwickshire, Warwickshire, B46
5. **II Water Orton Bridge (That Part in Water Orton Civil Parish)**   
Water Orton, North Warwickshire, Warwickshire, B46



# Section 9 - Character, Heritage and Culture

## The Village Design statement

The Village Design Statement (VDS) was completed in 2002 following consultation with Water Orton community at that time. It was formally adopted by North Warwickshire Borough Council in the form of the Supplementary Planning Guidance in February 2003. The VDS focussed significantly on the character and heritage of Water Orton. This Neighbourhood Plan seeks to adopt the ethos of the VDS and provide an enhanced level of legislative authority that is coincident with Neighbourhood Plans.

## Vision for the future within the Village Design statement

The Water Orton Village Design Statement included a vision for the future of Water Orton:

1. Fringe development of Water Orton would adversely impact the remaining green belt land that buffers the village from the effects of the motorways
2. Landscape must be maintained to preserve village identity
3. Green spaces must be protected
4. Footpaths and pedestrian mobility must be maintained
5. Development or home extensions must be in keeping with surrounding character

There is a diverse range of activities within the village as referenced in other parts of this plan covering sport, art, music, and many groups (for adults and children) who meet to share common interests.



# Section 9 - Character, Heritage and Culture

## Annual Village Events and social activities

Events and social activities have changed over time although many remain the same. There is a strong community feeling within the village and volunteers provide support wherever it is needed.

Until its closure a flag was run up a flagpole at Gilbert Rhodes' shop in Old Church Road to commemorate births, deaths, marriages, and National events.

Weekly Tea dances were held in the Parish Hall and every summer a black-tie ball at the Old Saltleians Rugby Club. The club is currently in a temporary location due to HS2. It is anticipated that when the club returns to the village the summer ball may recommence.

On Palm Sunday, the Parish Vicar leads a procession around the village with a large cross (and sometimes a donkey) to commemorate the lead up to Easter.

From November 2018, the Remembrance service has taken place at the war memorial. Large single red poppies are attached to lamp posts around the village and the Parish church has a knitted poppy display, with all poppies made by villagers.

The Parish church produces The Bridge each month. It has village news and churches' service times. The December issue is also the Village Christmas card.

From 2019 a Carol service takes place around the village car park Christmas tree and the Parish Council purchased Christmas streetlights for display along the main road. Additional lights were added in 2020.



# Section 9 - Character, Heritage and Culture

## Annual Village Events and social activities

Water Orton carnival has been an annual event for 50 years and is held in June every year. Water Orton Carnival Committee is a non-profit making voluntary organisation that also raises money for local good causes. Among these "good causes" are annual Christmas parties for Water Orton residents of pensionable age and children of primary school age. Water Orton Carnival also carry out a Santa sleigh run around the village to raise funds.



In December, the Cricket Club holds a Christmas market, with local crafters and business participating with stalls in the clubhouse. The Round Table's Father Christmas is driven around the village on a sleigh, greeting children and collecting money for the nominated charity of the year. On Christmas Eve, there are two Christingle services which are aimed at telling the Christmas story to young children.

At Halloween, many children dress up to go Trick or Treating from door to door usually with parental supervision.

From 2018/2019 Water Orton in Bloom volunteers, with the support of the Parish Council and local businesses, sited and maintained planters around the village.

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The Link holds a Meet and Eat lunch club for retired people on Fridays. Approximately 35 people attend regularly.

A group of residents organise a monthly Supper Club. The Charity Re-Engage, has regular monthly afternoon teas for elderly and lonely guests that live in the village.

Since April 2012 Water Orton Library has been run entirely by volunteers. During Library opening hours regular activities include Rhyme time sessions for preschool age children, tea, coffee and cake, family history sessions, and a knit and natter group.

The uniformed groups in the village include Boys and Girls brigade, Brownies, Beavers, Cubs and Scouts.

# Section 9 - Character, Heritage and Culture

## Objectives

### Character and Heritage Objective 1

Protect and improve local character and heritage.

### Character and Heritage Objective 2

Protect and improve conservation area.

### Character and Heritage Objective 3

Identify and protect non-designated buildings, both current as listed later in this section and those that may gain status in the future.

### Character and Heritage Objective 4

Adopt the ethos of the Village Design Statement and Supplementary Planning Guidance 2003 (SPG) providing an enhanced level of legislative authority that is coincident with Neighbourhood Plans. These form an integral part of this Neighbourhood Plan and the SPG is part of the North Warwickshire Planning Process.

### Character and Heritage Objective 5

Maintain and improve cultural activities.

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### Character and Heritage Objective 6

Maintain and improve green open spaces.



# Section 9 - Character, Heritage and Culture

## Supporting Data

Water Orton has a rural feel with green open spaces. It is a small green oasis surrounded by urban development including motorways and railways.

The village has main thoroughfares with small cul-de-sac developments added over time. Many properties have turned over front gardens to parking spaces, several roads have on street parking.

The Water Orton Village Design Statement 2002 and the Supplementary Planning Guidance should be considered as an integral part of this plan. The VDS and SPG have been reviewed and are still considered to be relevant. The objectives and policies in this Neighbourhood Plan reflect this.

The Landscape Character Assessment of 2002 defined the character from both inside and outside the perimeters of Water Orton indicating that Water Orton falls within the 'Arden Regional Character Area' as defined by the Warwickshire Landscapes Guidelines in 1993.

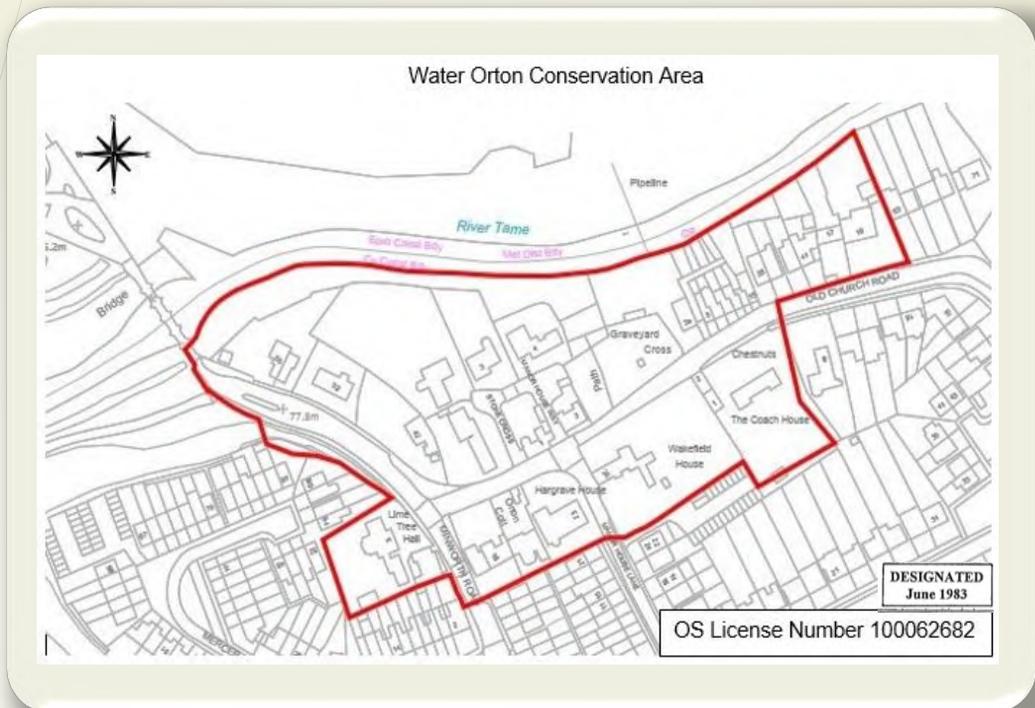
The National Trust's document, the Guide to Heritage in Neighbourhood Plans 2019 refers to the policy on conserving and enhancing the historic environment particularly paragraph 185 of the National Planning Policy Framework 2019. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats.



# Section 9 - Character, Heritage and Culture

## Conservation Area

The area above the River Tame in Minworth Road up from the Vesey Bridge and round Old Church Road forms the conservation area as indicated on the map below. This was part of the original settlement around the old chapel in the Parish of Aston.



In November 1995, North Warwickshire Borough Council issued a report of the Conservation Areas in the Borough; see the table below to show the buildings within Water Orton appearing in the Borough Council report.

Buildings in Statutory List of Special Architectural or Historic Interest	Bishop Vesey Bridge St Peter and St Paul Church Old Stone Cross in old churchyard The Chestnuts Wakefield House
Buildings within the conservation area which merit inclusion due to architectural or historic interest	Orton Lodge, Old Church Road House opposite Wakefield House to North West
Buildings considered to be of local interest	No. 1 Old Church Road (reputed to be oldest shop in Warwickshire) Orton cottages 23 Manor House Lane

# Section 9 - Character, Heritage and Culture

## Important buildings within the village

In addition, several Buildings, Structures and open spaces have been identified as important (non-designated) to the character and heritage of Water Orton as below:

- Railway Station Building (built 1908)
- Water Orton Primary School ('Attleboro Lane')
- War Memorial at Orton Fell (built 2018)
- Site of Chapel of Ease and old churchyard gravestones
- Water Orton Methodist Church and Community Centre
- The Link
- The Library
- The Digby Hotel
- The Dog Inn
- Overton House
- Gateway entrances

## Replacement of Spire on St Peter and St Paul Church

"The residents of Water Orton were sad to see the demise of the spire on St Peter and St Paul Church and wish to see this replaced and to add a bell ringing chamber and have active ringing bells".



# Section 9 - Character, Heritage and Culture

## Policies

### Character and Heritage Policy 1

Water Orton has a blend of old Victorian terraces alongside more modern developments. Any future development should respect and enhance existing character.

### Character and Heritage Policy 2

Any development in the village should refer to the Village Design Supplementary Planning Guidance advice adopted by North Warwickshire Borough Council in 2003 which is still referred to during the planning process.

### Character and Heritage Policy 3

Pre 1920s buildings should be preserved where possible.

### Character and Heritage Policy 4

Alterations and extensions should complement original features.

### Character and Heritage Policy 5

New build development and extensions should improve rather than detract from the character and heritage of the Village. These should meet Local Plan Policy and the needs of the community at the time of any development by referring to the definitions in the supplementary planning guidance.

### Character and Heritage Policy 6

The Conservation Area should be preserved and where possible enhanced. Any development within the Conservation Area should be in keeping with the character and appearance to maintain the area's historic character. Protect existing listed historic buildings or structures or those that may be listed in the future.

### Character and Heritage Policy 7

The Parish Council shall carry out a formal survey in the village to determine if there are any buildings or structures that need to be considered for listed status. Some of these are already identified in a table in the supporting data section.

# Section 9 - Character, Heritage and Culture

## Policies

### Character and Heritage Policy 8

The Parish Council shall work with North Warwickshire Borough Council to ensure there is the right mix of new homes in terms of type size and tenure.

### Character and Heritage Policy 9

Landscape character should be preserved as much as possible by respecting the Green belt, retaining green verges for residents and visitors.

### Character and Heritage Policy 10

The Parish Council and Warwickshire County Council shall enhance the Gateway entrances to the village.

### Character and Heritage Policy 11

The Parish Council shall maintain existing green spaces within the Village to help preserve its rural origins and to enhance views from within and outside the Village.

### Character and Heritage Policy 12

The Parish Council shall review and encourage development of culture within Water Orton as referred to in other policies in this plan.



# Section 10 - Transport

## Background

Water Orton Development boundary has major transport intersections through it:

- to the North of the development boundary is an existing train line
- to the East the M42
- to the West the M6
- to the South is planned the Delta Junction of HS2

Within this overview, the East of the village has plans for the HS2 tunnel as the line heads towards Birmingham and to the west is the A446, a major trunk road that will take significant HS2 construction traffic. Managing heavy goods vehicles through and around Water Orton is a key consideration during the HS2 construction phase.

