

Agenda Item No 6

Planning and Development Board

12 December 2016

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Mancetter Neighbourhood Plan for public consultation

1 Summary

- 1.1 This report informs Members of the progress of the submitted Mancetter 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 Mancetter Neighbourhood Plan be circulated for a 6 week public consultation.

2 Consultation

- 2.1 Councillors Clews and Davis 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. 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 Mancetter

- 4.1 Mancetter is the 5th 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. 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 an 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 Mancetter Parish Council applied to North Warwickshire Borough Council for designation of a Neighbourhood Plan Area and the designation was approved 23 April 2015.
- 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 (Mancetter 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 ending Thursday 19 August 2016. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination.

5 Finance and Value for Money Implications

- 5.1 The Borough Council can claim for up to £30,000 for each Neighbourhood Plan – the first payment of £5,000 was made following designation of the neighbourhood area. This recognises the amount of officer time supporting and advising the community in taking forward a Neighbourhood Plan. A second payment of £5,000 will be made when the local authority publicises the Neighbourhood Plan prior to examination. The third payment of £20,000 is made on successful completion of an independent examination.

6 Legal and Human Rights Implications

6.1 The process conforms to the legal requirements for Neighbourhood Plans

7 Human Resources Implications

7.1 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.

8 Environmental and Sustainability Implications

8.1 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.

9 Links to Council's Priorities

9.1 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	Mancetter PC and Neighbourhood Plan Steering Group	Mancetter Neighbourhood Plan	2016
2	Mancetter PC and Neighbourhood Plan Steering Group	Basic Conditions Statement	2016
3	Mancetter PC and Neighbourhood Plan Steering Group	Consultation Statement	2016

**Mancetter
Neighbourhood Plan
Policy Document**

**Submission Version
(October 2016)**

**Mancetter
Neighbourhood Plan
Steering Group**



Foreword

Whether we like it or not our neighbourhood is going to change over the next 15 or so years, linked to the Core Strategy and other Local Plan documents prepared by North Warwickshire Borough Council. As we are all aware there are also substantial pressures on our Parish through speculative planning applications. We therefore had two options:

- To sit on our hands and do nothing: in which case we will have little say in what will actually happen; or
- To be proactive and shape and influence future development.

We believed that the latter is the right way forward, hence the commitment to produce a Neighbourhood Plan.

This is the Submission Version of the Mancetter Neighbourhood Plan, developed from the July 2016 Consultation Draft. It reflects the hard work of the Steering Group and the commitment of Mancetter Parish Council to the principles and practice of “Localism.” This is a critical stage for the Neighbourhood Plan. On submission, it will be advertised by the Borough Council for 6 weeks for any formal representations to be made by local residents, businesses and statutory consultees. Any comments will be considered by an independent examiner and subject to any further recommended changes being made, a referendum will follow. We will then need your support on one more occasion to get the Plan “Made” such that it has legal weight.

This Policy Document includes a summary of evidence, the Vision & Objectives, policies and other proposals and notes on implementation. It is accompanied by;

- 1 The Consultation Statement: This describes how local people, businesses and other organisations have been consulted, the comments made and any changes made.
- 2 Basic Conditions Statement: This explains how the plan meets legal requirements. It also includes the Strategic Environmental Assessment (SEA) screening.

A Character Report and Parish Profile are available as separate background documents.

We wanted to ensure that the local community was engaged throughout the plan preparation process. The aspirations of the Plan need to be shared and owned by all if it is to be successful. The support of the local community will be tested when there is finally a local referendum to determine if the plan is used in the determination of planning applications in the future.

For those of you who want to know a little more about Neighbourhood Plans and how they fit into the planning system, the following summary may be helpful:

- 1 They were introduced in 2011 to give people a greater say about the location and appearance of development and to help to protect valued local heritage, landscape and community assets.
- 2 They can establish general planning policies for the development and use of land.
- 3 They are part of the Development Plan, used to consider planning applications.

However, whilst they can influence the choice of sites, design and layout of new housing, Neighbourhood Plans should reflect national guidance and conform with the Local Plan

Reverend Tony Tooby - Chair, Mancetter Neighbourhood Plan Steering Group - October 2016

Clive Keble Consulting Ltd. of Derby has provided planning advice on the preparation of the Plan

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Glossary

1. Introduction

What is a neighbourhood development plan?

- 1.1 Communities now have new powers to shape development through neighbourhood planning, which is a new right introduced through the Localism Act 2011.
- 1.2 A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within the neighbourhood plan will be used in the determination of planning applications.

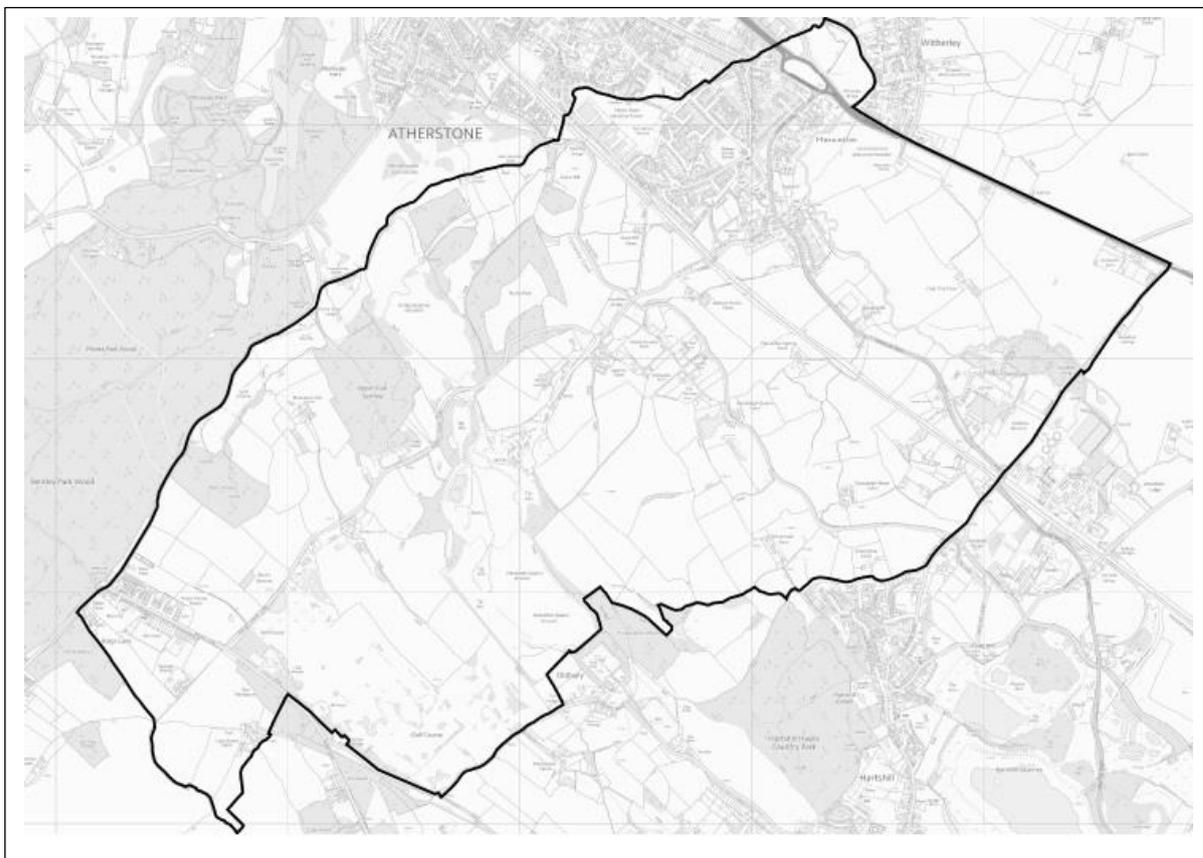
Mancetter Parish

- 1.3 Mancetter has been affected by primary land uses (farming, quarrying, mining and transport) for 2000 years since its' origins as a Roman settlement on Watling Street. The economy has changed, but there are development pressures which local people want to influence so that they benefit from investment but retain local character.
- 1.4 Mancetter PC accepts the strategic direction of the North Warwickshire Core Strategy but feels that it does not give the locally focussed planning detail and control wanted by the local community. Initial consultation and research has shown that there is a strong desire to:
 1. Accommodate limited new housing, primarily through infill development but ensuring that it reflects local needs in terms of house size, affordability and design to fit in with the character of the area.
 2. Protect the parish from inappropriate development in the countryside.
 3. Involve as many people as possible in the plan.
 4. Protect the valuable landscape, natural environment and heritage assets including archaeological sites.
 5. Manage pressure from residential and commercial development in nearby areas, setting policies so that Mancetter benefits from and is not harmed it.
- 1.5 The Index of Multiple Deprivation shows a higher than average level of need in Mancetter, which is a former coalfield community. Targeted consultation has identified the needs and aspirations of residents to be addressed through the Neighbourhood Plan.

Background to the Neighbourhood Plan

- 1.6 As the appropriate 'Qualifying Body', Mancetter Parish Council applied to North Warwickshire Borough Council (NWBC) on 5 February 2015 to designate a Neighbourhood Area. The Borough Council subsequently publicised the application for a six-week period and invited any representations and formally approved the Neighbourhood Area for Mancetter on 23 April 2015. The boundary of the Mancetter Neighbourhood Area corresponds to the Parish boundary. This shown overleaf.

Mancetter Parish and Neighbourhood Plan Area



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The Plan Period

- 1.7 The Neighbourhood Plan will cover the period from 2016 to 2029 which complements to the plan period for the adopted North Warwickshire Core Strategy (2014 - 2029)

Next steps

- 1.8 This Submission version of the Plan reflects comments received during the second 6-week (Regulation 14) Consultation in early 2016. A summary is provided in Section 4 and full details are presented in the Consultation Report.
- 1.9 After Submission, the Borough Council will again publicise the plan for a six-week period and invite comment. An independent examiner will then be appointed to consider any representations and check that the Plan meets the Basic Conditions, including conformity with national and local planning policy. The examiner may suggest modifications but will hopefully recommend to the Borough Council that the plan can proceed to a community referendum. A majority of people voting should then support the plan if it is to be eventually 'Made' by the Borough Council. The plan will then become part of the development plan for the area and will become a major consideration when determining planning applications.

2 National and Local Planning Context

The Basic Conditions

- 2.1 The Localism Act 2011 stipulates that a Neighbourhood Development Plan should meet certain basic conditions before it can come into force. After being submitted to NWBC an independent examiner will be appointed to assess whether the plan has met these basic conditions. If the examiner concludes the basic conditions have not been met, the plan will not go forward to referendum.
- 2.2 The basic conditions state that the plan:
- should have regard to national policies and advice, such as the National Planning Policy Framework;
 - should be in general conformity with the strategic policies in the development plan for the area, which includes any adopted local plans;
 - should contribute to the achievement of sustainable development;
 - should be compatible with European obligations and human rights requirements.

National Planning Policies

- 2.3 The Mancetter Neighbourhood Plan should thereby be developed with regard to national policy, especially the National Planning Policy Framework. The Framework set out the Government's planning policies for England and came into effect in March 2012. It contains core planning principles which should underpin all plan-making. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.
- 2.4 The Framework states that Neighbourhood Plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine its strategic policies. It adds that Neighbourhood Plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan.
- 2.5 The Mancetter Neighbourhood Plan should also be mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

The Development Plan

- 2.6 The Mancetter Neighbourhood Plan should also be in general conformity with the strategic policies of the development plan for the area.
- 2.7 The current Development Plan comprises:
- The Adopted North Warwickshire Core Strategy (2014 - 2029)
 - Warwickshire Minerals Local Plan 1995 the emerging Plan for 2017 – 2032, and the Warwickshire Waste Local Plan 2013 (both by Warwickshire County Council).

- 2.8 The Steering Group has worked closely with North Warwickshire Borough Council (NWBC) in the preparation of the Neighbourhood Plan and care has been taken to ensure that it is in general conformity with the 2014 Core strategy. In addition, it is acknowledged that NWBC are currently merging the Core Strategy, Site Allocations and Development Management documents into one single plan – The New Local Plan 2016. Efforts have been made to align the content of the Neighbourhood Plan with this document. However, it is recognised that in legal terms conformity must be achieved with the adopted Core Strategy. Past advice from NWBC on the policy context for this Neighbourhood Plan is set out below.

“The Borough Council’s Adopted Core Strategy is the principal document that contains the NWBC Strategic Policies that the Mancetter Neighbourhood Plan (NP) will need to conform with. The main policies that will be relevant to, or affect the Neighbourhood Plan (i.e. the Neighbourhood Plan will need to ensure it conforms with these policies) are Policies NW1 to NW6 and NW9 in terms of Employment land supply. The remaining policies NW10 to 17 deal primarily with addressing the needs, control of and impacts of development on the Borough and any new Neighbourhood Plan policies that deal with detailed planning application considerations need to conform with these policies. Of the remaining policies, Policy NW18; development in Atherstone & Mancetter, Policy NW20; on development impact on loss of services and facilities and Policy NW21, looking at opportunities for Improvements to the A5, are also relevant. Currently other Policies from the emerging Site Allocations Plan (2014) and Development Management Policies Document (2015) will carry limited weight and have yet to progress through Inquiry to adoption. These two documents will be merged to produce the New Local Plan, 2016,”

- 2.9 In consultation on the Draft Neighbourhood Plan, NWBC commented that there may be a potential non-conformity with the current adopted Core Strategy concerning the Neighbourhood Plan Policy SB1 and in particular the proposed new village settlement boundary for Ridge Lane. NWBC commented that The Core Strategy Settlement Hierarchy does not identify Ridge Lane as a settlement for development and does not provide for a development boundary there. However, it was acknowledged that if the emerging new Local Plan reflects these changes, particularly in relation to the new development boundary for Ridge Lane, then a revised Core Strategy settlement hierarchy policy could be included in the new Local Plan, which would reduce or address the non-conformity problem.
- 2.10 NWBC has recently stated, in an email sent on 18/10/16, that “Although putting a development boundary around Ridge Land is not in conformity with the adopted Core Strategy, we are happy to support it and pass on those comments to the appointed Examiner when the plan is submitted for examination.” There was, therefore, no need for any further amendment to this policy (SB1) and supporting text prior to Submission.
- 2.11 It is acknowledged that the completion of Mancetter Neighbourhood Plan may precede the adoption of the new Local plan by only a short period and, therefore, efforts have been made to anticipate the content of that document and to ensure both documents are aligned. However, it is recognised that once Neighbourhood Plan is examined and adopted following referendum it may only be wholly applicable as part of the development plan for a limited period up to the date of adoption of the new Borough Local Plan, as new planning policies take precedence.

Possible future housing development

- 2.12 The uncertainty created through the timing of the preparation of the new Local Plan is a challenge in the preparation of the Mancetter Neighbourhood Plan. The issue of any proposed future residential development in and around Mancetter Village is particularly critical. The strong feeling of the local community, reinforced by the evidence concerning the already very built up nature of Mancetter and the importance of landscape and archaeological considerations, is that there is little, if any scope, for any future large scale new housing.
- 2.13 However, should the Local Plan process result in a conclusion that it is absolutely necessary and justifiable that there is some larger scale housing development around Mancetter, the Parish Council considers that the only practical location would be on land to the south-east of the settlement between Nuneaton Road and the railway line. This option was supported, in the consultations on the Draft Plan (Summer 2016) and on Issues and Options (March 2016). Details of the responses are set out in Section 4.
- 2.14 The Parish Council and the local community are of the strong opinion that, in the meantime, development should not be permitted in this area which would compromise any future choices on strategic housing locations. In particular, this concern represents a further substantive objection to the proposal to develop a 40,000 capacity broiler chicken rearing unit on land at Crown Stables, off Nuneaton Road. A planning application for this development was refused by NWBC in March 2016, but an appeal was lodged in September 2016. Based on the above, an informal Community Proposal (SBCP 1) is included in the Settlement Boundary Policy section. In addition to promoting the safeguarding of this land, measures are also set out to take account of issues concerning archaeology, the West Coast Mainline, landscape, sustainability, accessibility and connections to Mancetter. However, for the avoidance of doubt, the Community Proposal **is not intended to promote residential development in this location** unless it is demonstrably proven by NWBC that no other viable alternatives exist.

Sustainable Development and EU Obligations

- 2.15 The National Planning Policy Framework sets out the Government's approach to sustainable development which essentially is about enabling development to cater for the needs of current generations, but ensuring that development does not mean worse lives for future generations. The Mancetter Neighbourhood Plan should be aware of the economic, social and environmental consequences of its policies and proposals.
- 2.16 A number of EU obligations may be relevant to the Mancetter Neighbourhood Plan. In particular, the Borough Council will consider the Screening Report which has been produced the plan and ascertain whether the policies and proposals give rise to significant environmental effects and trigger the need to undertake a Strategic Environmental Assessment (SEA). However, on 19th September 2016, the Borough Council confirmed that *“With regards to whether the plan needs an SEA or not, we feel that if you remove the H from the inset plan and the text from the KEY, then there will be no allocation of any sorts and **therefore the plan will not need an SEA**”*. The H symbol has subsequently been removed from the Proposals Map (Ridge Lane Inset).

3 The Neighbourhood Area

Key Statistics (Source - 2011 Census and Rural Place Profile prepared by ACRE)

Population and Housing

3.1 The Parish has a population of 2335 living in 990 households. The population structure is: 1177 females (50.4%) and 1158 males (49.6%). In general, the population structure is comparable to the Borough and national averages, but there are 435 people (18.7%) aged over 65, **higher** than national average (16.3%). There are no significant ethnic minority communities.

3.1 There seems to have been a **higher rate of people moving away** from the Parish between 2001 and 2011 compared to those moving in. The population in 2001 was 2449 (114 higher than in 2011). This fall may be related to the effects of the closure of the North Warwickshire Coalfield. However, figures from 2008/09 for North Warwickshire show a higher than average level of satisfaction for living in the area and a feeling of belonging to the local area.

3.3 The 2011 household composition is as follows:

- 49 one person households (over 65) – **lower** than NWBC average
- 48 one person households (other) – **lower** than NWBC average
- 66 two person households (over 65) – **higher** than NWBC average
- 98 households with dependent children – average
- 104 households no dependent children – average
- 21 lone parent households – **lower** than NWBC average

3.4 Housing Stock

- 250 Detached houses - 24.6% of dwellings **similar** to the England average (22.3%)
- 451 Semi-detached houses - 44.4% of dwellings higher than the England average (30.7%)
- 202 Terraced houses - 19.9% of dwellings **lower** than the England average (24.5%)
- 103 Flats - 10.2% of dwellings **lower** than the England average (22.2%)

3.5 Housing Tenure

- Owner occupied 574 (58.0%): **lower** than the England average (64.1%)
- Social rented 338 (34.2%): **higher** than the England average (17.7%)
- Private rented 51 (5.2%): **lower** than the England average (15.4%)
- Other rented 26 (2.6%): **similar** to the England average (2.8%)

3.6 **House prices** Property values are generally lower than county and national averages, which means that even taking into account lower household incomes, affordability is not a general issue. However, there will be some lower income households in Mancetter in housing need.

3.7 **Car ownership & commuting** Influenced by the proximity of Atherstone, car ownership is comparable to national averages as are commuting distances and access to local services.

3.8 **Economic aspects** 1102 (64.9%) residents are economically active, which is lower than the national average of 69.9%. A total of 36.4% are in full time employment, less than national average of 30.1%. The key figures are set out below (NB rounded/do not sum to 100%):

- 605 in full time employment (36.4%) – **lower** than national average (30.1%)
- 221 in part time employment (12.9%) – **close to** the national average (13.7%)

- 139 people are self-employed (8.1%) – **lower** than national average (9.8%)
- 60 people work from home (3.4%) – **close to** the national average (3.5%)

3.9 In terms of skills, for those with qualifications, levels are similar to national average except for a **lower** percentage (14.2%) with **degree/equivalent** (compared to a national rate of 27.4%). In addition, there is a **lower** rate of people (715 or 37.9%) with no qualifications, compared with the national average of 22.5%. Rates of professional or associated occupations (19.4%) are consequently **lower** than average (30.3%). Mancetter Quarry means that the rate of employment in elementary occupations (19.2%) is **higher** than the national average (11.1%).

3.10 **Deprivation** The 2010 Index of Multiple Deprivation (IMD) showed that there is a higher than average level of deprivation in Mancetter. 1434 people (59.9%) classed as living in the most deprived 20% of areas in England compared with a national average of 19.8% and 269 (18.5%) working-age benefit claimants compared with a national average of 13.9%.

3.11 The IMD has been updated in 2015 and this shows at a county level that Warwickshire is ranked 124th out of 152 upper tier authorities in England meaning that it is amongst the 20% least deprived areas in England. **However**, there are **eight** local super output areas in Warwickshire ranked within the **top 10% most deprived LSOAs nationally** on the overall IMD 2015. Six of these eight are located with Nuneaton & Bedworth, one in Warwick District **and the other is Mancetter south and Ridge Lane** in North Warwickshire. It has a score/rank of 3,225. This is lower (worse) than in the 2010 IMB and Mancetter South & Ridge Lane has seen the greatest deterioration in the rankings, relative to other LSOAs.

3.12 The most problematic area is Education, Skills and Training Development. This domain looks at the lack of attainment and skills within the local population. The indicators are composed of two sub-domains: one relating to education deprivation for children/young people in the area, and one relating to lack of skills and qualifications in a sub-set of working age adults. Mancetter South & Ridge Lane, ranked 267 within the top 2% most deprived nationally. Crime (1,847) and Barriers to Housing & Services (1,718) are the other two indicators which show a higher degree of deprivation than the average (3,225).

3.13 Weekly household incomes in Mancetter (£560) are lower than those for Warwickshire (£678) and England (£673) and there is a correspondingly greater reliance on benefits.

3.14 Related figures from 2010 show a higher number/percentage (139 or 31.2%) of children living in poverty compared to the national average of 21%

3.15 The 2011 census shows that the numbers/percentage (275 or 18.8%) of people aged 16 - 64 with life limiting illness are higher than the national average of 12.8%.

3.16 In addition to the above, the evidence base for the Neighbourhood Plan includes:

- A description and analysis of the NWBC Policy context;
- A report summarising the findings of the (community based) Local Character Study (including a summary of the archaeological Scheduled Monuments in Mancetter).

Each of these documents is available as a separate report.

4 Community Engagement and Consultation

- 4.1 The outcomes of community engagement forms part of the evidence base. This short section summarises what activities have been undertaken.
- 4.2 The Steering Group placed a considerable emphasis on consultation and the designation of the Neighbourhood Plan Area was followed by three stages of consultation and engagement, as summarised below:
- 1 **Summer 2015** – Initial questionnaire and display for local residents.
 - 2 **March 2016** – A three-week consultation on issues and options, with exhibitions and a newsletter/questionnaire, distributed across the Parish. In addition, statutory consultees and other interested parties were notified and invited to comment.
 - 3 **July and August 2016** – Consultation on the draft Neighbourhood Plan, including local residents, businesses, statutory consultees and other interested parties, in accordance with Regulation 14.
- 4.3 Full details of the consultation events and outcomes are given in the separate Consultation Statement which gives details of:
- The people and organisations consulted.
 - How they were consulted.
 - The main issues and concerns which were raised.
 - The ways in which the concerns raised have been addressed.

5 Key Issues

5.1 Taking in to account the outcomes of consultation, evidence gathering and the policy context the Neighbourhood Plan is intended to address the following **Issues**:

1 Housing Design There is a need to for future new housing to reflect the character of the local area better.

2 New housing locations There is no need to allocate new housing land at present, but there will be pressure in the future and it is considered that it may be helpful to identify the area to south-east of Mancetter as a potential general location.

3 Business & Employment It is recognized that local employment is important to the economy and the life opportunities for residents and that the Manor Road industrial estate should be protected and it is also considered that small units and working from home encouraged?

4 Local Facilities There is a need to protect the community buildings, local shops and other facilities, which people have told us that they value.

5 Open Space & Recreation There is a need to protect the open spaces and recreation areas, which people have told us that they value.

6 Countryside & Landscape There is a need to protect and enhance the countryside and landscape of the Parish, which people have told us that they value.

7 Local Character Mancetter has a Conservation Area, which will be protected, but it is thought that an up to date Conservation Area Appraisal is needed and that there across the parish there are other important non listed buildings, structures, spaces and views which need to be identified and protected.

8 Outside influences The impact upon Mancetter of developments in nearby areas, especially in terms of HGV's and traffic generation, needs greater consideration.

5.2 In addition, reflecting discussion at the Steering Group meeting in April 2016 and the context of the decision by NWBC (also in April 2016) to refuse planning permission for the proposed broiler chicken rearing unit on land to the west of Mancetter village, the following supplementary issues were identified:

1 - The need to require a full understanding of the impact of development on the full range of archaeological and heritage assets (pre-historic, Roman, Romano British, Medieval and Industrial Revolution) as part of development proposals;

2 - The need to recognise how transport infrastructure (over 2000 years) which meets wider regional and national needs, has influenced (and will continue to influence) Mancetter, including the A5 (Watling Street), the Coventry Canal and the West Coast Main Line (railway).

6 Vision and Objectives

6.1 The overall **Vision** for the Neighbourhood Plan, supported by the local community, is:

“By 2029 we intend that the Parish of Mancetter will continue to be a good place to live, with a strong sense of community, good quality housing and access to employment. The Parish will strive to improve local services, whilst protecting and enhancing the character, quality and heritage value of the landscape.”

6.2 **Objectives** - Based on the preferred options (see section 4) for addressing the issues, nine objectives have been set. These form the basis for the Planning Policies and Community Proposals which follow in the next section of the Plan.

1 Development Principles - To ensure that new development meets sustainable development standards and takes full account of the particular character and needs of Mancetter Parish.

2 Settlement Boundaries – To confirm the settlement boundary for Mancetter village and establish a new settlement boundary around Ridge Lane in order to enable appropriate infill development and to prevent the encroachment of built development into open countryside and avoid the coalescence of Mancetter village and Atherstone.

3 Housing - To ensure that any new residential infill development is designed to reflect local housing market preferences and to complement the character of the surrounding area and to encourage a design approach to house extensions which reflects local character.

4 Business - To retain and encourage local employment, including the Manor Road industrial estate, and to enable other small business development to address local employment, skills and income issues.