The road to Castle Vale, a conurbation of Birmingham, takes motor vehicles and pedestrians over Vesey Bridge. The Bridge was built in 1520 by John Vesey. The bridge is a grade II listed bridge, which is scheduled as an Ancient Monument. Modern satellite navigation systems do not show this bridge as restricted for heavy goods vehicles and there is congestion several times every week due to drivers not heeding the restriction signs and attempting to cross. There is also a weight limit on the road bridge over the railway line by Water Orton station.

Water Orton grew around the railways; Water Orton Railway Station was first opened in 1842 by the Birmingham and Derby Junction Railway on its line into Birmingham Lawley Street from Whitacre Junction and the population has grown steadily since this time. Sadly, in recent years, the rail services have reduced to Water Orton despite passenger numbers increasing.

With the entire infrastructure, Water Orton would be well connected to the national transport network; this is not the case.



# Section 10 - Transport

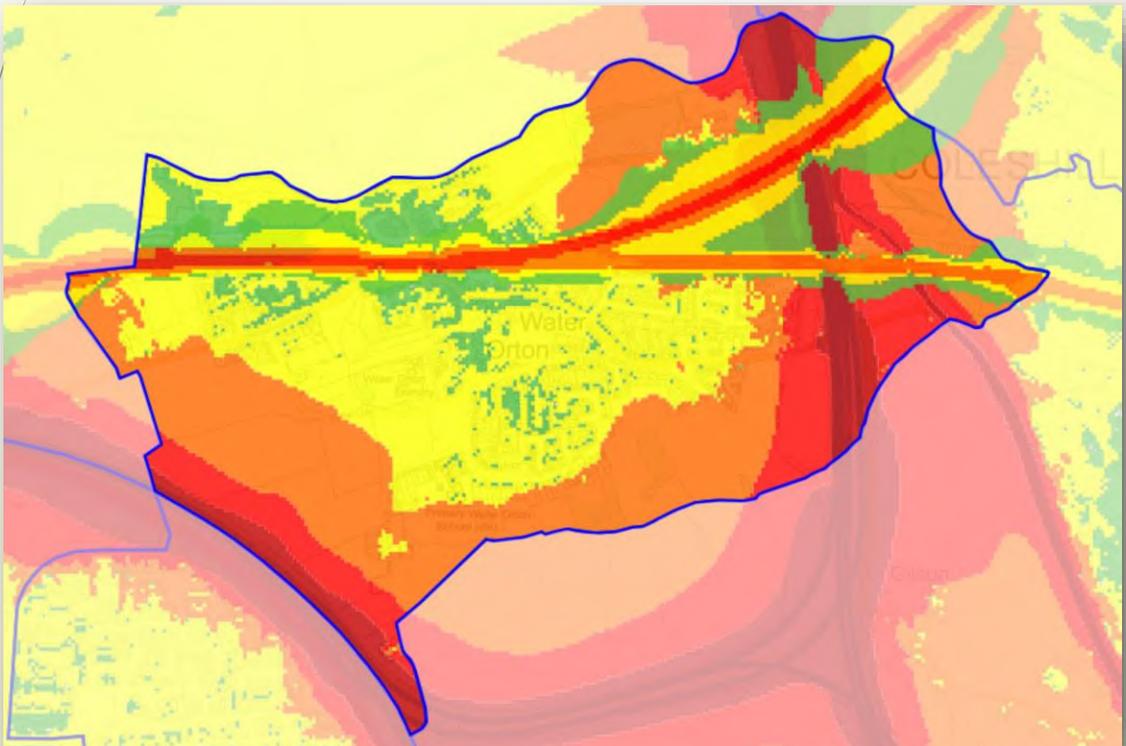
## Damage to infrastructure

Road surfaces can be unintentionally impacted by HGVs. The friction created by heavier vehicles can cause surface wear on the road, and even cause damage to nearby buildings and structures due to increased vibration levels. The road from Water Orton to Castle Vale is heavily used by HGV traffic and the surface is continually subject to repair. If the number of HGV through Water Orton increases, the condition of the road surfaces must be constantly monitored, and budgets made available for repair by the relevant authority. Geographically, Water Orton is heavily surrounded by the national transport network but suffers from a lack of access to it.

## Transport noise impact on Water Orton

This map shows the average annual noise levels taken over a 24 hour period generated by rail or road traffic within the Water Orton Parish Boundary as recorded by the U.K. Government Department for Environment Food and Rural Affairs.

The red band shows levels greater than 75dB and the green band shows levels less than 55dB. The yellow band is nominally between 65 to 70dB but it should be recognised that there is a sliding scale between each of these coloured bands.



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Key amenities should be within a reasonable distance for travelling or walking to and provide the opportunity to choose a healthy lifestyle. Local amenities, such as community/health centres, schools, and food stores should be within a five-minute walkable distance, reducing the need for car use, promoting physical activity, and integrating facilities and services into the heart of the community.

# Section 10 - Transport

## Transport Options

There are concerns over limited transport options for frail and elderly residents with mobility issues, impacting on their ability to access services. Elderly residents, having to give up their driving licence, find it challenging to access services, remain independent and stay socially connected. The rural nature of the area is another limiting factor on transport as people feel that bus and train services are not always readily available.

The local voluntary transport scheme Beeline is being reviewed currently; there is a lack of available volunteer drivers to meet increased demand and there are cost implications for many people.

## Integration

There is currently an issue with rail customers parking inconsiderately and illegally on the streets around the station.

There is an opportunity for the rail companies and National Express to provide a 'Water Orton One Ticket.'

The current use of the Village Car Park is not efficient and options for an interchange site should be investigated with facilities for 21st century cars, bicycles, train and bus use.

The Water Orton Neighbourhood Plan is taking up this challenge and proposes to make Water Orton a community transport hub for the North-Easterly section of North Warwickshire.

## Speed Watch

Several volunteers from the village have formed a Speed watch scheme, started from a Parish Council incentive, in conjunction with North Warwickshire Police.



# Section 10 - Transport

## West Midlands Stations Alliance

A 2020 initiative, led by West Midlands Stations Alliance, identified issues with the rail service and infrastructure for Water Orton:

### The poor condition of the station building

The historic building has been allowed to fall into a poor state of repair due to lack of ownership and management. The existing station building needs refurbishment.

### No disabled or pushchair access to the platform

There is currently access to the platform via a steep wooden staircase. There is no access for people with reduced mobility, significant luggage or parents with pushchairs or toddlers.

As users come down the stairs onto the platforms, the one shelter is insufficient space for the number travellers at peak times and provides little protection from wind, rain and platform flooding. Additional sheltered waiting areas are required.

### Operational improvements

The introduction of the clean air zone in Birmingham city centre, the infrequent train service and infrequent bus service make it difficult for potentially accessing employment in Birmingham city centre. The station needs frequent peak and off-peak train service which would also allow customers access to the night-time economy.

The Clinical Commissioning Group (CCG) that serves Water Orton, normally directs patients to Nuneaton, Coventry and Rugby Hospitals for secondary care. There is no bus or rail route that serves this need.



# Section 10 - Transport

## Objectives

### Transport Objective 1

To ensure the safe free flow of all traffic modes through Water Orton.

### Transport Objective 2

To allow sustainable transport links for residents and visitors alike, in-to and out of Water Orton to major hubs surrounding the village.

### Transport Objective 3

To allow efficient transport within Water Orton to, and from, local amenities.

### Transport Objective 4

To encourage walking and cycling as a major form of transport.

### Transport Objective 5

To minimise all forms of pollution within the Water Orton boundary.



# Section 10 - Transport

## Supporting Data

Transport can affect Water Orton in both positive and negative ways.

Access to a range of services including health, education and employment.

Access to social networks and inclusion.

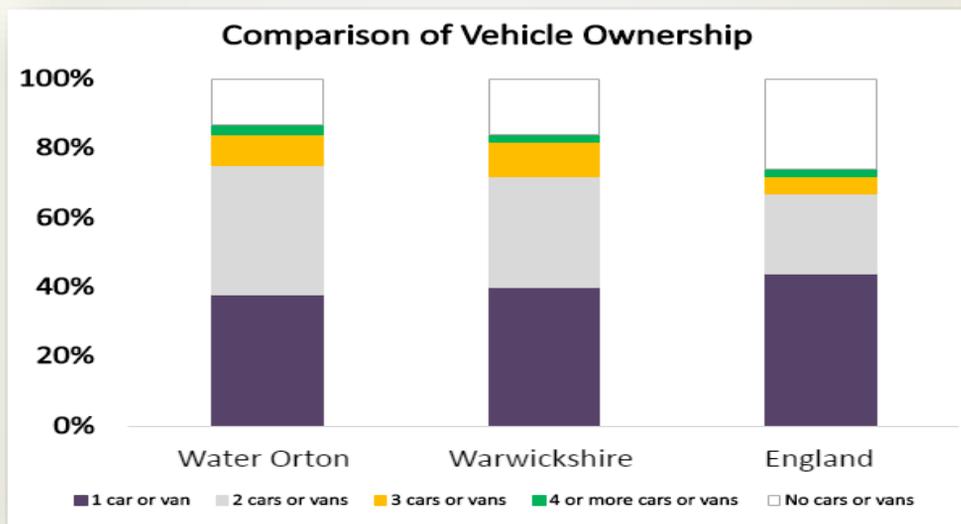
Active travel through walking and cycling can have major health benefits and lead to an improved quality of life.

Road traffic accidents and injuries to drivers, cyclists and pedestrians can cause traffic and congestion, noise nuisance, annoyance and sleep disturbance.

Car use can lead to reduced physical activity and potential health issues.

Air pollution from traffic emissions can reduce lung function and is linked to asthma, cancer, heart and circulatory diseases and is particularly harmful to the most vulnerable members of the community.

There is a wide variation in the ownership/availability of a car. 13.4% of households are without transport.



## Future Development

Future village developments should minimise the need to travel by private car promoting 'stride and ride' where users walk/cycle to the public transport (Active transport) promoting physical activity compared to door to door car travel. Bus stops should have good quality seating and timetable displays. New, clearly lit footpaths and cycle paths giving access to key local facilities, encouraging community safety and improving the image of public transport should be installed. Active transport has substantial benefits for health, safety and wellbeing. Greater use of active transport would result in improved health outcomes. Increased active transport will also have environmental benefits, improving air quality due to reduced vehicle use and supporting the climate change agenda in Warwickshire.

The Parish Council through this Neighbourhood Plan supports and recommends the findings from the West Midlands Station alliance workshop of April 2020.

# Section 10 - Transport

## Policies

### Transport Policy 1

The Parish Council shall work in partnership with North Warwickshire Borough and Warwickshire County Councils to develop the road system to allow for efficient traffic control and management.

### Transport Policy 2

The Parish Council shall support North Warwickshire Borough Council to develop the village car park as a sustainable transport hub for cars, bus, train, and cycles throughout the 21st century.

### Transport Policy 3

The Parish Council will work in partnership with Warwickshire County Council to ensure frequent public transport to major destinations.

### Transport Policy 4

The Parish Council shall work with Warwickshire County Council to ensure that the parking around the shopping areas is a limited stay.

### Transport Policy 5

The Parish Council would support the development of a dedicated HGV parking area specifically to alleviate the 'on-road' waiting for the weighbridge on Marsh Lane.

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### Transport Policy 6

The police shall enforce the existing legislation for traffic crossing Vesey Bridge.

### Transport Policy 7

The Parish Council shall seek appropriate compliance with, and enforcement of, air traffic laws and regulation above Water Orton.

### Transport Policy 8

The Parish Council shall work with Warwickshire County Council and Birmingham City Council to investigate and provide improved traffic management and safer walking and cycling access to and across Vesey Bridge.

# Section 10 - Transport

## Policies

### Transport Policy 9

North Warwickshire Borough Council should improve management and availability for vehicle parking in accordance with adopted NWBC parking standards.

### Transport Policy 10

The Parish Council shall actively monitor HS2 noise levels and ensure, by further attenuation means, that the levels are within those defined at the initiation of the HS2 project.