5 Local facilities - To identify and protect local shops, community buildings and other facilities to support sustainable development and to maintain the strength of the local community.

6 Open Space & Recreation - To identify and protect open spaces and playing fields, including where it is appropriate, the designation of new Local Green Spaces.

7 Countryside & the Natural Environment etc. A – To identify the landscape features, (including key views and geology) and the nature conservation assets which are special to Mancetter and Ridge Lane, to protect them and as opportunities arise to extend and increase connectivity landscape features and habitats.

8 Heritage & Local Character - To confirm the protection of the Conservation Area, Listed Buildings and Scheduled Monuments and to identify and protect local (non-designated) heritage features and to recognize the varied character of the local landscape.

9 Transport Infrastructure & Traffic - To set criteria in order to ensure that the impact of investment in transport infrastructure on the residents of Mancetter Parish is fully taken into account and that other development does not prejudice the operation of:

- The West Coast Main (Railway) Line
- The A5 (Trunk) Road
- The Coventry Canal.

7 Planning Policies and Community Proposals

7.1 The Policies reflect the Issues, Vision and Objectives of the Neighbourhood Plan and they are presented under the following themes:

- Sustainable development principles;
- Settlement boundaries for Mancetter and Ridge Lane;
- Area based policies;
- General housing policies;
- Built environment and heritage;
- Natural environment;
- Transport and access;
- Community facilities and open spaces;
- Local employment;
- Renewable energy and telecommunications.

7.2 Reflecting the NPPF, there is overall policy on sustainable development setting out development principles, to ensure that all development achieve high design and environmental standards, reflecting local character. The importance of the setting of Mancetter in the Anker Valley, the great importance of the Roman archaeological sites in and around the village and the high quality of the open countryside in the Parish are also recognised in this policy and in other specific sections.

7.3 Each policy (*in bold italics*) is followed by a justification and there is a cross reference to the relevant Objective (in brackets). There are other important aspirations which, although not planning policies, are linked to development in and around Mancetter and are important to demonstrate how the Neighbourhood Plan meets the needs of local people. These are included at the end of the section as Community Proposals (*shown in italics*). For the avoidance of doubt, these are local aspirations and do not constitute or suggest agreement with NWBC or other bodies to fund or act on them.

Policy DP1 Sustainable Development Principles (all objectives)

A. Planning permission will be granted for development in Mancetter Parish at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would support the community, by providing:

1. Small scale, well designed infill housing schemes which take account of the setting and character of Mancetter village and Ridge Lane and addressing local housing demand in terms of size, type and tenure.

2. A high standard of design and an appropriate location, ensuring that new buildings, especially housing, meet current construction, energy efficiency and water management standards and reflect the character of the surroundings and take account of key landscape views (see Policy BE2 Appendix 1 and Proposals Maps).

3. Other forms of development which meet the economic, social and environmental needs of the area and are appropriate in terms of scale, location and design.

B. Development should have regard to the principles set out in the Neighbourhood Plan and be located to ensure that it does not adversely affect the following:

1. The amenity of nearby residents;

2. The character and appearance of the local area in which it is located;

3. Social, built, historic, cultural and natural heritage assets.

C Where necessary, development should have regard to the past mining activity in the area and consultation will be required with the Coal Authority.

Justification

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework (see paras 14). Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives outlined in Section 6. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Mancetter Parish.

In early consultation on the Neighbourhood Plan, the Coal Authority commented that there was a need for a policy identifying and requiring consultations on any development in any former mining areas.

In addition to the formal planning requirements of this policy, there is a wider intention to support the creation and maintenance of healthy and sustainable communities. In commenting on the Draft Plan, the County Council requested the inclusion of health and wellbeing Policies in the Neighbourhood Plan. It is not considered that this would constitute a formal planning policy, but the aim is supported and where it is appropriate, development proposals should indicate how the achievement of health and well-being objectives would be supported.

Settlement Boundary Policies

Policy SB1 Development within the Mancetter Village and Ridge Lane Settlement Boundaries (Objectives 2 & 3)

Small scale new housing development, usually defined as up to 10 dwellings, will be permitted on sites wholly within the Mancetter Village and Ridge Lane Settlement Boundaries (see Proposals Map) provided that it complies with the other policies of this Plan.

In Ridge Lane, there may be potential for a slightly larger scheme, for example of up to 15 dwellings on undeveloped land, which was originally planned for housing, adjoining (SE) the Arden Forest estate, provided that the following criteria are met:

(a) The development is wholly contained within the settlement boundary extension shown on the Neighbourhood Plan Proposals Map;

(b) The dwellings are smaller, 2 or 3 bedroom units, including bungalows, with flexibility to accommodate older people and small younger local families;

(c) The design should reflect the rural location but should also relate to the existing two storey houses on the Arden Forest estate and the cottages/semis on Ridge Lane;

(d) Vehicular access should be taken from a new junction off Ridge Lane;

(e) The existing hedgerow and trees on the Ridge Lane frontage should be retained and enhanced and a new (native) hedgerow, protected with a post and rail fence, should be created on the SE and NE boundaries of the land where it adjoins open countryside;

(f) Any other existing trees should be retained (e.g. adjoining the Arden Forest estate);

(g) A footpath/cycle link should be provided to the Arden Forest estate.

Justification

The overall purpose of Policy SB1 is to limit any new housing development to sites wholly within the defined Settlement Boundaries for Mancetter village and Ridge Lane. Locations outside the Settlement Boundaries will be assessed against criteria defined in Policy SB2 and the policies in the North Warwickshire Core Strategy.

The adopted North Warwickshire Core Strategy does not require a specific number of new dwelling to be accommodated in Mancetter village and there has been a significant new development at Church Walk (Laurel Gardens) in the form of an extra care retirement complex, comprising 70 flats and 10 bungalows, all of which are two bedroomed, completed in 2016.

The built up nature of Mancetter village, the need to protect the Roman archaeological sites, the lack of open spaces and green space and the need to protect and enhance the Conservation Area, all mean that there is very little scope for new development. However, the policy is intended to enable small scale infill to take place. The rural setting of the village is also important. The need to take account of the landscape importance of the Anker Valley, the extent of scheduled archaeological sites, the impact of the A5, the West Coast mainline and the canal corridor and the attractive rising open countryside to the south west all mean that built development should not extend beyond the existing settlement.

Ridge Lane is defined in the adopted NWBC Core Strategy as a Category 5 settlement, where development will be limited to that necessary for agriculture, forestry or other uses that can be shown to require a rural location. The Core Strategy states that development for affordable housing outside of development boundaries will only be permitted where there is a proven local need. It is small in scale and is located adjacent to a village.

However, based on evidence gathering and the consultation undertaken to date, it is felt that Ridge Lane is a definable settlement. Although there is no desire or justification to extend the built up area into open countryside, it is considered that the definition of a settlement boundary would recognise the built form of the village and help to direct development opportunities within the existing built up area and enable the adjoining important open spaces to be defined and protected. It is also considered that there may not be a need for further more affordable housing in Ridge Lane. The provision of small scale market housing, with a focus on smaller units (including bungalows) suitable for young families or older people, could add further to local housing choice. This approach reflects, but develops further (respecting the particular circumstances of Ridge Lane) the approach in the Core Strategy (in Policy NW1) to enable a small scale housing development to help regenerate and support the rural economy.

The criteria on dwelling size and a preference for bungalows, will mean that the housing needs and aspirations of all sections of the community, can be met. This will help to maintain housing choice and may result in the greater availability of housing for young and families. It reflects the bias in the population structure towards older people and links to evidence in the Parish Profile showing a higher than average level of older, 1 and 2 person households and the wishes expressed by people in the early public consultation on the Plan.

Policy SB2

Residential Development outside the Settlement Boundaries (Objectives 2 & 3)

Proposals for small scale new housing development outside the Settlement Boundaries will only be permitted if it is demonstrated that, the four criteria set out below can be met:

- (a) The development is limited to that necessary for agriculture, forestry or other uses that can be shown to require a rural location or;***
- (b) The development is to provide affordable housing, where there is a proven local need and it is small in scale and is located adjacent to a village; and***
- (c) The development preserves or enhances the character & appearance of the area; and***
- (d) If relevant, the development brings redundant or vacant historic buildings back into use.***

Justification

In general, development outside the Settlement Boundaries will not be permitted, with the exception of that which relates to accepted rural land uses and activity or meets a specifically defined local housing need, based on an up to date local housing needs assessment. This approach reflects that in the Core Strategy, Policy NW1, but adds specific criteria based on the needs and character of Mancetter Parish.

Community Proposal SB CP1 Possible future Local Plan (large scale housing) allocations in and around Mancetter village (Objective 1, 2 and 7)

Should the emerging North Warwickshire Local Plan indicate an increased new dwelling requirement for Atherstone with Mancetter, which cannot be met (in part) without new housing on land to the west of Mancetter, the Parish Council would reluctantly accept some new housing on greenfield land to the south-east of Mancetter village. Subject to the other policies set out in this Neighbourhood Plan and the following strict criteria, that development:

- (a) Should not adversely affect and should protect & enhance the Roman archaeological site;*
- (b) Should provide a high quality pedestrian and cycle link to Mancetter village;*
- (c) Should meet the requirements of Network Rail for development adjoining railway lines;*
- (d) Should provide a number/mix (size, tenure & cost) of houses reflecting local market needs;*
- (e) Should meet the access and highway requirements of Warwickshire County Council and provide any necessary improvements to surrounding roads, related to development;*
- (f) Should reflect the character and landscape of the local area in terms of layout and design.*

In the meantime, development (including intensive farming and poultry rearing), should not be permitted around Crown Stables which would prejudice the choice of this location for any future strategic housing requirements.

Justification

The uncertainty created by the timing of the preparation of the new Local Plan is a challenge. The issue of any proposed future housing development in/around Mancetter Village is critical. The strong feeling of the local community, reinforced by evidence concerning the already very built up nature of Mancetter and the importance of landscape and archaeological considerations, is that there is little if any scope or any future large scale new housing.

However, should the Local Plan process result in a conclusion that it is absolutely necessary and justifiable that there is some larger scale housing development around Mancetter, the Parish Council considers that the only practical location would be on land to the south- east of the settlement between Nuneaton Road and the railway line. This option was supported, in the consultation on the Draft Plan and on Issues & Options. The Parish Council and the local community are of the strong opinion that, in the meantime, development should not be permitted in this area which would compromise any future choices. This concern represents a further substantive objection to the proposal to develop a 40,000 capacity broiler chicken rearing unit on land at Crown Stables, off Nuneaton Road.

In addition to promoting the safeguarding of this land, the criteria set out are intended take account of issues concerning archaeology, including the proximity of the Scheduled Monument and potential, as yet unknown, associated archaeological remains from all periods of history and settlement in the locality. In addition, other criteria relate to the stated requirements of Network Rail, landscape, sustainability, accessibility and connections to Mancetter.

The County Council has commented that, if housing proposals comes forward, they would require off site mitigation measures to maintain safety on the B4111 for residents, e.g. new pedestrian footways, cycleways and proposals for speed limit changes (to comply with County Council criteria on setting speed limits, see - DFT circular: 01/2013). Improvements would need to be funded from S106 agreement and/or CIL, whichever is the most appropriate at the time.

For the avoidance of doubt, this proposal is not intended to promote new housing in this location unless it is demonstrably proven by NWBC that no other viable alternatives exist.

Area Based Policies

Policy AB1 Mancetter Quarry (Objective 7)

Proposals for development on land affected by former and current Mancetter quarry operations should meet the following criteria:

- (a) The intent and purpose of any agreed restoration scheme should not be undermined;***
- (b) Existing public access to the sites should be maintained and, where possible, extended and improved;***
- (c) The habitat creation and connectivity potential of the land is maximised taking account of the nature of the proposed development;***
- (d) Any identified local heritage features are retained and, where possible, enhanced;***
- (e) Landscape quality, including recognised longer views, are retained.***

Justification

It is recognised that a Neighbourhood Plan cannot contain policies concerning the winning and working of mineral deposits and that these are the domain of the Minerals Local Plan which is prepared by Warwickshire County Council. However, such is the influence of past and current quarry operation on the landscape, environment and economy of Mancetter Parish that it is considered reasonable to include a policy in this Neighbourhood Plan to set a context for the management and use of quarry sites once operation and restoration has been completed, in accordance with the Minerals Local Plan and conditions associated with planning permissions.

The committed after use and restoration, following the recent permission for extended working at the quarry are noted and will inform the implementation of this policy. The planning application included a restoration scheme which will start delivering restored areas of land from 2016 through to 2025. This will create habitats for nature conservation and woodland and an enhanced network of a further 3 km including new public bridleways, a new permissive path with viewing point on the Western Landform. All existing public rights of way will remain open with provision being made for the two existing bridleways directly affected by the proposed Western Landform to remain in use with an immediate diversion of one and a temporary route provided for the other. All bridleways will be constructed to Warwickshire County Council's preferred specification with both stoned and grass surface so they are suitable for all users.

The criteria set out in this policy are intended to ensure that, over time, any changes to previously worked sites retain the key elements of the original restoration schemes and complement other Neighbourhood Plan policies on, for example, landscape, open space, nature conservation and access into the countryside. The policy content has been acknowledged by the County Council and the site owners/operators have raised no objections to it.

The local heritage features and landscape views referred to in the criteria are shown on the Proposals Map and/or set out in Appendix 1. For the avoidance of doubt, this policy is not intended to address matters related, (including supply considerations, traffic, noise, dust etc.) to planning applications for the winning and working of minerals.

General housing policies

Policy H1 Smaller infill sites – general criteria (objective 3)

Development will be supported on sites on previously developed land inside the settlement boundaries of Mancetter and Ridge lane, subject to the following criteria being met:

- (a) There is no adverse impact on the amenity of neighbouring properties through loss of privacy or daylight; visual intrusion by a building or structure; car parking; removal of mature vegetation or landscaping and additional traffic resulting from the development;***
- (b) Tandem development should have direct highway frontage access;***
- (c) There are no unacceptable effects on any listed building and/or the Conservation Area;***
- (d) There is no adverse impact on the character of the area (in accordance with Policy BE1);***
- (e) The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects.***

Justification

7.21 Infill development has created challenges in the past and the Parish Council has previously tended to resist back-land development. This policy aims to clarify what types of development will be supported in future, accepting that there may be some windfall developments on smaller previously developed 'brownfield' or unallocated sites with direct highways access. Small, well designed residential sites, usually comprising up to 10 dwellings, which do not have a detrimental effect on the character of the surrounding area and neighbouring properties will, therefore, be supported. However, the effect of the policy will be monitored to ensure that it does not lead to excessive cumulative development outside preferred locations.

Policy H2 The design of residential conversions and extensions (objective 2)

Residential conversions and extensions will be permitted where the design considers neighbouring houses and reflects the character the area. This will require attention to:

- (a) The choice of materials.***
- (b) The scale of development including roof heights.***
- (c) Layout within the plot.***
- (d) Parking provision in accordance with the standards adopted by the Borough Council.***
- (e) The relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area.***
- (f) Sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy) are included, where practicable.***

Justification

7.22 The conversion of buildings into houses and, in particular, extensions to existing houses are the most common forms of development that occur in the plan area. This policy, in addition to the Core Strategy, will encourage detailed design that is appropriate to the setting and character of Mancetter at the same time as enabling energy efficiency and water management features and provision for wildlife to be incorporated into detailed design. Where it is acceptable in terms of overall design, parking standards may be applied flexibly.

Built Environment Policies

Policy BE1 Mancetter Conservation Area and its setting (objective 8)

Development in the Conservation Area and its setting should achieve high quality design, set in a clear context in terms of materials, scale, setting and layout. The following criteria apply:

(a) Any new build houses or residential conversions should have active frontages and be orientated to face the roadways and other routes;

(b) Development, including extensions and back land plots, should ensure that the spaciousness of the area is retained;

(c) Development should be of an appropriate scale and mass for the immediate area;

(d) Development should deliver locally distinctive details responsible for the area's character, including materials, openings/access arrangements and boundary treatment;

(e) All new development should use the traditional vernacular materials for the area, including; sandstone, red brick, painted brickwork, timber framing and blue roofing tiles;

(f) The impact of development on views in to and out from the Conservation Area;

(g) Design and construction should consider the relationship between the Conservation Area and the Scheduled Monuments, in accordance with the requirements of Historic England.

This policy will apply to all buildings, structures and spaces in and around the Conservation Area, including listed buildings (Appendix 1). Applicants should explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.

Justification

7.23 This policy is intended to add more detailed consideration to proposals affecting the Conservation Area than is currently provided by the original designation document and the higher level policy in the adopted Core Strategy. Attention will also be paid to the repair and improvement of properties (Listed, locally significant and unlisted) and to the condition of open spaces, highway land and street furniture. In addition, the importance of the relationship between the Conservation Area and the Scheduled Monuments of Roman origin, is stressed.

Policy BE2 Protecting and enhancing local character (objective 8)

A - Development should recognise and complement the local character of the areas identified and described in the Mancetter Character Study. These areas are:

1 - Mancetter Village (1a & e - old village and Gramer Lodge, 1b - Harpers Lane, 1c - Manor Road and 1d - Manor Road Industrial Estate).

2 - Anker Valley.

3 - Nuneaton Road.

6 - Ridge Lane.

B - The key views described in Appendix 1 and shown on the Proposals maps, should be respected and should not be compromised by the location or scale of new development.

C - The existing open spaces and countryside which help to separate Mancetter village from Atherstone and Witherley should be retained. Built development which has an adverse impact on this openness because of scale or location should not be permitted.

Justification

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. It is reasonable, therefore, that this Neighbourhood Plan has well evidenced policies that set out the quality of development that will be expected for the area. The Character Study undertaken by the Steering Group identified the following key characteristics which need to be addressed:

- The importance of the buildings and spaces of Mancetter Village Conservation area and the need for a more detailed appraisal of the designated area and its setting;
- The importance of the Roman heritage sites;
- The importance of views of key buildings in Mancetter village, longer views in the Anker Valley, the Coventry Canal and from Ridge Lane and across to/from the higher countryside in the south west of the Parish;
- It is important to maintain whatever existing physical separation there is between Mancetter and Atherstone;
- The importance of large areas of woodland in the rural part of the Parish;
- There are local design and layout features, in Mancetter and Ridge Lane which should be reflected in new development. There is a feeling that the scale and design of recent development (e.g. The Laurels) does not always fit that well with the local surroundings.

In addition to buildings and structures, the Character Study noted the importance of views out into the countryside from Mancetter and Ridge Lane as part of the character and identity of these settlements. Views were identified using desk based and field surveys, taking account of key public locations, including public footpaths, roads/lanes, and gathering places. The identified views will help to define locations where care will be needed with the design of new development, or where large scale development will not be acceptable. The key views are:

1. The open quality of the Anker Valley, with views across to Witherley and from the valley up to the higher land which comprises the uplands from Baddesley to Hartshill.
2. The setting of the Roman archaeological remains and sites in Mancetter village.
3. From the Canal towpath to the higher land from Baddesley to Hartshill.
4. From the public footpath which runs along the ridge from Oldbury from Mancetter Hill Farm.
5. Views outwards from Ridge Lane, across open fields towards larger woodlands.

The adjoining local planning authority, Hinckley & Bosworth Borough Council supports the aim to protect open spaces and countryside, with specific reference to Witherley and also the clear statement that any built development that will have an adverse impact on this openness will not be permitted. This is in accordance with HBBC policy also, as the north of Hinckley and Bosworth Borough is predominantly rural.

Policy BE3 Protecting and enhancing local built heritage assets (objective 8)

All development proposals affecting identified local built heritage assets shall be required to take into account the character, context and setting of the local built heritage assets (see Appendix 1) including important views towards and from the assets. Development shall be required to be designed appropriately, taking account of local styles, materials and detail. The loss of, or substantial harm, to a locally important asset, both listed and non-designated, shall be resisted, unless exceptional circumstances are demonstrated.

Justification

The list of non-designated heritage assets was compiled alongside the completion of the Character Study. It is essential that the location and design of new development has regard to the character of the local area. However, it is important to note that good design is not about copying the style of neighbouring buildings, but a creative response to the defined character of the area. This protection is in accordance with the guidance contained in paragraphs 128-141 of the National Planning Policy Framework. The buildings and features identified which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of Mancetter Parish and were highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are retained. Enhancements to the local features will be sought through funding bids to support their management. Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest and setting.

Policy BE4 Protecting and enhancing archaeological sites (objective 8)

Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. In addition, measures should be taken to minimise impacts of development upon the historic landscape character of the area.

Justification

The NPPF identifies the historic environment as a Core Planning Principle. The extent of Roman archaeology is a key element of the historic environment and this policy will ensure that development in Mancetter takes account of archaeological considerations. It will apply, in particular to the two Scheduled Monuments: Roman Camp which is defined within three areas of Mancetter village and Manduessedum Roman villa and settlement which occupies an extensive area to the south east of Mancetter village. These Scheduled Monuments are shown on the Proposals Map (Mancetter) inset.

Community Proposal BEP CP1- Conservation Area Assessment (objective 8)

Mancetter Parish Council, will encourage the Borough and County Councils and Historic England, to prepare a Conservation Area Assessment and an updated Management Plan for Mancetter Conservation Area.

Justification

It is recognised that a Neighbourhood Plan cannot formally propose actions which fall under Conservation Area legislation, however, it is felt that the extent and quality of information held about the Mancetter Conservation Area and its setting is limited and would benefit from updating. This would underpin the implementation of the development management Conservation Area policy, (BE1, set out above) and complement an approach to encouraging repair and infrastructure provision that reflects the character of the Conservation Area.

Natural Environment and Landscape Policies

Policy NE & L 1 Protecting the Countryside and Landscape (objective 7)

Any proposals for development in the rural areas should recognise and seek to protect and enhance the landscape and local character of the Parish. Field patterns and elements of the landscape heritage of the area, including ridge and furrow, field ponds, woodlands, mature trees and historic hedgerows and geological exposures should be protected and incorporated into any landscape design schemes and their long term maintenance ensured.

In addition, development proposals should respect the longer views of the Anker Valley from Mancetter village and across higher open countryside around Ridge Lane and Purley Park as shown on the Proposals Maps and described in Appendix 1.

Proposals should include consideration of the above factors in an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Justification

The evidence base highlights the value of the countryside in Mancetter in terms of landscape, heritage and biodiversity. Consultation has shown the value that local people place on the landscape and the approach is supported by the County Council. The NE National Character Areas) 72 (Mease/Sence Lowlands) & 97 (Arden), the North Warwickshire Landscape Character Assessment 2010 and the Character Report all demonstrate the intrinsic value and importance of the high quality landscape of Mancetter, where characteristic features are well represented and in good condition and there is a wide and long history. This supports the policy emphasis on unobtrusive development, avoiding loss of characteristic features and (where possible) strengthening and enhancing the structure of the landscapes and linkages between them. Some landscape change is outside planning control, but where planning permission is required, the policy sets parameters for the consideration of landscape features in a systematic way.

Policy NE & L2 Nature Conservation (objective 7)

Proposals for development should be required to demonstrate how design has taken into account potential impact on habitats, species and connectivity. (Proposals should meet British Standard BS 42020:2013 Biodiversity Code of Practice for Planning and Development).

Locally important sites and features should be protected from harm, including designated sites (see Appendix 2) and high value habitats (trees, hedges, woodland, parkland, ponds, watercourses and semi-improved grasslands). Proposals impacting such sites and habitats will be required to assess the site against the relevant criteria before determination.

Protected and locally notable species should be protected from harm and measures to enhance the development site for wildlife species will be expected (for example, swift bricks, bat and bird boxes, hedgehog fencing and the use of native species in landscaping).

Proposals will be required to evidence net changes to biodiversity using the locally adopted Biodiversity Offsetting methodology. Where, despite avoidance/mitigation, a negative impact remains, compensatory measures will be required to avoid any net loss of biodiversity.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

Justification

This approach, which highlights the importance of considering the impact of any development on nature conservation interests through cross boundary working on connectivity and green infrastructure and a pro-active approach to land management, reflects the guidance set out in the National Planning Policy Framework. The intention is to protect the character of the landscape and nature conservation interest in Mancetter, as described in the Character Report and evidenced in the Warwickshire, Coventry and Solihull Green Infrastructure Strategy. The policy is supported by Warwickshire County Council and Warwickshire Wildlife Trust.

The policy coverage extends to wildlife corridors and “stepping stones” (discontinuous patches of habitat and natural features that enable wildlife to disperse and migrate). A wildlife corridor connects populations separated by human activities/structures (e.g. roads and built development). In addition, this policy will support landowners and businesses considering agricultural and land management options. The Green Infrastructure mapping shows that the area is well connected for woodland habitat and contributes significantly to national woodland species flows, for grasslands, however, Mancetter is on a small bottle neck indicating that grassland protection, creation and enhancement is important.

The Environment Agency encourages the adoption of sustainable drainage to complement nature conservation objectives. The Anker catchment, with specific water quality and flooding issues, is potentially suited for (RSuDS) Rural Sustainable Drainage Systems, (Measures to slow down or prevent the transport of pollutants into watercourses, by intercepting run-off and trapping soil before it leaves fields. They may consist of a single structure or a succession of measures, including: wetlands, ponds, sediment traps, buffer strips and ‘in ditch’ options. Other benefits include slowing down or temporarily storing water to reduce localised flooding.

Community Proposal NE & L CP1 Partnership work on nature conservation (Objective 3)

Nature conservation sites and features will be protected and enhanced through:

- (a) Working with the Warwickshire Wildlife Trust, the County and Borough Councils and the quarry owners to increase landscape and habitat connectivity in and beyond the Parish.*
- (b) Taking opportunities to add to the local conservation records from other studies and the assessments in planning applications. If possible, the Parish Council will undertake species and habitats surveys as part of implementing the Neighbourhood Plan.*
- (c) Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support.*
- (d) Supporting projects which enable the management of the landscape and enable and/or improve access to the countryside for walkers, cyclists and horse riders.*

Justification

This is a proactive partnership based approach which is to be adopted by the Parish Council in pursuit of the wider implementation of Policy NE2. They are based, in part, on comments made at the various consultation stages by organisations including the Warwickshire Wildlife Trust, Natural England and the Environment Agency.