### Transport Policy 11

The Parish Council shall seek to ensure that all highways within the Water Orton boundary comply with the "Manual of Contract Documents for Highway Works Volume 1 - Specification for Highway Works".

### Transport Policy 12

The Parish Council shall liaise with parents and staff at Water Orton Primary School to develop a 'walking-bus' service.

### Transport Policy 13

The Parish Council, in partnership with Warwickshire County Council, shall develop dedicated cycle routes around Water Orton and to neighbouring communities.

### Transport Policy 14

For any proposed development adjacent to an existing railway, the developer shall construct, at their own expense, a suitable steel palisade trespass proof fence of at least 1.8m in height; the design shall be approved by both Network Rail and Water Orton Parish Council.

### Transport Policy 15

Water Orton Parish Council shall monitor the data provided by the relative authorities regarding air and noise pollution levels in Water Orton. If levels exceed National maximum guidelines, Water Orton Parish Council shall seek action from the relevant authority.

# Section 11 – Web site Links

## Web sites references:

### General

Warwickshire County Council 'Warwickshire Insights' report

[www.data.warwickshire.gov.uk/](http://www.data.warwickshire.gov.uk/)

2011 Census – Office for National Statistics

[www.ons.gov.uk/census/2011census](http://www.ons.gov.uk/census/2011census)

The Parish Council Grants and Projects

[www.wopc.org.uk/grants-and-project-status/](http://www.wopc.org.uk/grants-and-project-status/)

### Health and Wellbeing

NWBC Local Development Framework 2016

[www.northwarks.gov.uk](http://www.northwarks.gov.uk)

Automated External Defibrillator Locations

[www.heartsafe.org.uk/aed-locations](http://www.heartsafe.org.uk/aed-locations)

World Health Organisation

[www.who.int/news-room/fact-sheets/detail/physical-activity](http://www.who.int/news-room/fact-sheets/detail/physical-activity)

### Housing

Lifetime homes

[www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)

Energy Standards

[www.building.co.uk/communities/energy-standards-for-new-homes-the-government-gets-tough/5102055.article](http://www.building.co.uk/communities/energy-standards-for-new-homes-the-government-gets-tough/5102055.article)

Sustainable Drainage Systems (SuDS)

[www.susdrain.org/](http://www.susdrain.org/)

Electric Charging

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/818810/electric-vehicle-charging-in-residential-and-non-residential-buildings.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/818810/electric-vehicle-charging-in-residential-and-non-residential-buildings.pdf)

Residential Parking Standards

[https://www.planningni.gov.uk/index/policy/planning\\_statements\\_and\\_supplementary\\_planning\\_guidance/spg\\_other/parking-standards/parking\\_standards\\_annexes/parking\\_standards\\_annexa.htm](https://www.planningni.gov.uk/index/policy/planning_statements_and_supplementary_planning_guidance/spg_other/parking-standards/parking_standards_annexes/parking_standards_annexa.htm)

# Section 11 – Web site Links

## Web sites references:

### Recreation and Leisure

Public Foot Paths

[www.footpathmap.co.uk/](http://www.footpathmap.co.uk/)

Map my Ride in Water Orton

[www.mapmyride.com/gb/water-orton-eng/](http://www.mapmyride.com/gb/water-orton-eng/)

Cycle North Warwickshire

[www.cyclenorthwarwickshire.org.uk/info/2/cycle\\_routes/6/red\\_route](http://www.cyclenorthwarwickshire.org.uk/info/2/cycle_routes/6/red_route)

Walking for Health

[www.walkingforhealth.org.uk/](http://www.walkingforhealth.org.uk/)

'why we're here'

[www.sportengland.org/why-were-here](http://www.sportengland.org/why-were-here)

Leisure Facilities Strategy 2016-2031 - North Warwickshire Borough Council

[www.northwarks.gov.uk/site/scripts/google\\_results.php?q=leisure+facilities+strategy+2016-2031](http://www.northwarks.gov.uk/site/scripts/google_results.php?q=leisure+facilities+strategy+2016-2031)

Playing Pitch Strategy 2016-2031 – North Warwickshire Borough Council

[www.northwarks.gov.uk/download/downloads/id/7291/cd815a\\_playing\\_pitch\\_strategy\\_2017.pdf](http://www.northwarks.gov.uk/download/downloads/id/7291/cd815a_playing_pitch_strategy_2017.pdf)

Cycle North Warwickshire

[www.cyclenorthwarwickshire.org.uk](http://www.cyclenorthwarwickshire.org.uk)

### Green Spaces and Community Areas

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Natural England (Natural England's Green Space standard)

[www.naturalengland.org.uk/](http://www.naturalengland.org.uk/)

Woodlands trust

[www.woodlandtrust.org.uk/publications/2017/06/space-for-people-woodland-access/](http://www.woodlandtrust.org.uk/publications/2017/06/space-for-people-woodland-access/)

Fields in Trust

[www.fieldsintrust.org/guidance](http://www.fieldsintrust.org/guidance)

# Section 11 – Web site Links

## Web sites references:

### Commercial

Mobile phone availability

<https://checker.ofcom.org.uk/mobile-coverage>

Local Area Report for Water Orton

<https://www.nomisweb.co.uk/reports/localarea?compare=E04009658>

### Security and Safety

Warwickshire Police and crime Plan 2016 - 2021

[www.warwickshire-pcc.gov.uk/wp-content/uploads/2020/03/App-B-Warwickshire-Police-Performance-Summary-Q3-201920.pdf?x47234](http://www.warwickshire-pcc.gov.uk/wp-content/uploads/2020/03/App-B-Warwickshire-Police-Performance-Summary-Q3-201920.pdf?x47234)

### Character, Culture and Heritage

Design Guidance for Water Orton (2003)

[www.northwarks.gov.uk/downloads/file/3474/design\\_guidance\\_for\\_water\\_orton\\_2003](http://www.northwarks.gov.uk/downloads/file/3474/design_guidance_for_water_orton_2003)

The National Trust's document Guide to Heritage in Neighbourhood Planning 2019

[www.nationaltrust.org.uk/features/neighbourhood-planning](http://www.nationaltrust.org.uk/features/neighbourhood-planning)

The National Planning Policy Framework 2019

[www.gov.uk/government/publications/national-planning-policy-framework](http://www.gov.uk/government/publications/national-planning-policy-framework)

Historic England

[www.historicengland.org.uk](http://www.historicengland.org.uk)

Water Orton Conservation Area

[https://www.northwarks.gov.uk/downloads/file/3506/water\\_orton\\_conservation\\_area](https://www.northwarks.gov.uk/downloads/file/3506/water_orton_conservation_area)

### Transport

Road transport and air emissions

[www.ons.gov.uk/economy/environmentalaccounts/articles/roadtransportandair-emissions/2019-09-16](http://www.ons.gov.uk/economy/environmentalaccounts/articles/roadtransportandair-emissions/2019-09-16)

Road Use Statistics Great Britain 2016

[www.licencebureau.co.uk/wp-content/uploads/road-use-statistics.pdf](http://www.licencebureau.co.uk/wp-content/uploads/road-use-statistics.pdf)

Air pollution Monitor

<https://uk-air.defra.gov.uk/air-pollution/>

# Section 12 – References / Standards

Warwickshire Insights 2020 report

2011 Census

Building Regulations (2010) standards

Part M4 Category 2 – Accessible and adaptable dwellings

Part M4 Category 3 - Wheelchair user dwellings

Housing (authority standard section 106 - Framework 2016

Newt Ecology Study

Planning Application Ref: PAP/2016/0709

Charity Grants - Section 137 of the Local Government Act 1972

New Build Standard “Secure by Design” standards

Anti-Social Behaviour, Crime and Policing Act 2014 – Dog Fouling

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Fly-Tipping - The Environmental Protection Act 1990 (EPA 1990), Sections 33, 34 and 59

Manual of Contract Documents for Highway Works volume 1 - Specification for Highway Works

Planning documents:

The National Planning Policy Framework

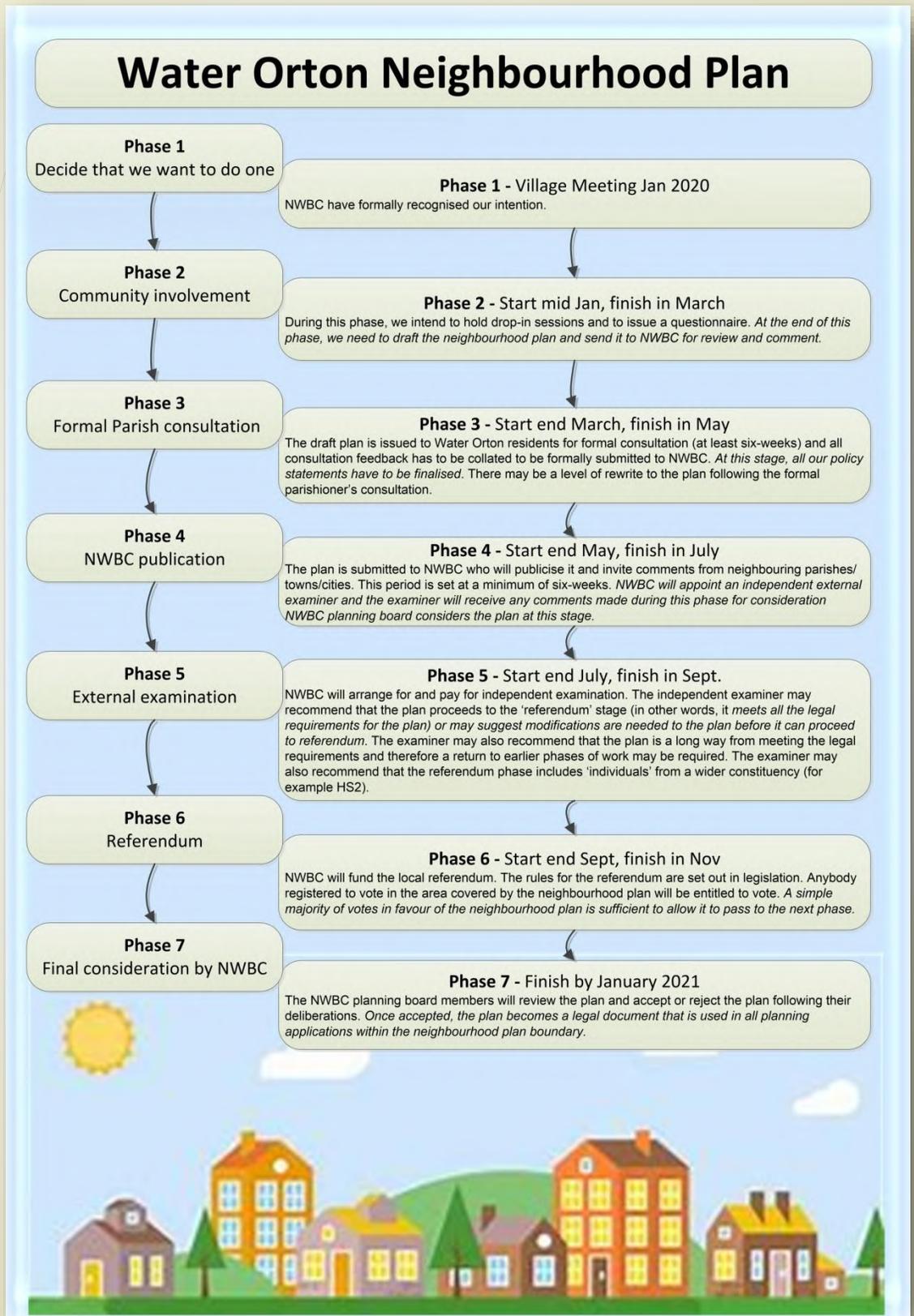
The North Warwickshire Local Plan

# Section 13 - Glossary

ADSL	Asymmetric Digital Subscriber Line
AGP	Artificial Grass Pitch
ANGSt	Natural England's Green Space standard (ANGSt)
CCG	Clinical Commissioning Group
CPR	Cardiopulmonary resuscitation
CPO	Compulsory Purchase Order
CS	Core strategy
GHG	Greenhouse Gas
HWB	Health and Wellbeing
HS2	High speed 2
JSNA	Joint Strategic Needs Assessment
NOx	Oxides of Nitrogen
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
NWBC	North Warwickshire Borough Council
NWLP	North Warwickshire Local Plan
ONS	Office of National Statistics
PAD	Fields in trust
PM	Particulate Matter
R&L	Recreation and Leisure
SPD	Supplementary Planning Documents
Sox	Sulphur Oxides
SPG	Supplementary Planning Guidance
SuD	Sustainable Drainage Systems
WCC	Warwickshire County Council
VDS	Village Design statement
VOA	Valuation Office Agency
WOCC	Water Orton Cricket Club

# Section 14 – Supporting Documents

## Neighbourhood Plan time phases



# Section 14 – Supporting Documents

## Housing Needs Survey hard copy

Water Orton Neighbourhood Plan Housing Needs Survey – 22<sup>nd</sup> April 2020

Hard copy of survey available

### Water Orton - Shape your Village Survey



Whether you consider yourself to have a housing need or not, the information you provide in this survey is important in helping us understand the housing need within Water Orton. Please read each question carefully and tick in the box to indicate your answer. This survey should be completed by the householder only.

Q1	Including yourself, how many people live in your household?	Adults (aged 16+ including yourself)		
		Children (aged under 16)		
Q2	In which of these ways does your household occupy your current accommodation? (Please tick appropriate box)	Owned outright		
		Renting from a housing association		
		Buying on mortgage		
		Tied accommodation		
		Renting from a private landlord		
		Other (Please specify)		
Q3	What type of property do you currently live in? (Please tick appropriate box)	House		
		Flat/Apartment		
		Bungalow		
		Other (Please specify)		
Q4	Does the householder require alternative accommodation within Water Orton?	Yes (tick)	No(tick)	
Q5	Apart from yourself, do any other members of the household wish to form a new household inside Water Orton within the next 5 years (for which they will need their own accom.)?	Yes (tick)	No(tick)	
Q6	How many current household members wish to form a new household inside Water Orton within the next 5 years (for which they will need their own accommodation)?			
Q7	Please indicate why you need alternative accommodation: (Please tick appropriate box)	Require larger accommodation		
		Require a cheaper home		
		Require smaller accommodation		
		Require permanent accommodation		
		Require Independent accommodation		
		Closer to carer/dependant		
		Require physically adapted accom.		
		closer to employment		
		I do not need alternative accom.		
Other				
Q8	What type of accommodation would be preferred for each new household? (Please tick appropriate box)	House		
		Flat/Apartment		
		Bungalow		
		Supported Housing		
		No additional requirement needed		
		Other		
Q9	Would the new household(s) need any support or have any special requirements? (Please tick appropriate box)	No		
		Warden Assisted		
		Care within the Home		
		Mobility/Disability		
		No special requirement		
Q10	Would you be in favour of a small development of affordable housing being built in Water Orton to meet the needs of those having a local connection to the Village?	Yes	No	Unsure

Thank you in advance for completing the above questionnaire. Any information supplied will remain strictly confidential and anonymous and will be held and used in line with the Data Protection Act 2018. The information you provide will only be used to analyse the results of the survey and inform decision making.

# Section 14 – Supporting Documents

## Water Orton Communities



# Section 15 - Appendices

## The Governance Group Structure

Parish Councillor / Resident / Document Manager

Neil Bevan

North Warwickshire Borough Councillor/Resident

Judy Macdonald

Parish Councillor / Resident

Wendy Rees

Parish Councillor / Resident

Felicita Freeman

Resident

Chris Baker

Resident

Judith Cleaver

Resident

Mick Lee

Resident

Keith Mellor

Resident / Document controller

Beverley McAlister

Resident / Vicar

Paul Tullett

### Contributors:

Administrator / Document Controller

Beverley McAlister

Administrator / Manager

Neil Bevan

NWBC - Planning policy assistant

Sue Wilson

NWBC - Forward Planning Officer

Mike Dittman

Police

PC Shane Bird

Public consultations

The people of the Village

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### Special Thanks to:

Water Orton Primary School drawings

The children

Images and photographs

Beverley McAlister

Photographs

Ben Record

Photographs

Marc Burden

Facebook Water Orton Groups

Photographs

# Section 15 - Appendices

## The Governance Group members



Neil Bevan



Wendy Rees



Judy Macdonald



Beverley McAlister



Judith Cleaver



Felicitas Freeman



Chris Baker



Paul Tullett



Keith Mellor

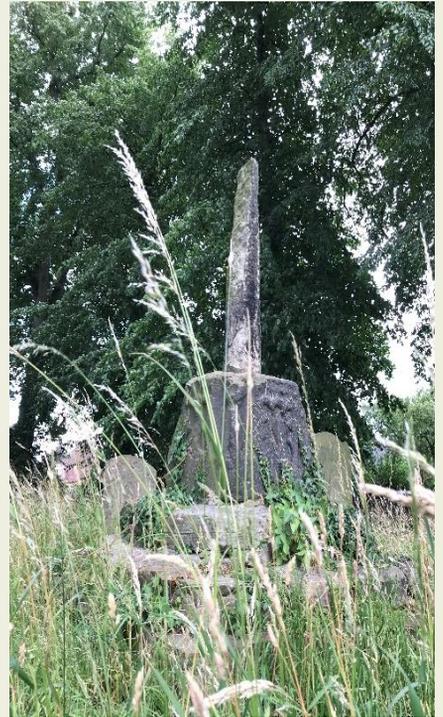


Mick Lee

# Section 16 - Images / Photos

## Photos

In the making of the Neighbourhood Plan, all photos that were taken in and around the village were collated and displayed into a separate document. Some photos were then selected and copied into the relevant sections. The Photo Document will be made available for viewing in the library.



# Section 17 - Housing Needs Survey

The Housing Needs Survey was open from 22 April 2020 to 8 August 2020. The survey was made available in both electronic and paper version and was widely circulated by all popular communication routes for Water Orton residents. The survey attracted 212 household responses from a total of approximately 1500 properties in Water Orton. This number of responses allows for 6% margin of error with 95% confidence. The full survey results are not published here as they may be considered confidential, a request for the survey data may be made to Water Orton Parish Council.

Of the 212 responses, 210 responded to allow the following summary:

- Including yourself, how many people live in your household?
- Responses: 210
- Total number: 523
- Minimum: 0
- Maximum: 6
- Median: 2
- Mean: 2.5

To further measure the relevance of the data against wide surveys, one question measured the method of residence in an individual property.

- House: 88.7%
- Bungalow: 4.7%
- Flat or Apartment: 5.2%
- Other: 1.4%

This shows a similar distribution to the Office of National Statistics survey results. Clearly the survey is statistically significant and supported by wider data collection studies.

13% of homeowners stated that they required alternative accommodation and that 25% of responses stated that other members of their household wished to form a new household within the next five years.

Of current homeowners that stated that they needed alternative accommodation there were several reasons for the move but, by far, the reason was to have either smaller or larger accommodation.

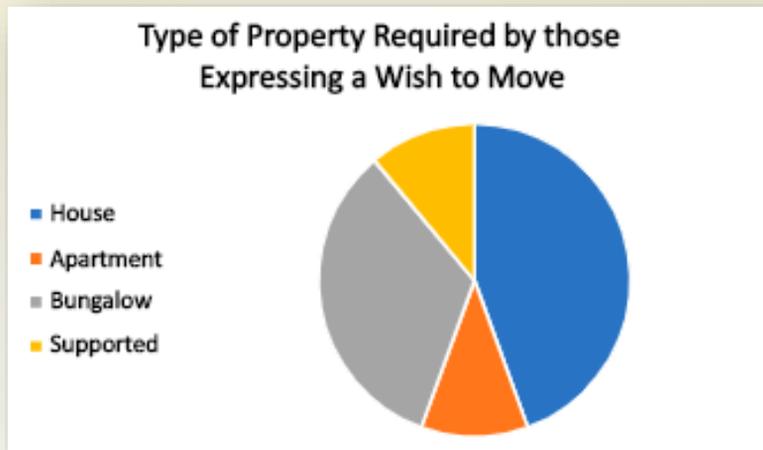
Reasons for Wishing to Move

- Larger Accommodation
- Lower Cost Accommodation
- Smaller Accommodation
- Independent Accommodation
- Physically Adapted Accommodation



# Section 17 - Housing Needs Survey

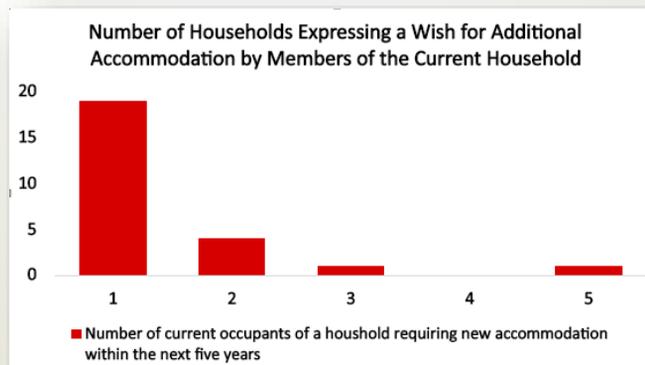
For those that said they wanted to move, there is a detailed need for additional properties of various styles but clearly there is a need for smaller properties of the style of apartments or bungalows.



On average, those that said that they would move had 2.84 residents in their household, thus the building of (what is generally considered) low occupancy bungalows would release existing larger properties.

There was no desire for special needs within these new properties.

25% of current residents expressed a desire for an additional member of their household to have additional housing within Water Orton. The distribution of current household members with a desire to have independent accommodation within Water Orton is:



This implies that many families have at least one child currently living at home who would wish to have separate accommodation within Water Orton.

There is a significant proportion of respondents (54%) who would support a small development of affordable housing being built in Water Orton to meet the needs of those having a local connection to the village:

## Summary

- The survey represents the population of Water Orton well
- There is a significant wish for current residents to move from their current property if the correct type of property is made available within Water Orton
- There is a need for bungalow or similar 'small properties' to free up larger houses
- There is a need for 'bonded homes' for children of current Water Orton residents

# Section 18 – The Children’s Drawings

The Children of Water Orton were asked to make a drawing of ‘what is good about Water Orton’. The images below are the Governance favourite Children’s drawings.



**Water Orton Neighbourhood Plan**

**Strategic Environmental Assessment  
- and -  
Basic Conditions Statement**

**February 2021**

Prepared by the Water Orton Neighbourhood Plan Governance Group  
and Issued by Water Orton Parish Council

=====

**The Environmental Assessment of Plans and Programme Regulations 2004**

**Introduction**

European Union Directive 2001/42/EC (taken into UK law) requires for a Strategic Environmental Assessment to be undertaken on development plans and programmes that may have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 state that this is a screening process, utilising a specific set of criteria which is outlined in Schedule 1 of the Regulations.

We are of the belief that a full environmental assessment is not required. This determination has been reached by assessing the full content of the Water Orton Neighbourhood Plan against the criteria set out in Schedule 1 of the 2004 Regulations and following statements made by Historic England and Natural England. The Environment Agency did not respond to the Parish Council consultation.

## Water Orton Neighbourhood Plan

The Water Orton Neighbourhood Plan has been produced by the Water Orton Parish Council Neighbourhood Plan Governance Group using local knowledge and extensive public consultation with the aim of developing a robust sustainable plan to protect and help shape the future of Water Orton as an independent village. It's the intention that the plan runs through to 2035 however, the plan can be updated by appropriate bodies as and when required. It is recommended that the plan is reviewed annually at the Parish meeting.

Due to the pressures of development in the village and surrounding areas, Water Orton is facing a number of issues, detailed in the plan, that the production and approval of the Neighbourhood Plan will assist with, while protecting the core historic elements of the village.