Transport and Access

Policy T & A1 Development related traffic requirements (Objective 9)

Mancetter Parish Council will work with the County & Borough Councils and Highways England to ensure that the transport needs and traffic issues present in Mancetter, especially in the vicinity of the A5 Trunk Road, are considered as part of large scale development proposals. The issues that needs to be considered are:

- ***The level and routing of HGV traffic;***
- ***The level of commuter traffic;***
- ***The need for safe walking and cycling routes for use by Mancetter residents.***

Development should not result in any worsening of the current highway safety and traffic related problems and where appropriate, proposals should be supported by a Transport Statement or Assessment which sets out details of the transport issues relating to the development, including the measures to be taken to deal with the traffic impacts of the scheme and opportunities for improving the pedestrian and cycle connectivity.

Justification

It is acknowledged that transport is the responsibility of the highway authority (Warwickshire County Council) and Highways England, working with NWBC and that the policy context is provided mainly in the Local Plan and the Local Transport Plan. However, there are local issues which is it correct to address in this Neighbourhood Plan. Traffic flows in and around Mancetter village are influenced by the presence of large scale commercial and logistics parks nearby and by the increase scale of housebuilding in and around Atherstone. The externally focused elements of this policy highlight the need for a partnership approach. The intention is that Mancetter will benefit from agreed measures so that the adverse impacts of the nearby residential and commercial development in Atherstone and at the 350 Ha. MIRA Technology Park on the A5 are minimised. Highways England has endorsed this policy and commented that where development proposals impact the A5, they would expect to be consulted.

The implementation of the policy will require cross boundary working on investment using Section 106 Agreements, Community Infrastructure Levy and subject to funding priorities given reduced budgets, Local Transport Plan funding.

This policy also applies to proposals for larger scale development in Mancetter, including the proposal for a large scale chicken rearing unit, and within the wider A5 development corridor.

Policy T & A2 The West Coast Mainline (Objective 9)

Any development proposals within 10 metres of the operational railway boundary should take account of the following requirements as defined by Network Rail:

- (a) The Local Planning Authority, in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 will arrange for appropriate publicity for planning applications within 10 metres of relevant railway land;***
- (b) Development should not result in any adverse impact on the operation of the railway and should not increase the liabilities of Network Rail;***
- (c) All development proposals should include a risk assessment and a method statement.***

Justification

It is acknowledged that transport is the responsibility of the highway authority (Warwickshire County Council) and policies directly dealing with transportation are mainly provided in the Local Plan and the Local Transport Plan. However, the presence of the West Coast Mainline and comments made by Network Rail during consultation justify the requirements for any development within the vicinity of the line to take account of the continued safe operation of rail services and safety for nearby residents and businesses. Developers are advised that any measurements should be taken from the operational railway and Network Rail boundary and not from the railway tracks themselves. Network Rail land will include critical infrastructure (e.g. cables, signals, overhead lines, communication equipment etc.) and boundary treatments which could be adversely impacted by third party proposals unless necessary asset protection measures are undertaken. The Network Rail land and operational railway is defined by Network Rail as a corridor from eastings 431176/northings 297032 (ref: LEC2 101m, 0971yds) in the north, to eastings 433074/northings 295474 (ref LEC2 100m, 0019yds) in the south.

Policy T & A3 The Coventry Canal (Objective 9)

Development will be supported which enhances the Coventry Canal (and associated buildings and structures) as a cruising waterway, a linear walking/cycling route, a wildlife habitat and corridor and as an important historic feature and location for designated and non-designated heritage assets. In order to protect the environmental quality of the Canal, development on or adjoining the waterway should demonstrate that it fulfils these criteria:

(a) The protection and enhancement of historic character and interest of the canal, including the listed buildings, structures and local heritage assets associated with it;

(b) The protection of the existing nature conservation interest of the canal and the wildlife supported by it, and enhancement of this interest, if possible;

(c) The maintenance of existing rights of way and their enhancement, if possible, including improved access to the canal towpath or improvements to it, if appropriate and feasible;

(d) There is no adverse impact on the residential amenity of adjoining properties.

Justification

The Coventry Canal, which runs east west through open countryside across the parish, is an important landscape, heritage and nature conservation asset. Use of the canal by visitors and local people is welcomed and it is accepted that from time to time investment will be required by the Canals and Rivers Trust in order to maintain and enhance this waterway. Subject to criteria to protect the character and environment of the canal, this policy provides a positive context for such investment. The policy is supported by the Canals and Rivers Trust and the wording has been informed by comments made by that organisation in consultation on the Draft Plan.

In addition, the policy wording takes into account the importance of ensuring that development adjoining the canal has no adverse impact on it, following the identification of this need by the Steering Group when the comments on the Draft Plan were considered.

Community Proposal TA CP1 Pedestrian and cycle accessibility (Objective 9)

In conjunction with the Borough and County Council's and developers, the Parish Council will investigate opportunities for extending and improving routes to increase pedestrian and cycle connectivity to and from Atherstone and into surrounding countryside.

Justification

Roads provide connectivity but there is a lack of dedicated and safe routes for pedestrians and cyclists from Mancetter and Atherstone. In addition, links into the countryside are limited by the A5 and the railway. Action will support sustainable development and community cohesion.

The County Council has commented that providing funds are available to the Parish Council the Neighbourhood Plan could consider schemes to make better access to local and nearby schools; amenities and areas of employment, and improving access to Atherstone town centre. These would help to improve safety and sustainability of the locality. Other enhancement could also include improvement of access to the railway station through new and improved cycleways and footpaths. Any scheme arising from these ambitions will have to be funded from S106 agreements, CIL or other external funding.

Community Facilities and Open Spaces

Policy CFOS1 Community buildings, shops and public houses (Objective 5)

Community facilities in Mancetter Parish will be protected. Where planning consent is required, the loss of such facilities will be resisted unless:

- a) The proposal includes alternative provision, on a nearby site of equivalent or enhanced facilities which is accessible by walking and cycling and has adequate car parking; or***
- b) It can be demonstrated to the satisfaction of the Local Planning Authority that there is no longer a need for the facility or the premises are unsuitable or not viable for the continued provision of the service, or there is a sufficient alternative facility within reasonable accessible distance.***

This policy covers the facilities listed below and shown on the Proposal Map:

- A - The Memorial Hall, Mancetter***
- B - St Peter's Church Schoolroom, Mancetter***
- C - St Peter's Church, Mancetter***
- D - The Blue Boar Public House, Mancetter***
- E - The White Hart Public House, Ridge Lane***
- F - Methodist Chapel and Community Hall, Ridge Lane***

Justification

Mancetter and Ridge Lane have a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of these facilities and therefore seeks to protect them from inappropriate changes of use. It is recognised that in some circumstances replacement may provide benefits to the community, but this will need to be demonstrated before the Parish Council will support proposals for redevelopment or alternative uses. Where the loss of a facility, e.g. a public house, is being justified on market based grounds, the Parish Council will consider requesting designation of buildings as Assets of Community Value.

Policy CFOS2 Existing Open Spaces (Objective 6)

Existing open spaces and recreation facilities should be protected from development. Proposals which would reduce the quality or quantity of these facilities shall only be permitted where existing facilities are replaced to a better quality or quantity in a location agreed by the Parish Council. In addition to those areas proposed as Local Green Spaces, (Policy CFOS 3), the areas of land, shown on the Proposals Map covered by this policy include:

- A - The Manor Road recreation ground in Mancetter village.***
- B - Informal open space at the junction of Harpers lane and the B4111 in Mancetter village.***
- C - Informal open space within the A5 traffic island in Mancetter village.***
- D - The playing fields and playground in Ridge Lane***
- E - The allotments in Ridge Lane***

Justification

These spaces are protected in line with NPPF. They contribute to the quality of life for local residents and to the physical character of the village. The Parish Council will support proposals to enhance and improve the local open space and recreation facilities in the Parish as and when opportunities emerge.

With reference to C (A5 traffic island) it is accepted that Highways England may need to undertake future enhancement schemes, required to facilitate growth and/or improve safety, which may have an impact on the open space. Highways England would however expect to consult with the Parish Council on any improvement scheme that may be brought forward for the Mancetter junction.

Any formal and informal open spaces which are created as a result of the restoration of former quarry working will also fall under the coverage of this policy

Policy CFOS3 Designation of Local Green Spaces (Objectives 6 & 7)

The following areas (see Proposals map) are proposed as designated Local Green Spaces:

A - Informal open space at the junction of Harpers Lane and the B4111 in Mancetter village.

B – The Roman Scheduled Monuments in Mancetter village.

C – The recreation ground and allotments at Ridge Lane

Development should only be permitted in the designated areas, in accordance with the guidance stated in the NPPF, where it is solely for the purpose of:

(a) The provision of appropriate facilities for outdoor sport and recreation or to enhance the nature conservation and landscape value of the site;

(b) For the extension or alteration of an existing building provided it does not result in disproportionate additions over and above the size of the original building;

(c) If appropriate, for the replacement of a building, provided the new building is for the same use and not materially larger than the one it replaces.

Development proposals should not involve the loss of any of the existing open space or recreation area comprising the designated Local Green Space.

Justification

Consultation has indicated that local residents place a high value on the relationship between landscape value of the Harpers Lane (informal) open space in Mancetter village. It enables important longer views from the village to the north across the Anker Valley to Witherley village and Church. It is a particularly important landscape feature and wildlife habitat in the area, given the recent loss of the school playing field to accommodate the extra care housing development at The Laurels.

The two Roman scheduled monuments in Mancetter are of obvious heritage significance and are much valued by the local community. Public access is limited in terms of footpaths, but there is good educational use of the sites and an annual Mancetter Roman Heritage Day is held. In addition, the sites are of landscape value and are an important element in the landscape

quality character and setting of Mancetter, as evidenced by published records and reinforced by the local character survey.

The recreation ground and allotments in Ridge Lane are well used and valued community assets which support social and recreational activity and help to define the landscape and character of the area. The allotments are also covered by a legal covenant.

The indication of the forms of development which may be acceptable is drawn from the NPPF (Para. 89) and established Green Belt policy. The inclusion of this proposal in the draft Neighbourhood Plan will enable further (formal) engagement with the land owners and with the local community, in accordance with legal requirements. It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development. In the NPPF (Para. 76) it is stated that in Neighbourhood Plans, *“local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in very special circumstances”* The proposed designations are in accordance with the requirement set out in Para. 77 of the NPPF:

- The green space is in reasonably close proximity to the community it serves;
- The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- The area concerned is local in character and is not an extensive tract of land.

The proposed Local Green Spaces are in close proximity to Mancetter Village and Ridge lane respectively and are used and valued by local residents and are not extensive tracts of land.

Local Employment

Policy LE1 Manor Road Industrial Estate (Objective 4)

On the Manor Road Industrial Estate development for employment uses and changes of use between Use Class B1 (light industrial) and Use Class B2 (general industrial) shall be permitted where they are related to the successful operation of the estate in terms of the provision of viable buildings and access and will not lead to problems in terms of:

- (a) Increased traffic beyond the capacity of local roads;***
- (b) Adverse impact on nearby housing.***

Where necessary, operating hours and other planning conditions shall be applied to limit the adverse impact of otherwise acceptable development.

Justification

The Manor Road Industrial Estate provides accessible local employment opportunities for people in Mancetter and as such it helps to address some of the economic issues which were identified in the Parish Profile. It is important, therefore, that the employment uses of the land and buildings remains and that investment can occur in the estate. However, it is adjacent to and accessed through a residential area and the issues of HGV traffic and noise on needs to be considered carefully when development proposals come forward. It is for this reason that further large scale storage and distribution are not favoured.

Policy LE2 Local Employment (Objective 4)

Proposals for the development of new small business units, the expansion or diversification of existing small units and tourism related development should be permitted, providing that:

- a) it can be demonstrated that there will be no significant adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;***
- b) it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape;***
- c) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated).***

Justification

The Neighbourhood Plan needs to accommodate appropriate proposals for business development in other parts of the Parish. The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend which the Parish Council would like to continue as part of the maintenance of Mancetter as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

Local jobs can reduce the reliance on commuting and support more sustainable living. Whilst this Neighbourhood Plan does not allocate sites for employment development, it seeks to support the viability of existing local businesses and their expansion where this is proportionate and appropriate in the individual circumstances. It also encourages appropriate diversification of existing economic activities, as this will make the local economy more robust and more sustainable as well as providing new job opportunities for local people. The adopted Core Strategy and the National Planning Policy Framework encourage and promote sustainable economic growth. The aim is to facilitate economic development within Mancetter which is appropriate in scale, supports existing local businesses, and where appropriate brings vacant historic buildings back into beneficial use. The provision of good telecommunications is important in rural areas to support the viability and sustainability of rural enterprise, including home-working.

Renewable Energy & Telecommunications

Policy RE1 Renewable Energy Installations (Objectives 7 and 8)

Proposals for renewable/low carbon energy generation facilities shall be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:

- (a) Visual impact in the immediate locality and the wider area, including longer views across the Anker Valley and around higher ground at Purley, Ridge Lane and Hartshill;***
- (b) The amenity of nearby residential occupiers;***
- (c) Highway safety and traffic generation;***
- (d) Sites of local nature conservation and heritage assets.***

Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts where there are existing installations.

Justification

Whilst recognising the benefits that can arise to the wider community from renewable energy installations and providing a positive context for development in appropriate locations, this policy takes account of the high quality of the countryside and landscape of Mancetter Parish. Particular value is placed on the local and longer views in and beyond the Parish, as described and shown on the Proposals Map and described in Appendix 1 and the Character Study. It is considered that there is a need to prevent the urbanisation of the area which could result from solar farms and wind farms. In some instances, planning applications for solar parks have been followed by proposals for standby generation using diesel fuel. In order to be acceptable, such proposals would need to be demonstrated to be genuinely ancillary to the renewable solar generation and not to be operated as a separate generation source from the same site. In addition, the impact of the built development and engineering works, noise, traffic and air pollution would all need to meet the criteria of this policy.

Policy RE2 Telecommunications Installations (Objectives 7 and 8)

The Parish Council recognises the need for improved telecommunication and broadband services and supports sensitively designed and located installations where the proposal is designed to minimise any adverse effect on the landscape or on designated and local heritage features. Proposals will need to consider cumulative impact with existing installations.

Justification

Benefits arise to the economic and social life of the local community from improved telecommunication and IT infrastructure, especially given the larger than average number of small businesses and the self-employed people. This policy provides a positive context for telecommunications development in appropriate locations, taking account of the landscape character and heritage. The "Code of Best Practice on Mobile Network Development in England 2013" has advice on siting and design.

Table 1 - Policy Summary

This is an easy reference grid linking Policies with Objectives, the adopted Local Plan Policies), the National Planning Policy Framework (NPPF – also see paras. 183 to 185 for general guidance on Neighbourhood Planning) and partners.

Neighbourhood Plan Policy	Objective	Core Strategy Policy	NPPF Paragraph
Development Principles			
DP1 Sustainable Development Principles	1 and all others	NW1	Paras. 6 to 17
Settlement Boundary Policies			
SB1 Development in the Village Settlement Boundaries	2 and 3	NW2 and NW3	Paras. 6 to 17
SB2 Development outside Settlement Boundaries	2 and 3	NW2 and NW3	Para. 17
Area Based Policies			
AB1 Mancetter Quarry	7	NW12	Paras. 109 to 125 and Para. 143
General Housing Policies			
H1 Smaller infill sites criteria	3	NW10 and NW12	Paras. 22, 49, 50 & 56 to 58
H2 The design of residential conversions and extensions	3	NW10 and NW12	Paras. 22, 49, 50 & 56 to 58
Built Environment Policies			
BE1 Conservation Area and its setting	8	NW14	Paras. 126 to 136
BE2 Protect and enhance local character	8	NW14	Paras. 58 & 59
BE3 Protect and enhance local built heritage assets	8	NW14	Paras. 58 & 59
BE4 Protect and enhance archaeological sites	8	NW14	Paras. 126 to 136
Natural Environment Policies			
NE1 - Protecting the countryside and landscape	7	NW13 and NW15	Paras. 109 to 125
NE2 - Nature Conservation	7	NW13 and NW15	Paras. 109 to 125
Transport and Access Policies			
T&A1 Highway Safety and Traffic Management	9	NW10 and NW21	Paras. 29 to 41
T&A2 West Coast Mainline	9	NW21	Paras. 29 to 41
T&A3 Coventry Canal	9	NW21	Paras. 29 to 41
Community & Open Space Policies			
CFOS 1 Community buildings, shops and public houses	5	NW20	Para. 70

CFOS 2 Existing Open Spaces	6	NW16 and NW20	Para. 74
CFOS 3 Proposed Designation of Local Green Spaces (LGS)	6 and 7	NW16	Paras. 76 to 78
Employment			
LE 1 Manor Road Industrial estate	4	NW9	Para. 21
LE 2 Local Employment	4	NW9 and NW17	Para. 21
Renewables & Telecoms.			
RE 1 Renewable Energy	7 and 8	NW11	Paras. 42 to 46
RE2 Telecommunications	7 and 8	NW11	Paras. 96 to 08
Informal Community Proposals			
SB CP 1 Possible Local Plan allocation SE of Mancetter village	1, 2 and 7	NW2 to NW6	Paras. 6 to 17
BEP CP1 Conservation Area Assessment	8	NW14	Para. 126 to 141
NEL CP1 Landscape enhancement and countryside management	7	NW13 and NW15	Paras. 109 to 125
TA CP1 Pedestrian and cycle accessibility	9	NW21	Para. 35

7 Implementation

8.1 This section outlines the approach to the implementation of the Mancetter Neighbourhood Plan, including working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.

8.2 Mancetter Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the Plan to be realised.

Working in Partnership

8.3 Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below:

North Warwickshire Borough Council. Forward Planning & Economic Strategy, Development Control, Housing, Open Spaces, Recreation and Community Facilities

Warwickshire County Council. Highways & Transport, Education, Landscape and Social Services. The County has stated that it cannot commit to the financial implications of proposals in Neighbourhood Plans. This plan should not identify capital/revenue schemes relying on County funding. However, it will assist communities to deliver infrastructure providing they receive funding from S106 Agreements/Community Infrastructure Levy or other sources.

Adjoining Parish Councils. Assessing impact of large scale planning applications.

Natural England. Natural England should be consulted on proposals affecting stated interests. The views of **Warwickshire Wildlife Trust** should also be sought where appropriate.

Sport England. On assessments and strategies for indoor and outdoor sports delivery, including design in accordance with their design guidance notes

Environment Agency. Reflecting a key principle to achieve sustainable development, the EA will be involved as a consultee on the following: flood risk management, water quality/resources, waste management, contamination and permits & other regulation.

Larger businesses & landowners. The Parish Council will seek early engagement on proposals in Mancetter or affecting the Parish. Particular attention will be focused on Mancetter Quarry.

The Coal Authority - The Neighbourhood Plan area lies within the current defined coalfield. Development High Risk Area Plans show recorded risks from past coal mining activity in the form of 10 mine entries, past surface mining, shallow coal workings, unrecorded shallow coal workings, thick coal outcrops and two surface hazards, located in the east of the plan area.

Funding and Implementation Mechanisms

8.4 Financial contributions will be sought from developers, through either S106 Agreements or, if it is introduced in North Warwickshire, the Community Infrastructure Levy (CIL) contributions

to a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional need will be generated. Contributions for local community facilities gained through S106 Agreements or available CIL money will be focused on assisting the delivery of the specified projects as a priority.

8.5 In addition, the Parish Council will seek to influence annual and other budget decisions by the Borough and County Council's on housing, open space and recreation, economic development, community facilities and transport, through the County Council Local Transport Plan, but subject to reduced budgets is acknowledged.

8.6 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; EU Funds and LEP programmes.

Priority Projects

8.7 The list of infrastructure projects below reflects local priorities. This should inform the spending of the Neighbourhood Portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. For example:

- Environmental improvements.
- Countryside management and access to the countryside.
- Managing traffic associated with larger scale development in adjoining areas.

8.8 Consideration will also be given to projects from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.

Monitoring and Review

8.9 Mancetter Parish Council, supported by the Borough Council, will produce an annual monitoring report on the Neighbourhood Plan using a table listing each of the Neighbourhood Plan Policies, Proposal and Projects, as indicated below:

Policy	Times used	In accordance	Against policy	Commentary
Proposal	Completed	In progress	Not yet started	Commentary
Project	Completed	In progress	Not yet started	Commentary

8.10 The reports will also include a listing of all planning applications in Mancetter and the decisions made on them and a schedule of approved development for new housing from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful influencing planning and development decisions.

8.11 A more comprehensive review, including an assessment of how the Neighbourhood Plan objectives are being achieved, an update the statistics contained in the Parish Profile and review of the Policy context, will be undertaken at five year intervals. In conjunction with the cumulative annual reports, this will inform any decision on whether a formal review of the Plan is necessary. It is expected that the Borough and County Council's will support the monitoring of the Neighbourhood Plan by providing dedicated data for the plan area.

Appendix 1. Listed buildings, non-designated local heritage assets and key views

Listed Buildings

Church of St Peter, Manor Road, Mancetter. **Grade I**

2 Chest Tombs (15m S of Porch of Church of St Peter, Quarry Lane, Mancetter. **Grade II**

2 Chest Tombs (2m S of SE Corner of Church of St Peter, B4111, Mancetter. **Grade II**

Arbour Cottages, Mancetter. **Grade II**

Bridge 33 (at SP 3257 9529) Coventry Canal. **Grade II**

Bridge 37 Rawnhill Bridge (at SP 3120 9692) Coventry Canal. **Grade II**

Steps (2m East of Forecourt Gates of Mancetter Manor) Quarry Lane, Mancetter. **Grade II**

Former Crossing Keeper's Cottage at (SP 317965), Quarry Lane, Mancetter. **Grade II**

Gatepier and Wall (2m N of Mancetter Manor Quarry Lane, Mancetter. **Grade II**

Gramer Cottages, B4111, Mancetter. **Grade II**

Gramer's Almhouses, Quarry Lane, Mancetter. **Grade II**

Left Forecourt Wall, Gatepier and Garden Pavilion at Mancetter Manor. **Grade II**

Mancetter Manor and Attached Gatepier, 1 Quarry Lane, Mancetter. **Grade II***

Manor Farmhouse, Quarry Lane, Mancetter. **Grade II**

Milestone Between Bridges 34 and 35 at Sp 3197 9572 Coventry Canal. **Grade II**

Right Forecourt Wall, pier & Garden Pavilion at Mancetter Manor, Quarry Lane. **Grade II**

Local (Non-Designated) Heritage Assets

Additional work, carried out during May and June 2016 has enabled a number of local (non-designated) heritage assets to be identified. This underpins a policy aimed at protecting and enhancing the heritage assets. Non-designated heritage assets may be buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated

1 Wathen Grange School Building, Church Walk, Mancetter, A Victorian school building (red brick with some stone lintels and slate roofed). All that is left of the attractive and local historically/culturally significant Wathen Grange School, following development of school grounds for The Laurels extra care housing scheme. Currently used as a (independent) special school, but may be subject to future change of use and development pressure.

2 The Blue Boar Public House, Watling Street, Mancetter. This prominent typical "inter-war" purpose built public house with art deco and modernist influences, was completed during the early years of WW2.

3 Purley Chase Centre (Original Victorian house). The Purley Chase Centre is a retreat and conference centre. The original Victorian building has been considerably extended, but it retains the character of this period, with red brick wall, stone mullioned windows, tall ornate chimneys and decorative timber work.

4 Mancetter Quarry Jubilee Seat. The six stones that make up this sculpture were carved by artist Ant Beetlestone and each stone represents Mancetter's Roman history and the story of Queen Boudicca. It uses the volcanic rock diorite, mined at Mancetter Quarry, known as 'salt and pepper' because of its colouring. It was donated by the quarry owners, Tarmac.

5 The Original Quarry Farm farmhouse, Quarry Lane/Steppey Lane (near Ridge lane). A typical 2.5 storey red brick wall and blue tile roofed, early Victorian farmhouse.

6 The White Horse Public House, Ridge Lane. A Victorian/Edwardian purpose built public house which was subsequently extended into an adjoining cottage. This brick building (painted white, with a blue tiled roof) with large attractive bay windows (with smoked and etched glass) under a tiled porch is a significant building in the village.

7 Ridge Lane Methodist Church. This is a simple, original church building of brick and tile construction with arched windows and a blue tiled roof, which provides a place of worship and a Community Hall.

8 Coventry Canal. In addition to the listed canal bridges, there are other small scale features along the length of the canal in Mancetter which add to the character of the area. These include; mooring posts, notice boards, distance makers and walls.

Key Views

In addition to the details of the built environment, the Character Study identified the importance of open spaces, the countryside and key longer views which should be addressed by policies for the Neighbourhood Plan, including general design criteria, local open spaces, criteria for considering other development and renewable energy. Views have been identified using desk based and field surveys, taking account of key public locations, including public footpaths, roads/lanes, and gathering places. The views identified help to define locations, where great care will be need with the design of new development or where large scale development will not be acceptable. The views are described below and shown on the Proposals Maps.

- 1** - The open quality of the Anker Valley, with views across to Witherley and from the valley up to the higher land which comprises the uplands from Baddesley to Hartshill.
- 2** - The setting of the Roman archaeological remains and sites in Mancetter village.
- 3** - Views from the Canal towpath to the higher land which comprises the uplands from Baddesley to Hartshill.
- 4** - Views from the (higher level) public footpath which runs along the ridge from Oldbury from Mancetter Hill Farm.
- 5** - Views outwards from Ridge Lane, across open fields towards larger woodlands.

Appendix 2 - Designated Site for Nature Conservation in Mancetter (as of July 2016).

Bentley Park Wood – SSSI - Adjacent to the Parish boundary but a material consideration for development applications nearby.

Ridge Lane Grassland – LWS - To the north of Wakeford Close.

Selected due to its neutral grassland habitat on ridge and furrow.

Monks Path Wood and Bratts Waste – pLWS

Purley Chase Golf Course – pLWS

Upper Coal Spinney – pLWS

Purley & Mancetter Quarries – LWS - Geological Interest with surrounding mosaic of wildlife habitats including acid grassland, heathland and wet woodland. pLWS areas adjoining.

Rawn Hill – LWS - Ancient woodland and acid grassland.

Brooklands Farm Meadow – pLWS

Coventry Canal – pLWS

River Anker – pLWS - Otter recorded along this stretch.