<b>Criteria for determining the likely significance of effects (annex ii SEA directive)</b>	<b>Will the NP have a significant environmental effect?</b>
<p>1a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>No:</p> <p>The NP sets out a vision for Water Orton and provides a framework for future development within the village. A key aspect of the NP is the protection and, where possible, enhancement of the local environment for present and future local communities by supporting the required number of new houses for the area and encouraging good quality design and the improvement to local infrastructure.</p> <p>The NP is considered to be in general conformity with both the NWBC local plan core strategy and the NPPF.</p>
<p>1b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>No:</p> <p>It is the intention of the NP to respond to the development of future plans rather than influence their development.</p> <p>The NP can only provide policies within the designated NP area but can provide policies to assist future development, control on/with planning applications within the context of NWBC local plan.</p> <p>None of the policies in the Water Orton NP have a direct impact</p>

	on other plans in the NP area.
1c the relevance of the plan or program for the integration of environmental considerations with a view to promoting sustainable development	<p>No:</p> <p>The Water Orton NP sets out and promotes, where possible, sustainable development within the NP area whilst balancing the required environmental, economic and social needs of the local community.</p> <p>Responses from the Water Orton NP consultations by local communities have highlighted the importance of Water Orton retaining its historic and ‘green’ core but allowing appropriate development to safeguard the future of the village.</p> <p>The Water Orton NP will positively impact on the local environment and associated community assets, highlighted by consultation responses from the local community and will contribute to the promotion of sustainable development within the NP area.</p>
1d environmental problems relevant to the plan or program	<p>No:</p> <p>The Water Orton NP will impact positively on the environment as a number of policies for protection and enhancement of the local environment are set out within the plan.</p>
1e the relevance of the plan or program for the implementation of community legislation on the environment	<p>No:</p> <p>The Water Orton NP is in compliance with the NWBC local plan which has taken into account the existing national legislation framework for environmental protection. The NP will therefore have a positive impact on compliance with regards to the relevant legislation and programs.</p>
2a the probability, duration, frequency and reversibility of the effects	<p>No:</p> <p>The will be no irreversible damaging environmental impact associated with the Water Orton NP. The policies stated within the NP seek to ensure that any new development is developed in a sustainable way and enhances the local environment.</p> <p>The duration for the NP is intended to be in situ up to and including 2035.</p>

	<p>It is the intention to review the NP informally at the annual Parish meeting and formally every five years. Therefore, should there be any negative impacts these can be addressed in the review process.</p>
2b the cumulative nature of the effects	<p>No:</p> <p>It is considered that the policies stated in the NP will have no negative effects on the local environment in the NP area. All impacts of the NP policies will be of a positive nature.</p>
2c the trans boundary nature of the effects	<p>No:</p> <p>The NP will only impact the stated NP area and will not have any impact on neighbouring areas.</p> <p>The proposed HS2 rail network will pass through the Parish Boundary and will impact on neighbouring areas.</p>
2d the risk to human health or the environment (for example, due to accidents)	<p>No:</p> <p>There are no obvious risks that have been identified that could impact on human health.</p> <p>Proposals within the NP support a healthier lifestyle for current and future residents of the village through protection of green and open spaces and enhancement to cycle and walking paths.</p>
2e the magnitude and spatial extent of the effects (geographical area and size of the population likely to be effected)	<p>No:</p> <p>The NP relates to the area described in the NP with a population of approximately 3500.</p>
2f the value and vulnerability of the area likely to be affected due to: <ol style="list-style-type: none"> <li>1. Special natural characteristics or cultural heritage</li> <li>2. Exceeded environmental quality standards or limit values</li> <li>3. Intensive land use</li> </ol>	<p>No:</p> <p>The NP will not have any adverse impacts on the value and vulnerability of the area stated. The NP sets out a vision for the protection and where appropriate enhancement of all the village's cultural and historic assets.</p> <p>In addition the NP supports sustainable development within the NP area, including enhancement to locally important green/open spaces and sets out good design guides for any new residential development.</p>

<p>2g the effects on areas or landscapes that have a recognised national, community or international protection status</p>	<p>No:  The policies stated in the NP seek to preserve and enhance the areas of landscape within the NP area and thus will have no detrimental impact on landscapes that have a recognised national, community or international protection status.</p>
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**Basic Conditions Statement**

**Introduction**

This basic conditions statement has been written and presented to confirm that the Water Orton Neighbourhood Plan conforms to all required local, regional, national and international regulations, which are set out below:

**The draft Neighbourhood Plan is being submitted by a qualifying body:**

The qualifying body is Water Orton Parish Council.

**What is being proposed is a neighbourhood plan**

The purpose of the plan is to ensure the safeguarding of the village of Water Orton as a village with valuable historic assets. The proposed NP has been prepared in accordance with the statutory

requirements and procedures set out in the Localism Act 2011 and the Neighbourhood Plan Regulations 2012.

**What is the proposed Neighbourhood Plan time period which it is to effect?**

The Neighbourhood Plan will run from 2021 – 2035.

The policies do not relate to excluded development.

The neighbourhood plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in S.61k of the village and Country Planning Act 1990.

**The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area**

The neighbourhood plan proposed relates to the parish of Water Orton and to no other area. There are no other neighbourhood plans relating to the parish.

**The Water Orton Neighbourhood Plan has the appropriate regard to national policy**

The Water Orton Neighbourhood Plan has been written in accordance with the National Planning Policy Framework (NPPF). The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs, priorities and aspirations of their local communities.

The Water Orton Neighbourhood Plan (NP) has been developed following extensive consultation with the local community and appropriate regional bodies. Details of which can be found in the NP Consultation Statement.

The NPPF must be taken into account in the preparation of the local and neighbourhood plans, and is a material consideration in planning decisions taken by North Warwickshire Borough Council. The NP has been written in the context of the NPPF and the North Warwickshire Local Plan, and has been checked to ensure that it complies with the policies of the Local Plan.

The neighbourhood plan area is impacted by the proposed High Speed 2 rail network, however, the proposal is not dealt with within the neighbourhood plan due to the involvement of North Warwickshire Borough Council in any and all HS2 discussions.

The NP has been developed through a community plan lead process with the twin aim of empowering local people to shape and protect their local area and fulfilling the requirements of the Core Planning Principles set out in the NPPF.

The NP Governance Group has consulted with the local community at every stage of the development of the NP and kept continuous dialogue with the Local Authority throughout the development process.

The NP Governance Group have also consulted with all required Statutory Stakeholders as advised by North Warwickshire Borough Council.

The main aims of the NP are:

1. The health and wellbeing of Water Orton residents
2. Protection of Water Orton's historic elements and culture for future generations
3. Support for sustainable and appropriate development to support the future of the village
4. Protection of the allocated Green Belt areas
5. Support for the allocated number of new housing in the village through the NWBC Core Strategy.

The NP takes account of the need for sustainability in regard to current and future transport links into and through the village. A number of policies for the improvement of transport links through sustainable means, such as cycle and walking paths, have been included in the NP.

The development and protection of community assets and facilities, such as green open spaces, feature strongly in the NP as a way of ensuring that the village has the appropriate infrastructure to meet the current local needs and to meet future challenges that may occur.

### **Contribution to the achievement of sustainable development**

The NPPF defines sustainability as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The NP sets out a vision for the village for a period of approximately 15 years and the improvements that the local community consider are needed to achieve this vision. The overarching element is the preservation and where appropriate development of the village to ensure that Water Orton is still recognisable as a standalone village that caters for local needs.

The NPPF states that in order for sustainable development to take place three elements are required:

1. Economic growth
2. Social mobility
3. Environmental consideration

Growth in these elements will ensure that an area will continue to prosper and improve the lives of local communities.

The NP encourages the growth of all three elements through the policies included in the plan and while the importance of the green belt and historic aspects of the village are given protection that appropriate development is encouraged to allow the village to grow for future generations.

**Be in general conformity with Strategic Local Policy**

The NP has been developed and presented within the context of the North Warwickshire Local Plan and has been reviewed by the appropriate council officer to ensure it complies with the Local Plan and that there are no conflicting policies.

Agreed by Water Orton Parish Council under agenda item 395c in February Parish Council Minutes.

Authorised

signature

Cllr. Neil Bevan

Cllr. Wendy Rees

Cllr. Feli Freeman

Dated

8th February 2021

8th February 2021

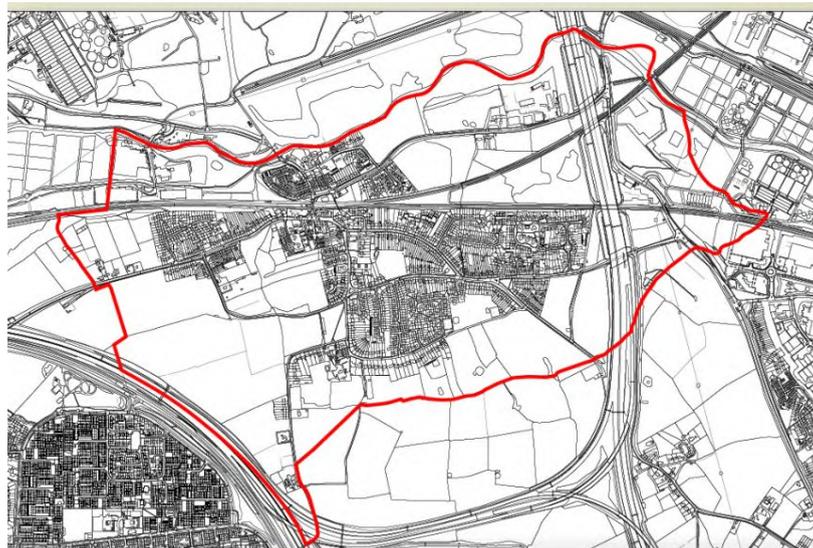
8th February 2021

# Water Orton Regulation 16 Submission Neighbourhood Development Plan Consultation Statement

February 2021

Prepared by the Water Orton Neighbourhood Plan Governance Group  
and Issued by Water Orton Parish Council

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*Ordnance Survey Licence Number : 100062682*

## **Introduction and Background**

This Consultation Statement has been prepared to accompany the Regulation 16 Submission Draft of the Water Orton Neighbourhood Plan (NP). This Consultation Statement should be read alongside the Regulation 16 Submission Plan, the Basic Condition Statement and Environmental Report.

This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2) which defines a “consultation statement” as a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan

- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The Water Orton Neighbourhood Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

The neighbourhood plan area was formally designated by North Warwickshire Borough Council on 5th December 2019 and is shown in the map above.

### **Draft Neighbourhood Plan Development and Informal Public Consultation**

Shortly after the planning process was initiated, the world suffered a pandemic due to the Covid-19 virus. This led to restrictions on meetings and, at times, total lockdown of all households. As a result of these restrictions, conventional face-to-face consultation was made illegal and the Water Orton Governance Group developed other methods to gain feedback:

1. Parish Council website
2. Facebook page (335 active members)
3. Local published newspaper (circulated monthly to every household in the village)
4. Parish (Church) newsletter (circulated monthly to every household in the village)
5. Distributing paper copies around the village

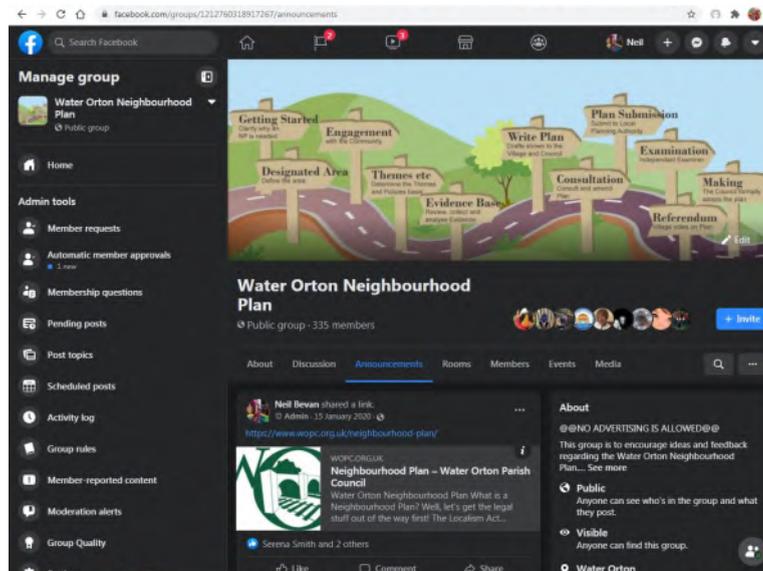
There is a long history of local planning and community engagement in the parish. A parish village design statement was completed in November 2002 and is available in the local library/community hub and other sources. North Warwickshire Borough Council adopted a set of Supplementary Planning Guidance in February 2003 which is available on the planning section of the council website.