Notes

(LWS = Local Wildlife Site = An area which is locally important for the conservation of wildlife. They are identified and selected for the significant habitats and species that they contain.

pLWS = potential Local Wildlife Site = An area that is thought may qualify for designation as a Local Wildlife Site, but for which formal survey and/or designation has not yet taken place

Glossary

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

Amenity A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

Backland Development - one or more dwellings on a parcel of land which lies generally behind the line of existing frontage development, has little or no frontage to existing public highway and is piecemeal development in that it does not form part of a larger area allocated for development

Basic Conditions Statement (BCS) A qualifying body has to consider how it will demonstrate that its neighbourhood plan will meet the Basic Conditions that should be met if the plan is to be successful at independent examination. The BCS is a report to demonstrate to the independent examiner that its draft neighbourhood plan meets the basic conditions.

Biodiversity The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Community Infrastructure Levy A tariff charged on development to secure funding towards infrastructure that is essential to meet the needs of the development. The CIL may be set by the Borough Council once an Infrastructure Delivery Plan and Charging Schedule have been examined and adopted. If there is a CIL in place, and a neighbourhood Plan is made, 25% of CIL funds raised in the Neighbourhood Plan Area will be made available to be spent on infrastructure projects in the plan area.

Conservation Area Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Demographic patterns / changes The make-up of the population of a particular area in terms of birth-rates, the age profile, new migrants etc. and how this changes over time.

Density (of development) The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

Designated area An area defined by a line on a map which, by virtue of statute, enjoys a degree of protection from development that would impact adversely on the wildlife, landscape or other natural asset within its boundary. There are also built heritage designations such as Conservation Areas.

Development Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission (see also “permitted development”).

Development Management The process through which a local planning authority considers a planning application and whether it should be given permission

Development Plan This includes adopted council development plan documents such as core strategies and any future adopted neighbourhood plans setting out the authority's policies for the development and use of land.

Development Plan Documents (DPDs) DPDs are adopted plans and documents that form part of the development plan. Once adopted, planning decisions should be made in accordance with them unless material considerations indicate otherwise. DPDs can include core strategy, land allocation plans, area action plans, and neighbourhood plans.

Employment land Land allocated / reserved for industrial and business use.

Evidence base The information and data gathered by local authorities and used to inform policy development. It includes a wide range of numerical data and other information, including, surveys, studies, discussions and consultations.

Five Year Housing Land Supply An identified supply of specific deliverable sites sufficient to meet housing requirements over a specified five year period, collated annually.

Floorspace The floor area (on all floors) of a building or set of buildings. Gross floorspace includes areas ancillary to the main use. Net floorspace excludes ancillary areas.

Green Infrastructure (GI) Green spaces in towns, villages or elsewhere, serving different purposes, which together form a network that can provide local communities with a better environment and quality of life and help wildlife.

Greenfield Land or Site Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Gypsy, Roma and Traveller Communities (for planning purposes) Communities consisting of persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitat An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

Habitats Regulations A set of government regulations (currently the Habitats and Species Regulations 2010), which sets out requirements within England regarding the protection and enhancement of important natural assets, giving expression to various European Directives, International Conventions and national statutes.

Heritage Statements are required as part of the information submitted with planning related applications¹ when the proposed development might affect an archaeological site or historic building. The requirement for Heritage Statements is included in the National Planning Policy Framework.

Hinterland A term used to describe the area which falls within the influence of a town – especially the area from which the town draws most of the people who work there or use it.

Household A person living alone or a group of people living together at the same address and with common housekeeping.

Housing Needs Survey A survey of households which assesses affordable housing needs across a defined area, looking at criteria such as housing conditions, overcrowding and household incomes and comparing these with housing costs and availability.

Housing requirement The amount of housing that has to be built in a given period to meet needs and demands. This is now calculated separately for East Warwickshire, based on evidence, although the Council should cooperate with neighbouring authorities and other relevant bodies in arriving at the final requirement figure(s).

Independent Examination The process by which an Independent Examiner examines a Neighbourhood Plan to ensure it meets the basic conditions.

Infill development Building on a relatively small site between existing buildings.

Information and Communication Technologies (ICT) Telecommunications networks such as telephone lines, mobile phone masts and broadband infrastructure.

Infrastructure The physical entities (e.g. roads, railways, sewers, pipes, telecommunications lines) necessary for communities to function and move around.

Localism The Localism Bill was published in 2010. It set out a series of proposals to shift power from central government towards local people, including: flexibilities for local government; rights and powers for communities and individuals; reforming the planning system (including Neighbourhood Planning and more local decisions about new housing).

Limited infilling Infill development which is particularly small in scale, occupying small gaps between buildings comprising one or two, rather than several dwellings.

Local Plan The documents and maps that make up the plan for the future development of a local area such as North Warwickshire. In this case the adopted North Warwickshire Core Strategy (2014-2029)

Local Planning Authority The council which is charged with plan making and determining planning applications for an area. In the case of the Neighbourhood Plan it is North Warwickshire Borough Council (NWBC).

Low Cost Market Housing Usually refers to new build dwellings that are sold for 100% owner occupation but at a price that is discounted from the price than they could be sold for on the open market. These are not part of the definition of affordable housing.

Mancetter Parish Council (MPC) The responsible body for the Neighbourhood Plan, albeit that it has been prepared through a Steering Group (SG) of local people and Parish Councillors

Masterplan A detailed plan setting out how a particular area is developed, mapping the phasing of the development, (i.e. the order in which different parts are to be built) and setting out an action plan on how, when and by whom different requirements are triggered/funded.

National Planning Policy Framework (NPPF) A Government document that sets out the Government's planning policies for England and how these are expected to be applied.

Natural and semi-natural greenspace Places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies. (Natural England) In the Neighbourhood Plan it is intended that these areas should also be publicly accessible.

Neighbourhood Plan A plan prepared for a defined area by a Parish or Town Council – the “qualifying body”. Once accepted by the local community through a Referendum, the neighbourhood plan will form part of the Development Plan.

Local Economic Partnership (LEP) Business led strategic organisations responsible for promoting and developing economic growth funded by local authorities and Central Government. In the case of this plan this is the Warwickshire LEP.

Open market residential development Housing for sale or rent on the open market, without restrictions regarding occupation or price.

Open Space Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

Permitted Development Certain limited or minor forms of development that may proceed without the need to make an application for planning permission, as detailed in the General Permitted Development Order (GPDO). You can make certain types of minor changes to your house without needing to apply for planning permission. They derive from a general planning permission granted by Parliament. NB permitted development rights for many projects on houses do not apply to flats, maisonettes or other buildings

Phasing (housing) How the building of housing is spread over time within a defined area or on a large housing site. The orderly development of housing can be achieved through a phasing plan – hence ‘Phase 1’ or ‘Phase 2’ of a development.

Planning Obligation A planning obligation is a binding legal agreement under Section 106 of the Town and Country Planning Act 1990. It binds one or more parties to an agreement to deliver either actions or financial contributions required in association with development.

Presumption (in favour of sustainable development) The key principle of the NPPF (S. 14) for plan making and decision taking. Planning policies should follow the approach so that it is clear that development which is sustainable is approved without delay. Local authorities have been positive in seeking opportunities to meet the development needs of their area. This means that Local and Neighbourhood Plan policies should be worded positively.

Previously Developed Land (PDL) or ‘Brownfield’ Land Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape over time.

Qualifying Body The Neighbourhood Planning Regulations 2012 require a Qualifying Body to be appointed to be responsible for preparing the neighbourhood plan and taking decisions relating to it. Mancetter Parish Council is the Qualifying Body for this plan.

Renewable energy Energy produced using renewable sources such wind, water or biomass. Off shore renewable energy generation projects such as offshore wind or wave power are dealt

with by the Marine Management Organisation and the Government's Infrastructure Planning Unit rather than local planning authorities.

Resilient communities This term is sometimes applied to communities' ability to help themselves in the face of an emergency. However, in this document it refers more to the degree to which communities can be self-sustaining through the retention of a working population, workplaces, services etc.

Safeguarding The protection of valuable areas of land from disturbance and/or development, due to natural assets, mineral resource or possible future proposals (e.g. a bypass).

Scenarios Different possible outcomes – in this case regarding the growth and health of communities – depending on different 'inputs' – in this case the amount of land allocated for housing and employment and the ability for those houses and workplaces to be delivered.

Sequential approach A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, town centre type uses (Retail, Leisure, Commercial) being accommodated in the town centre before considering edge of centre or out of centre locations in relation to various levels of flood risk.

Social rented housing This is (affordable) housing owned by local authorities or other registered providers for which guideline target rents are determined nationally or locally.

Statement of Community Involvement (SCI) The Parish Council's approach to involving the community in the neighbourhood planning process

Statutory Weight Policies and plans prepared under the Town and Country Planning Acts once adopted have statutory weight under Section 38. In other words, planning decisions should be made in accordance with these plans once they have been adopted.

Strategic Environmental Assessment (SEA) This is a systematic decision support process, aiming to ensure that environmental and other sustainability aspects are considered effectively in policy, plan and programme making. The form and content of SEAs is determined by UK government and EU legislation and guidance.

Strategic Housing Land Availability Assessment (SHLAA) Identifies sites with potential for housing, and assesses their housing potential and when they are likely to be developed, with a view to achieving a five year supply of deliverable housing land.

Strategic Housing Market Assessment (SHMA) An assessment of the scale and mix of housing and the range of tenures that an area (in this case East Warwickshire) is likely to need over the plan period in order to meet household and population projections, taking account of migration and demographic change.

Sustainability Appraisal (SA) The process of weighing and assessing policies for their global, national and local sustainability implications for the environment, the economy & society to incorporate a Strategic Environmental Assessment (SEA) to comply with EU Directives.

Sustainable development Defined by the World Commission on Environment and Development in 1987 as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government makes clear that sustainable development has economic, social and environmental dimensions (explained in the NPPF).

Sustainable Urban Drainage Systems (SUDS) and Rural SuDS. Sustainable urban drainage systems are a sequence of water management practices and facilities designed to drain surface

water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse. Rural Sustainable Drainage Systems are a collection of physical structures used to mimic natural processes. In rural environments, it is an approach for managing the detrimental impact of rainfall on fields where run-off is a major threat to the flora, fauna and chemical status of our surface waters.

Tandem Development – This consists of a dwelling or dwellings immediately behind an existing residential frontage which are served by a shared access.

Tenure (housing) The ownership or rental status of dwellings – i.e. whether they are owner-occupied (owned outright / being bought with a mortgage), privately rented, rented from housing associations or rented from local authorities.

Townscape Character Townscape is the combination of buildings and the spaces between them and how they relate to one another to form the familiar and cherished local places within the town and its wider context. A Townscape Character Assessment is a tool that provides an objective, structured approach to identifying and classifying the distinctive character and context of a settlement. This helps understanding of the key features and characteristics that combine to give a particular area local distinctiveness and identity.

Use Classes Order The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following list gives an indication of the types of use which may fall within each use class.

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

A4 Drinking establishments - Pubs, wine bars & other king establishments (not night clubs).

A5 Hot food takeaways - For the sale of hot food for consumption off the premises.

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General Industrial - Use for industrial process other than one within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8 Storage or distribution - This class includes open air storage.

C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

C2(a) Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre,

custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

C3 Dwelling houses - this class is formed of 3 parts:

C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

C3(b) up to six people living together as a single household and receiving care e.g. supported housing schemes e.g. those for people with learning disabilities or mental health problems.

C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

C4 Houses in multiple occupation - small shared houses (3-6 unrelated individual occupants) as the only or main residence, sharing basic amenities such as a kitchen or bathroom.