The earliest stages of considering preparing a neighbourhood plan go back to August 2019 when the Parish Council met with North Warwickshire Borough Council Officers to discuss the advantages and disadvantages of preparing a plan, the timescales and the process.

On 15th January 2020 a village residents meeting was called to gauge public interest in the project; Parish and Borough Councillors were present at the meeting. Following this meeting, a Governance Group of interested parties was formed to develop the plan and manage the process.



An application for neighbourhood area status was made on 27 November 2019. The application was approved by North Warwickshire Borough Council (Appendix 1). To raise awareness of the Water Orton Neighbourhood Plan Facebook Page was initiated and widely published throughout the village.



The first meeting of the Neighbourhood Plan Governance Group was held on 28th January 2020. This meeting discussed the key issues that were raised at the residents' meeting and what could be done to address these issues. In summary the issues were rationalised into sections:

<i>Neighbourhood Plan Section</i>	<i>Objectives and Policies</i>	<i>Summary of key activities considered</i>
Health and Wellbeing	<ul style="list-style-type: none"> <li>● 4 objectives</li> <li>● 12 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Maintain and improve mental and physical health for Water Orton residents</li> </ul>
Housing	<ul style="list-style-type: none"> <li>● 4 objectives</li> <li>● 8 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Establish the housing needs for the coming years</li> </ul>
Recreation and Leisure	<ul style="list-style-type: none"> <li>● 3 objectives</li> <li>● 7 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Develop sporting facilities as a means of improving village health</li> <li>● Improve 'halls-for-rent' knowledge through the village</li> </ul>
Green Spaces and Community Areas	<ul style="list-style-type: none"> <li>● 6 objectives</li> <li>● 10 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Maintain and improve public spaces within Water Orton</li> </ul>
Commercial	<ul style="list-style-type: none"> <li>● 5 objectives</li> <li>● 15 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Current commercial barriers</li> <li>● Commercial vision for Water Orton</li> </ul>
Security and Safety	<ul style="list-style-type: none"> <li>● 5 objectives</li> <li>● 7 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Actual crime</li> <li>● Perceived crime</li> </ul>
Character, Heritage and Culture	<ul style="list-style-type: none"> <li>● 6 objectives</li> <li>● 12 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Maintain Water Orton historical buildings</li> <li>● Increase the cultural offerings for the residents of Water Orton</li> </ul>
Transport	<ul style="list-style-type: none"> <li>● 5 objectives</li> <li>● 15 policies</li> </ul>	<ul style="list-style-type: none"> <li>● Increase of road traffic</li> <li>● Car parking</li> <li>● Cycle and Walkways</li> <li>● Pollution</li> </ul>

## Water Orton Housing Needs Survey - 2020

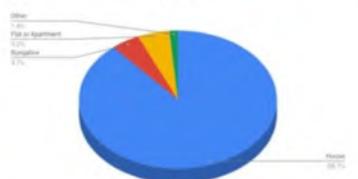
In last month's Coleshill Post, we advertised the Water Orton Housing Needs Survey. The survey was open from 22 April 2020 to 8 August 2020. The survey attracted 212 household responses from a total of approximately 1500 properties in Water Orton which means that we can have a high confidence in the results that it showed, thank you to everyone that responded to the survey. The full survey results are not published here as they may be considered confidential, a request for the survey data may be made to Water Orton Parish Council.

This article is going to demonstrate how exciting statistics can be, hold on to your chair as this is going to be like a seat at Alton Towers Big Dipper! If you can not take the excitement of the detail, zip to the end and see the initial conclusions...



The survey showed that the vast majority of respondents were either in the process of buying their home or had already purchased their home. The average number of people living in each home is 2.5.

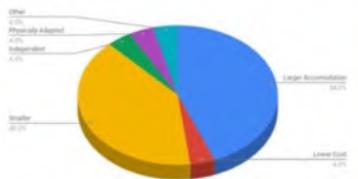
To further measure the relevance of the data against wider surveys, one question measured the method of residence in an individual property.



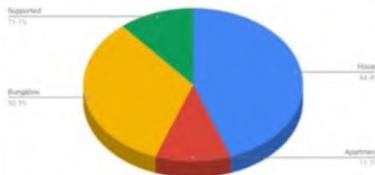
This shows a similar distribution to the Office of National Statistics survey results.

13% of home owners stated that they required alternative accommodation and that 25% of responses stated that other members of their household wished to form a new household within the next five years.

Of current homeowners that stated that they needed alternative accommodation there were several reasons for the move but, by far, the reason was to have either smaller or larger accommodation.

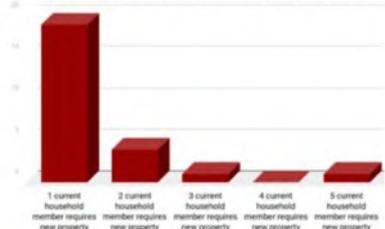


For those that said they wanted to move, there is a detailed need for additional properties of various styles but clearly there is a need for smaller properties of the style of apartments or bungalows.



On average, those that said that they would move had 2.84 residents in their household, thus the building of (what is generally considered) low occupancy bungalows would release existing larger properties.

25% of current residents expressed a desire for an additional member of their household to have additional housing within Water Orton. The distribution of current household members with a desire to have independent accommodation within Water Orton is:



This implies that many families have at least one child currently living at home who would wish to have separate accommodation within Water Orton.

There is a significant proportion of respondents (54%) who would support a small development of affordable housing being built in Water Orton to meet the needs of those having a local connection to the village.

The data is still being analysed but, at the moment, we can draw the following conclusions:

1. The survey represents the population of Water Orton well
2. There is a significant wish for current residents to move from their current property if the correct type of property is made available within Water Orton
3. There is a need for bungalow or similar 'small properties' to free up larger houses
4. There is a need for 'bonded homes' for children of current Water Orton residents

Thank you to all that responded to the survey, we will be using the data to justify housing needs within Water Orton for the next decade - starting with any housing at the Old School site.

Water Orton Neighbourhood Plan Governance Group

Informal consultation on the development of the objectives and initial policy ideas took place through the Facebook page and the Governance Group modified the document based on the local feedback. In June 2020 the Governance Group released the first informal draft of the neighbourhood plan was published to the Parish Council website, notification of the draft was published in the local Coleshill Post and paper copies were circulated around the village for local inspection and comment.

# Water Orton Neighbourhood Plan

**The Water Orton Neighbourhood Plan continues to come together well. Despite the health situation, the Governance Group have managed to meet, virtually, several times in the past couple of months to develop the plan. We are now at a stage where we need wider input from Water Orton Residents on two fronts:**

1. A Housing Needs Study to understand the needs of the current residents (and their children) for the medium future
2. A review of the document so far to allow for informal comments and allow us to check progress against residents wishes

**Housing Needs Survey**  
The Governance Group have developed an online housing needs survey to capture the future housing needs of our resident population. This will inform the plan on your behalf. It is essential that there is a high response rate for the Governance Group to capture a clear and accurate requirement.  
The link to the housing needs survey is ... [www.surveymonkey.co.uk/v/FGJGMWG](http://www.surveymonkey.co.uk/v/FGJGMWG) ... and the QR code that takes you there is:



Please take a short time to complete this and help us get this right. It is anonymous. If you would prefer a paper copy, please contact one of the following group members:

- Mick Lee 0121 748 6871 or 07776180585
- Feh Freeman 0121 747 2717
- Judith Clover 0121747 2837

The survey will remain open for one month after the current health lockdown is released to allow time to get as much information gathered in a safe way. Once the lockdown is over, David Reilly and Judy Macdonald aim to be back at the Open Door Café at St Peter & St Paul's church every Tuesday morning between 10-11am, and at the Methodist church on the last Saturday morning of each month, to offer help with any issues you have.

**The draft document**  
Size is not a measure of quality! but it does give an indication of the amount of research that has been dedicated to draft the plan - the draft plan currently has 90 pages (we can guide you through to any particular subject that you have an interest in). The vast majority of this document is background material and supporting data and we will need to draft an executive summary for the first formal issue. The plan has eight subjects as detailed below:

1. Health and wellbeing
2. Housing
3. Recreation and Leisure
4. Green Spaces and Community Areas
5. Commercial
6. Security and Safety
7. Character, Heritage and Culture
8. Transport

... and each subject follows a similar layout:

- Background
- Objectives
- Supporting Data
- Policies

The Governance Group are keen that Water Orton Residents are in agreement with the objectives and policies for each subject. The current health situation has meant that the formal process to consult, develop, issue and vote on the plan has been amended by the Borough Council and the Governance Group are keen that Water Orton Residents are fully aware of the plan ahead of the restart of the formal procedure. A draft copy of the plan will be available from the Water Orton Parish Council website (<https://www.wopc.org.uk/NeighbourhoodPlan/>) at the end of this month and limited paper copies will be available to read by contacting [wopc.submissions@gmail.com](mailto:wopc.submissions@gmail.com). The Governance Group are keen to take feedback in any form but it would help with traceability of changes if the feedback is in writing, either to the Parish Clerk or to the email address given above.

As one final comment, the Neighbourhood Plan is a vision of the future of Water Orton and the Governance Group will always welcome keen residents to join and share their vision of the future. The primary role of any community plan is to have the community at the heart and to describe the planned benefits to the community. It is with this "motto" that the Water Orton Neighbourhood Plan has been developed. The community is a collection of individuals and it is the fundamental health and wellbeing of individuals that has driven this plan. Please contact anybody that has been mentioned in this article if you have any questions - particularly if they are about your attending the next Governance Group meeting.



All of these informal consultations were feeding in to the drafting of the neighbourhood plan at the regular Governance Group meetings. The Group recommended to the Parish Council that the formal Regulation 14 consultation should begin in August 2020 and this recommendation was adopted by the Parish Council as recorded in the Parish Council minutes from that same month.

## **Regulation 14 Consultation on the Water Orton Draft Neighbourhood Development Plan**

The Regulation 14 consultation on the Water Orton Neighbourhood Plan was held from 3rd September 2020.

The plan consultation was publicised on the Parish Council website (Appendix 2) and by individual emails to interested parties defined by Schedule 1 to the Neighbourhood Planning (General) Regulations 2012 (as amended). (the list of contacts was provided by NWBC). This set out how copies could be obtained and how and who to respond to. Representations were requested to be sent to the lead councillor in any format that suited the resposdee.

Fourteen respondents submitted eighty separate representations on the NP before the declared deadline. The plan was amended to reflect the representations.

## **Summary of Consultation Responses to the Draft Neighbourhood Plan**

The table below summarises the responses submitted to the Regulation 14 Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.

<i>Respondent</i>	<i>Brief summary of feedback (the full text is available in PDF form on request)</i>	<i>Response within the Neighbourhood Plan</i>
North warwickshire Borough Council (NWBC)	The planners want to get straight to the policies. The objectives are more than enough.	The plan has been written such that the accessible audience is as wide as possible. We have attempted to make the document readable for all stakeholders. We acknowledge that the majority of the readers may be residents of Water Orton with little knowledge of planning matters.
NWBC	Consider deleting photographs.	We attempted to make the document as clear as possible and the text not 'blinded' on the page. We consider that photographs assist in the readability of the document by residents of Water Orton
NWBC	Ordnance Survey licence number required.	Document updated to include licence number
NWBC	Ensure the policies have correct ownership.	Document updated such that all policies have correct ownership with authority to act on the policy
NWBC	Review executive summary.	Reviewed and rewritten
NWBC	Remove the section on diversity.	We believe that this section sets the plan in context
NWBC	Remove section on history of Water Orton.	We believe that this section sets the plan in context
NWBC	Remove the section on statistics.	We believe that this section sets the plan in context
NWBC	Replace section on governance.	Moved to appendix
NWBC	Replace section on governance group members.	Moved to appendix
NWBC	Move chapters 11 -18 to the appendix.	No change - we believe that the structure allows each section to be read and understood by residents of Water Orton

NWBC	Clarify how objective 4 is to be met.	All objectives are met by carrying out policies
NWBC	Expand supporting data.	Reviewed and rewritten
NWBC	Expand statistics.	Reviewed and rewritten
NWBC	Reference document on GP numbers.	Reviewed and rewritten
NWBC	Take out the section on defibrillator access.	Reviewed and rewritten
NWBC	Modify Health & Wellbeing policy 4.	Reviewed and rewritten
NWBC	Delete Health & Wellbeing policy 1.	Reviewed and rewritten
NWBC	Clarify Health & Wellbeing policy 11.	Reviewed and rewritten
NWBC	Reflect local plan LP39 & LP9.	Reviewed and rewritten
NWBC	Remove Council Tax information.	We believe that this section sets the plan in context
NWBC	Justify housing affordability.	Justification in the housing needs study (in the appendix)
NWBC	Justify housing policy 2.	Justification in the housing needs study (in the appendix)
NWBC	Trim recreation & leisure section.	We believe that this section sets the plan in context
NWBC	Delete photograph	We consider that photographs assist in the readability of the document by residents of Water Orton
NWBC	Add Ordnance survey licence number.	Changed map
NWBC	Expand Recreation & Leisure policy 1.	Reviewed and rewritten
NWBC	Delete section on fly tipping.	We believe that this section sets the plan in

		context
NWBC	Explain how page 50 informs policies.	Reviewed and rewritten
NWBC	Link green spaces to core strategy.	Reviewed and rewritten
NWBC	Discuss policy 2 & 3 with NWBC & WCC	The action is on Water Orton Parish Council to request TPO review
NWBC	Clarify public or private open spaces.	Reviewed and rewritten
NWBC	Explain how Green Spaces policy 9 is to be enforced.	Reviewed and rewritten
NWBC	Remove supporting data.	We believe that this section sets the plan in context
NWBC	Commercial policy 1 & 4 replace will with should.	Reviewed and rewritten
NWBC	Reword commercial policy 2 & 3.	Reviewed and rewritten
NWBC	Commercial policies 5,6,7& 8 are Parish Council policies.	Correct
NWBC	Reword commercial policy 12.	Reviewed and rewritten
NWBC	Clarify how Security & Safety objective 2 is to be met.	All objectives are met by carrying out policies
NWBC	Delete photographs	We consider that photographs assist in the readability of the document by residents of Water Orton
NWBC	Delete supporting data.	We believe that this section sets the plan in context
NWBC	Combine security policies 2& 3.	Reviewed and rewritten
NWBC	Change ownership of policy 5.	Reviewed and rewritten

NWBC	Reword policy 6.	Reviewed and rewritten
NWBC	Re-organise page 65,67 & 68	We believe that this section sets the plan in context
NWBC	Make reference to page 72 in Character & Heritage objective 3.	Reviewed and rewritten
NWBC	Spell out VDS & SPG in full.	Reviewed and rewritten
NWBC	Offer of a colour map.	Map updated
NWBC	Replacement of spire.	No change
NWBC	Is VDS still relevant?	Reviewed and rewritten
NWBC	Where are the needs of the community documented.	Reviewed and rewritten
NWBC	Map is unreadable.	Reviewed and rewritten
NWBC	Transport policy 8 should be reworded.	Reviewed and rewritten (see suggested text from Birmingham City Council)
NWBC	Ownership of policies must be clear.	Reviewed and rewritten
NWBC	What is meant by improvement, management & availability.	Reviewed and rewritten
Curdworth Parish Council	Support the document.	Noted
Coal Authority	No specific comments.	Noted
Natural England	Unlikely to be significant environmental effects from the plan.	Used as evidence in the SEA statement
Natural England	Not aware of any significant populations of protected species.	Used as evidence in the SEA statement
Historic England	SEA unlikely to be required	Used as evidence in the SEA statement
Birmingham	Reword transport policy 8	Reviewed and rewritten

City Council		
Network Rail	Add policy on rail trespass prevention.	Reviewed and rewritten
Warwickshire County Council	Broadly supportive.	Noted
WCC	Investigate the number of dwellings for a flood risk assessment.	Reviewed, the WCC policy is more stringent than our proposal and thus will be a higher 'bar' to cross
WCC	Expand on SuDS.	Reviewed and rewritten
WCC	Modify Security & Safety policy 4	Reviewed and rewritten
WCC	Modify Transport objective 1	Reviewed and rewritten
Severn Trent	Suggest water efficiency policy	Reviewed and rewritten
Severn Trent	Suggest flood resilience through SuDS.	Reviewed and rewritten
Sue Boucher 	Several spelling & grammatical errors	Reviewed and rewritten
SB	Health & Wellbeing objective 3 - What about those not on line?	Not addressed in the plan document but normal communication routes thorough notice boards and newspaper articles will still be in place
SB	Defibrillator access - how many people know?	No specific change requested
SB	White City flats have high percentage of OAPs	Noted
SB	What are NWBC doing to address fuel poverty?	Outside the scope of the Neighbourhood Plan
SB	Rephrase Commercial policy 3	Reviewed and rewritten

SB	Concern about footpath & walkways, specifically adult cyclists on these.	Noted
Pauline Baker [REDACTED]	Request for Air Quality policy.	Reviewed and rewritten
Stella Hunt [REDACTED]	Ensure play equipment is accessible for all.	Reviewed and rewritten
Paul & Kim Newberry,	Interest in community ownership of shopping area	No specific change requested
Fernando Barber-Martinez	Concern about new government legislation	No specific change requested

## Appendix 1 : Water Orton Neighbourhood Plan Designation Area (NWBC web)

### Water Orton Parish Council

- [Water Orton Parish Council Formal Designation Decision Letter](#)
- [Approved Designation Area \(Plan\) Water Orton](#)

Water Orton PC have recently consulted on their Neighbourhood Plan. After any amendments are made, it will be submitted to NWBC who will carry out a further 6 week consultation before sending it to the Inspector for Examination.

- [Water Orton PC Consultation Document](#)

## Appendix 2 : Plan on Water Orton Parish Council Web

### Water Orton Neighbourhood Plan

**What is a Neighbourhood Plan?**

The Localism Act provides a statutory regime for neighbourhood planning. The National Planning Policy Framework states:

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

- *Set planning policies through neighbourhood plans to determine decisions on planning applications, and ...*
- *Grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order"*

Essentially, it is our opportunity to shape Water Orton to our needs and wishes. Think **"what do I want Water Orton to look like in 2035?"**, the Neighbourhood Plan is our opportunity to shape it now.

Water Orton Parish Council has been developing this plan and holding various informal consultations with key parties. At the Water Orton Parish Council Meeting on 26 August 2020, the Council unanimously passed agenda item 310a to approve the plan and to send the plan for external comment.

[Water Orton Neighbourhood Plan – August 2020](#)

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[Draft Document of the Water Orton Neighbourhood Plan](#)

### Contact the Parish Council

Clerk – Mrs Daphne Robinson

### Pavilion Location

Playing Field Pavilion, Openfield Croft, Water Orton.

[Click to open a larger map](#)

Appendix 3 : List of organisation that were requested to respond to the draft plan

*In this table, the organizations that responded are highlighted in yellow*

<ul style="list-style-type: none"> <li>● North Warwickshire Borough Council</li> </ul>	
<ul style="list-style-type: none"> <li>● Warwickshire County Council</li> </ul>	
<ul style="list-style-type: none"> <li>● Birmingham City Council</li> </ul>	
<ul style="list-style-type: none"> <li>● Curdworth Parish Council</li> </ul>	
<ul style="list-style-type: none"> <li>● Coleshill Town Council</li> </ul>	
<ul style="list-style-type: none"> <li>● Local Borough Councillors</li> </ul>	

<ul style="list-style-type: none"> <li>Richborough Estates</li> <li>High Speed 2</li> </ul>		
<ul style="list-style-type: none"> <li>Network Rail</li> </ul>		
<ul style="list-style-type: none"> <li>Severn Trent</li> </ul>		
<ul style="list-style-type: none"> <li>Natural England</li> </ul>		
<ul style="list-style-type: none"> <li>Historic England</li> </ul>		
<ul style="list-style-type: none"> <li>Police Force</li> <li>Woodland Trust</li> </ul>		
<ul style="list-style-type: none"> <li>The Coal Authority</li> </ul>		
<ul style="list-style-type: none"> <li>The Environment Agency</li> <li>Ofgem</li> <li>The Highways Agency</li> <li>The Homes and Communities Agency</li> <li>Warwickshire Wildlife Trust</li> </ul>		
<ul style="list-style-type: none"> <li>Local Residents <i>(contact details will be transmitted separate to this document)</i></li> </ul>		<ul style="list-style-type: none"> <li>Miss Susan Boucher</li> <li>Mrs Pauline Baker</li> <li>Mrs Stella Hunt</li> <li>Mr Paul &amp; Mrs Kim Newberry</li> <li>Mr Fernando Barber-Martinez</li> </ul>

Appendix 4 : Individual letters of response to the draft plan

*An image of the front page is shown here; a copy of the complete PDF file is available on request.*

Dear Sirs

The Parish Council considered the attached document at their September Parish Council meeting and confirmed their support of the document as presented.

Regards

Ms Baudet

Louise Baudet

Clerk to Curdworth Parish Council

OFFICIAL

Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).

Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.

(3)

The proposal area is adjacent to a section of railway line.

Developments in the neighbourhood area should be notified to Network Rail to ensure that:

- a. Access points / rights of way belonging to Network Rail are not impacted by developments within the area.
- b. That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.
  - Drainage works / water features
  - Encroachment of land or air-space
  - Excavation works
  - Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues
  - Lighting impacting upon train drivers' ability to perceive signals
  - Landscaping that could impact upon overhead lines or Network Rail boundary treatments
  - Any piling works
  - Any scaffolding works
  - Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under [s55 British Transport Commission Act 1949](#))
  - Any use of crane or plant
  - Any fencing works
  - Any demolition works
  - Any hard standing areas

For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height.

All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:

Town Planning Team LNW  
Network Rail

Ms Sue Wilson  
North Warwickshire Borough Council  
The Council House  
South Street  
Atherstone  
Warwickshire  
CV9 1DE

[REDACTED]  
Our ref: PL00713582

6 October 2020

Dear Ms Wilson

**WATER ORTON NEIGHBOURHOOD PLAN- SEA AND HRA SCREENING**

Thank you for your consultation and the invitation to comment on whether SEA and HRA assessments are required for the above Neighbourhood Plan. In the absence of a formal Screening Document from the local authority the following observations should be treated as provisional. For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the consultation. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England's provisional view is that the preparation of a Strategic Environmental Assessment is unlikely to be required. Regarding HRA Historic England would defer to the opinions of the other statutory consultees.

Date: 18 September 2020  
Our ref: 328165  
Your ref: Water Orton NP



Sue Wilson  
North Warwickshire Borough Council

**BY EMAIL ONLY**  
[REDACTED]

Dear Ms Wilson

**Water Orton Neighbourhood Plan – SEA Screening**

Thank you for your consultation on the above dated 03 September 2020 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Strategic Environmental Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our



15 September 2020

Our ref: Water Orton 1

Dear Sir/Madam

### Water Orton Neighbourhood Plan

Thank you for the opportunity to comment on your consultation. We have a few specific comments to make regarding Water Orton neighbourhood plan. We have provided comments to North Warwickshire regarding allocated development sites as part of their consultation on the new Local Plan.

#### Section 4 – Housing Objective 3 -

Severn Trent is supportive of redevelopment of brownfield land, in particular the potential for surface water betterment that may be obtained in areas where there are existing combined sewers.



Cllr Neil Bevan (on behalf of Water Orton Parish Council)



16 October 2020

Dear Councillor Bevan,

#### Water Orton Neighbourhood Plan - The Neighbourhood Planning (General) Regulations 2012 Part 5 (pre-submission)

Thank you for consulting Birmingham City Council on the Part 5 (pre-submission) document for the Water Orton Neighbourhood Plan. We welcome the opportunity to consider the document and provide comments which, for this response, are 'officer-only' comments.

Having reviewed the document, there is only one issue in the Neighbourhood Plan on which officers would like to comment and provide suggested additional wording. This concerns Transport Policy 8 on Page 82 of the Neighbourhood Plan document concerning traffic management issues for Vesey Bridge.

Birmingham City Council officers are very much aware of the issues surrounding this historically

**Comments on Water Orton Neighbourhood Plan by North Warwickshire Borough Council**

Please find our comments below

PAGE	PARAGRAPH	NWBC RESPONSE
	General	Rather a lot of unnecessary information and history which does not add anything to the plan. Background Chapters are not needed as part of the main document. It makes the plan far too lengthy. They should be put as part of the evidence base or as an appendix as there is no planning content in the background chapters. The supporting data should also be reduced considerably or again put into an Appendix. The document is to aid determining planning applications, Planners want to get straight to the Policies. The Objectives are more than enough
	General	Are some of the photos of teams really needed as they bring no content to the plan – do you have permission to use them. Consider deletion
	General	Any maps in the plan need the Parish Councils OS license on it
	General (Policies)	If the PC do not have responsibility over the issue (parking, highways etc), they can only <b>seek</b> improvements to management and <b>seek</b> compliance with standards and technical documents. They can not <b>require</b> or <b>ensure</b> that, otherwise the Policies may be challenged as being unimplementable and outside the Parish's ability and responsibility to implement.
	Executive Summary	A rather lengthy Exec summary which could be cut down. The matrix will be better off being put into the Basic Conditions Statement (which will be submitted with to NWBC with the Plan ready for the next consultation)
7	Diversity within the Village	Not really needed - do you really feel that it brings anything to the plan. It doesnt address any neighbourhood plan requirements
8	History and Geography of Water Orton	This doesnt really fit with the relevance of the NP . Again, could be cut out completely or put as an Appendix
9	Statistics	As above
12	Governance	Not needed - put in consultation statement

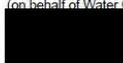
*(the entire NWBC response is included in this document after the signatures)*

Your ref:  
My ref: Water Orton NP



Communities  
Strategic Growth and Infrastructure

Councillor Neil Bevan  
(on behalf of Water Orton Parish Council)



14<sup>th</sup> October 2020

Dear Councillor Bevan,

**Pre- Submission Consultation on the Water Orton Neighbourhood Plan**

Thank you for notifying Warwickshire County Council of the steps you are taking to produce a Neighbourhood Plan and for providing us with the opportunity to comment on your draft.

The County Council welcomes communities proposing Neighbourhood Plans that shape and direct future development. The County Council manages a number of services including highways and transport, education, social care, recycling and waste centres and the environment. This list is not exhaustive and all service areas within the County Council have been given an opportunity to comment on your draft plan.

**Financial implications of Neighbourhood Plans**

As with all Public Sector organisations, the County Council has the responsibility to deliver its services as effectively and efficiently as possible. It is important that our response to you makes it clear that the County Council cannot commit to any financial implications from any proposals emanating from your Neighbourhood Plan. As such, your Plan should not identify capital or revenue schemes that rely on funding from the Council. The County Council will, however, be happy to assist communities in delivering infrastructure providing they receive any funding that may arise from Developer Contributions or any other sources.

We have the following comments to make as a guide. I have referred to your draft plan where possible to help as much as possible.

**Transport related matters**

Overall, the County Council is broadly supportive of many of the proposals for improving the transport network which are contained within the pre-submission draft of the Water Orton Neighbourhood Plan. We are also in support of the general principles set out in the Future

Date: 23 October 2020  
Our ref: 328131  
Your ref: Water Orton NP



Cllr Neil Bevan  
Water Orton Parish Council



Dear Cllr Bevan

**Water Orton Neighbourhood Plan - Regulation 14**

Thank you for your consultation on the above dated 02 September 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

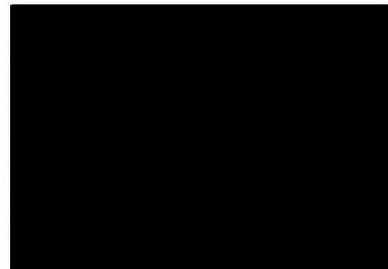
Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on the draft Water Orton Neighbourhood Plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely



For the Attention of: Councillor Neil Bevan (on behalf of Water Orton North Warwickshire Borough Council)

[By Email: 

15 October 2020

Dear Councillor Neil Bevan (on behalf of Water Orton Parish Council)

**Water Orton Neighbourhood Plan**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Full address given but redacted in the following letters:

Water Orton  
Sat. 18<sup>th</sup> July

Dear Mr. Bevan,

I enclose the draft copy of the W.O. Neighbourhood Plan which Mrs. Freeman gave me to peruse. She also suggested that I keep my eyes open for any spelling, factual or grammatical errors. I've found a few but have not been able to give the document my thorough attention as I've had a recent health problem. Mrs. Freeman said you'd like me to return this copy to you this weekend. Do let me know if you'd like any further "first proof reading". It's amazing what is spotted on a second reading or

To Neil  
Ref: Air Pollution

Please could someone give us the results of the Air Pollution survey which was carried out last year. Nothing has been said about this and as an Asthma sufferer it would be nice to know the outcome.

Thank you  
Mrs Pauline Baker.

Agreed by Water Orton Parish Council under agenda item 395c in February Parish Council Minutes.

Authorised  
signature

Cllr. Neil Bevan

Cllr. Wendy Rees

Cllr. Feli Freeman

Dated

8th February 2021

8th February 2021

8th February 2021

**Comments on Water Orton Neighbourhood Plan by North Warwickshire Borough Council**

Please find our comments below

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9	Statistics	As above
12	Governance	Not needed - put in consultation statement
13	Governance Group Members	Again, this should be moved to the consultation statement. The Chairman's photo and a short intro could be put at the start of the document
14	Neighbourhood Plan Subjects	The chapters 11-18 comprise the appendices and should be noted as so. No need for them to be such an integral part of the plan
16	Objective 4	Can the PC clarify how this is going to be done?

17	Supporting Data	Could you either clarify and expand this statement on the objectives or if it relates to specific stats and data it could go into the appendices
17	Statistics Health & Wellbeing	As above
18		Reference to GP numbers in Health Section in NWBC Local Development Framework Document 2016 – <b>please reference</b> the document as it is unclear which this information came from
20	Community Defibrillator Access	NP hasn't got anything to do with community defibrillator so should either be an Appendix or taken out completely or placed in a more appropriate document
21	Health & Wellbeing Policy 4	Delete "below" and replace with "over" 10 homes or you will need evidence to prove that you can achieve the 40% on any development under 10 dwellings.
21	Health & Wellbeing Policy 5	Delete Policy 1 as this isn't correct and replace with Section – Green Spaces and Community Areas "Section"
22	Health & Wellbeing Policy 11	Please clarify the document this refers to as this is not clear
23	Housing Background	Need to reflect the submitted Local Plan LP39 as allocated housing is 48 and LP9 affordable housing (and as with all backgrounds, move to an appendix)
25	Section 4	Council Tax information has no relevance to the Policies in the Neighbourhood Plan – consider deletion
27	Housing Affordability	Do you have evidence to back this up? It may be useful to contact Paul Roberts to confirm any level of demand from locals for both affordable

		and houses to rent or buy. If no evidence is available, then consider deletion or rephrase.
29	Housing Policy 2	Is this document available as part of the evidence that will need to be on your website or as part of an appendix.  Amend text to say highlight the requirement <b>and / or demand</b> for bungalow style
35	Recreation and Leisure	Again, a lot of this can be cut out as there is no planning policy relevance, before being moved to an appendix
37/40	Photo	The photo does not have relevance to planning policy so can be deleted.
42	Plan	Needs OS License number on. The blanked out white area needs to be on the Key – I presume it's the development boundary?
46	Recreation & Leisure Policy 1	This policy needs to be expanded so that people can understand what is meant by it?
48	Fly Tipping	How does this inform and support the Neighbourhood Plan Policies – consider deletion
50		The sentence "The village supports the following recommendations" needs to be a new paragraph and the following text added after "recommendations" – <b>which inform the policies</b>
51	Proposed Green Spaces	Numbers 2,3,4,6 & 7 are already allocated in Core Strategy and Local Plan so might be useful to reference this. You will need the evidence to prove that all the other proposed open spaces accord with the NPPF
52	Green Spaces and Community Areas Policy 2	Has Andy Watkins at NWBC and WCC been spoken to about this
52	Green Spaces and Community Areas Policy 3	As above
53	Green Spaces and Community Areas Policy 8	Need to check whether this applies to private open space or solely public open space if any of the proposed open spaces are privately owned
53	Green Spaces and Community Areas Policy 9	Can you enforce this policy? What actions are you planning to take – if policy is to remain, it needs more clarity
56	Supporting Data	As suggested in other chapters, this needs to be put as an appendix and shortened to what is relevant to the NP. The tables for employment are not needed – consider deletion
59	Commercial Policy 1 & 4	Replace the word "will" with " <b>should</b> "
59	Commercial Policy 2	The word will should be replaced by <b>should</b> Add text at end of the first sentence - <b>"where resources are available and where control and responsibilities lie with the PC or Borough Council</b>
59	Commercial Policy 3	Reword - The Parish and Borough Councils <b>should support the development of existing businesses</b>

		<b>and enable/or support the start of new small businesses appropriate to the rural area</b>
59	Commercial Policy 5,6,7 & 8	These Policies should be Policies that goes under the Parish Council ones alone and aspirational rather than in the main context of the document?
60	Commercial Policy 12	Delete “are to” and reword with “ <b>SHOULD BE</b> ”, as other options may prove more viable
62	Security & Safety Objective 2	Clarify how this will be done or reword to show its more of an aspiration
62	Photos	Photos are not needed – consider deletion
63	Supporting Data	Consider deletion (including charts) or clarify relevance to Water Orton
64	Security & Safety Policy 2&3	It would make sense to combine these policies seeing as they are connected
64	Security & Safety Policy 5	Remove reference to NWBC and replace with WCC as they are responsible for footpaths
64	Security & Safety Policy 6	Replace “shall” with <b>SHOULD</b>
65	Section 9 - Character, Heritage and Culture	This page should be moved to the supporting data section
67/68		Not needed as no relevance to the NP – consider deletion
69	Character and Heritage Objective 3	Make reference to the list on page 72
69	Character and Heritage Objective 4	VDS and SPG should be written in full as they have not been abbreviated previously in the document
71	Map	NWBC will gladly supply a copy of this map in colour
72	Replacement of spire ...	Is the PC supporting efforts by the church to replace the spire? and if so, this would be better as an objective?
73	Character and Heritage Policy 2	This document is over 17 years old now and may not be relevant. Unless the Parish wish to update and review the guide - if so, make reference
73	Character and Heritage Policy 5	You refer to the needs of the community – is this documented anywhere?
76	Plan	This plan is not at all helpful as it cannot be read, so either needs deleting or if relevant a better copy is needed
82	Transport Policy 8	Is there any evidence to back this up? Replace “shall” with “ <b>SHOULD</b> ” if there is evidence for this policy to remain
	Transport (general policies)	If the PC do not have responsibility over parking or traffic management, they can only <b>seek</b> improvements to management and <b>seek</b> compliance with standards and technical documents. They can not require or ensure that, otherwise the Policies

		may be challenged as being unimplementable and outside the Parish's ability and responsibility to implement
82	Transport Policy 9	Clarify what is meant by the term "improvement management and availability" Replace "shall" with "SHOULD"