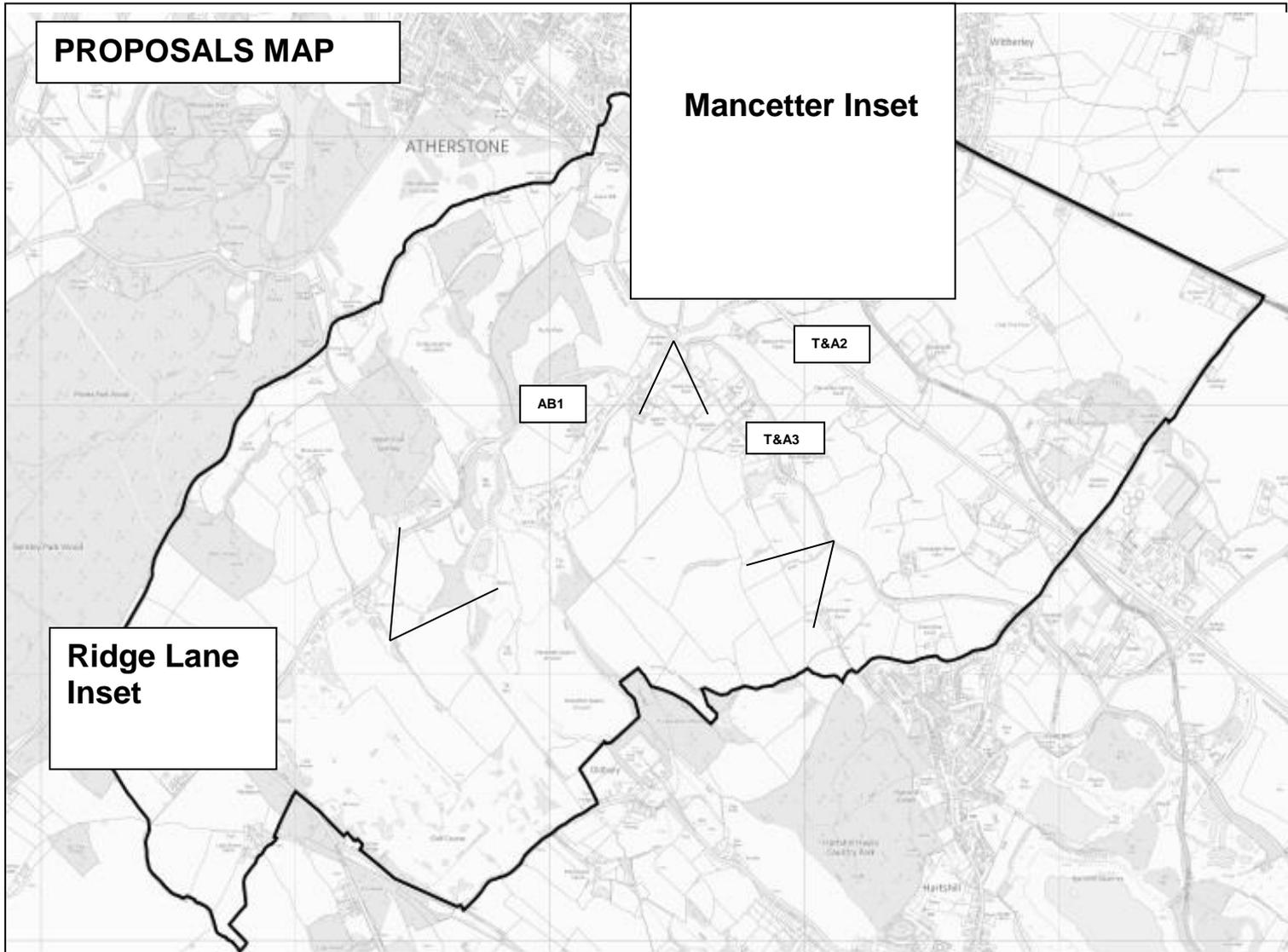
D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.

D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Sui Generis - Uses not falling in any use class and are considered 'sui generis', including: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

Viability Assessment Compares the likely broad value of planned development likely to come forward over the plan period with the likely costs and constraints, in order to understand the deliverability of the plan and provide certainty and sustainability.

Windfall Development - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.



KEY

Site Specific & Area Based Policies

AB1 Mancetter Quarry; **T&A2** West Coast Mainline; **T&A3** Coventry Canal; and (see Inset Maps); **SB1** Village Settlement Boundaries; **BE1** Mancetter Conservation Area; **E 4** Archaeological Sites; **CFOS 1** Community buildings, shops & public houses; **CFOS 2** Existing Open Spaces; **CFOS 3** Proposed Designation of Local Green Spaces; **LE1** Manor Road Industrial Estate.

Plan Wide Policies

DP1 Sustainable Development Principles

SB2 Residential Development Outside the Settlement Boundary

H1 Smaller infill sites criteria **H2** The design of residential conversions and extensions

BE2 Protect and enhance local character; includes Key Views

BE3 Protect and enhance local built heritage assets

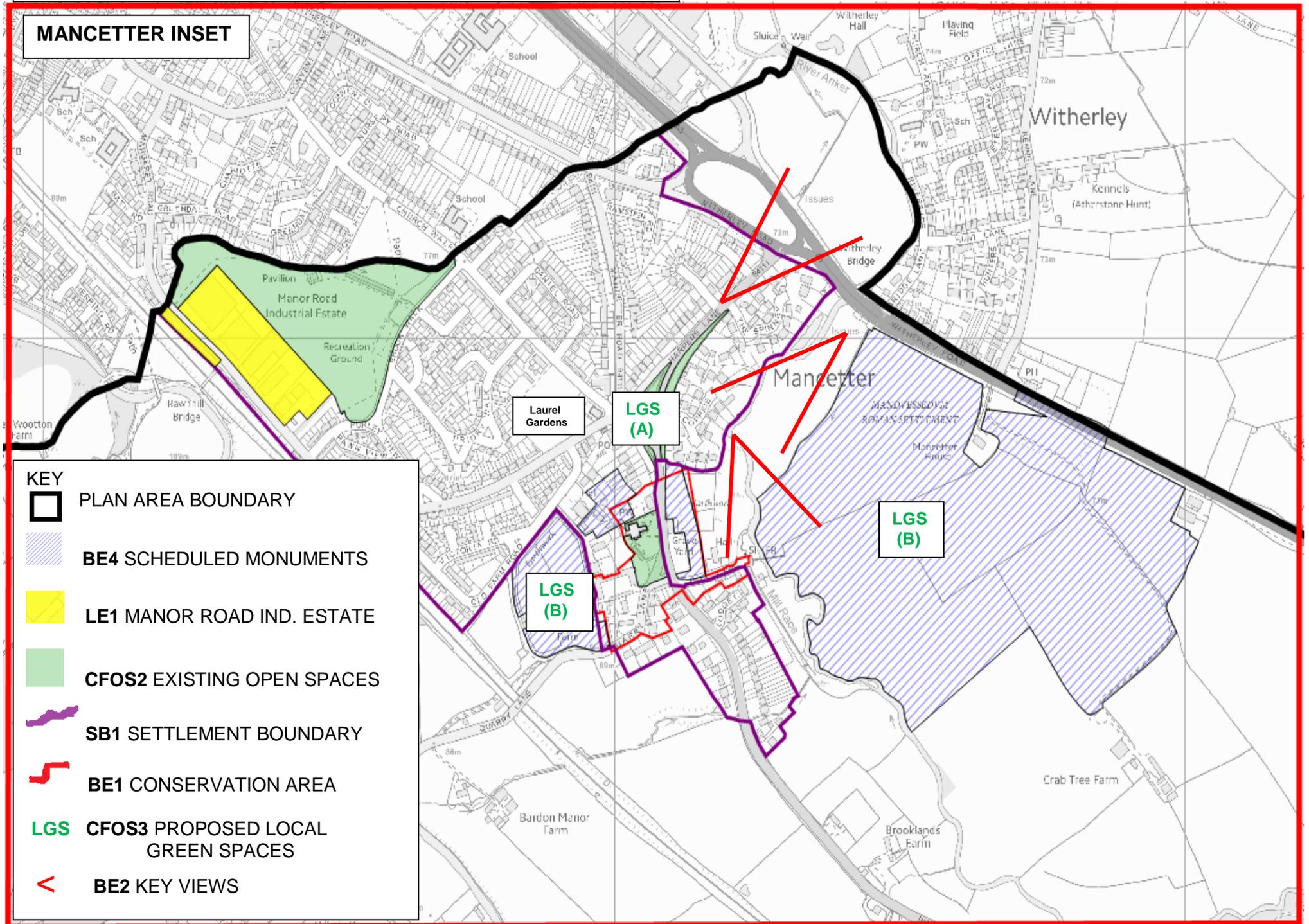
NE1 Protecting the countryside and landscape; **NE2** Nature Conservation

T&A1 Highway Safety and Traffic Management

LE 2 Local Employment

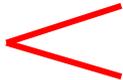
RE 1 Renewable Energy and **RE 2** Telecommunications

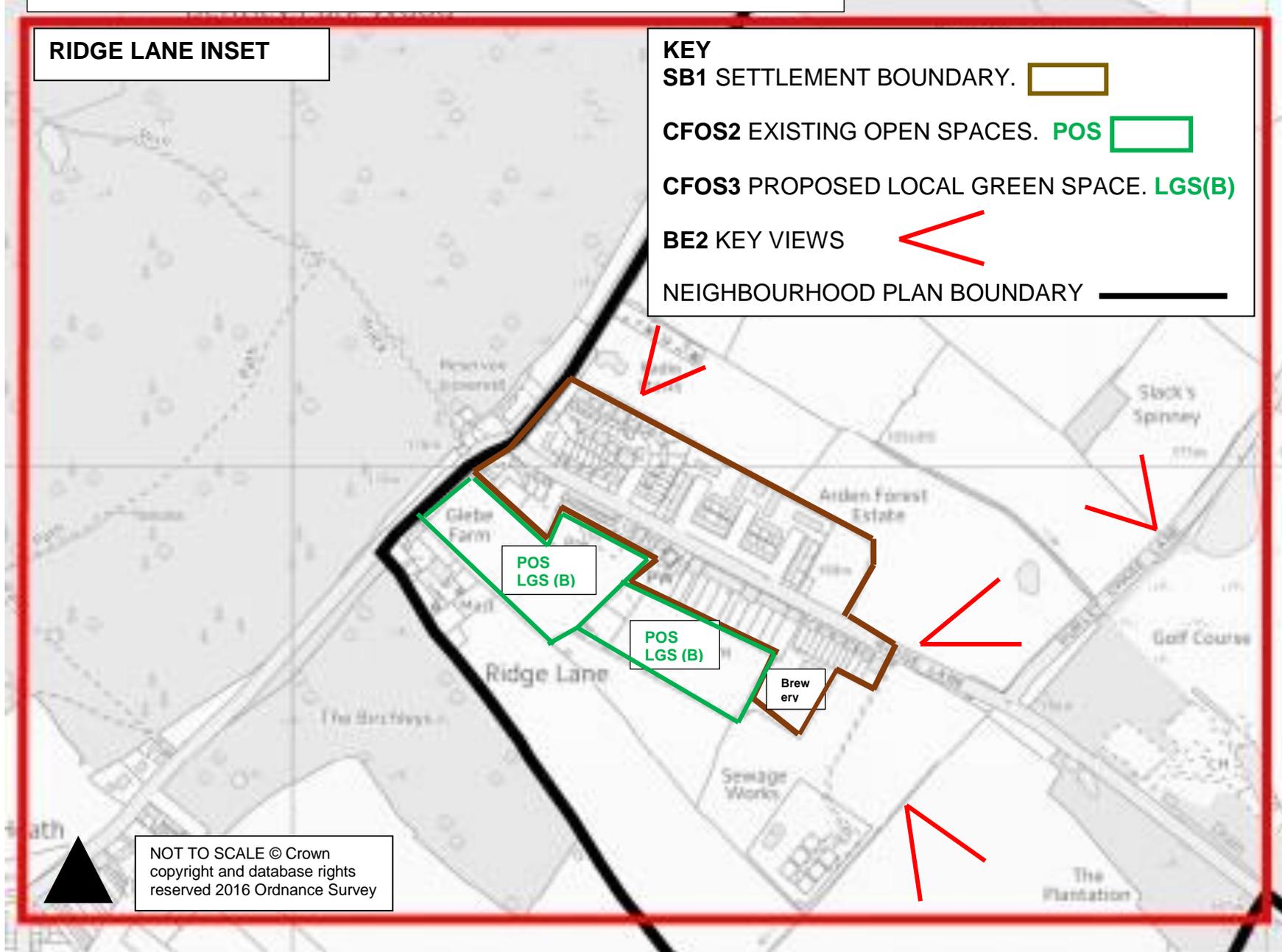
MANCETTER INSET



- KEY**
-  **PLAN AREA BOUNDARY**
 -  **BE4 SCHEDULED MONUMENTS**
 -  **LE1 MANOR ROAD IND. ESTATE**
 -  **CFOS2 EXISTING OPEN SPACES**
 -  **SB1 SETTLEMENT BOUNDARY**
 -  **BE1 CONSERVATION AREA**
 -  **LGS** **CFOS3 PROPOSED LOCAL GREEN SPACES**
 -  **BE2 KEY VIEWS**

RIDGE LANE INSET

- KEY**
- SB1 SETTLEMENT BOUNDARY. 
 - CFOS2 EXISTING OPEN SPACES. POS 
 - CFOS3 PROPOSED LOCAL GREEN SPACE. LGS(B) 
 - BE2 KEY VIEWS 
 - NEIGHBOURHOOD PLAN BOUNDARY 



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Mancetter Neighbourhood Plan

Consultation Statement



Submission version *(as required by Regulation 15.1.d of the Neighbourhood Planning (General) Regulations 2012)*

Mancetter Parish Council and
Neighbourhood Plan Steering Group
October 2016

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Appendices

- Appendix 1** Designation application letter and response.
- Appendix 2** Newsletter No. 1 Initial engagement July 2015
- Appendix 3** Newsletter No. 2 Issues & Options Consultation February 2016
- Appendix 4** Newsletter No. 3 Consultation on Draft Plan July 2016
- Appendix 5** Statutory Consultee email and list for Issues & Options Consultation
- Appendix 6** Email & list of consultees for Consultation on the Draft Plan

Related Documents

- 1 Mancetter Neighbourhood Plan Policy Document
- 2 Basic Conditions Statement

1. Introduction

1.1 The Neighbourhood Plan Steering Group (SG) identified consultation as the key to successfully developing a Neighbourhood Plan (NP) for Mancetter. In doing so, it has recognised the need for consultation with local residents and businesses and statutory consultation with prescribed bodies.

1.2 This Statement describes the approach to consultation, the stages undertaken and explains how the Plan has been amended in relation to comments received. It is set out according to the requirements in Regulation 15.1.b of the Neighbourhood Planning (General) Regulations 2012):

(a) It contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) It explains how they were consulted;

(c) It summarises the main issues and concerns raised by the persons consulted; and

(d) It describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 The reverend Tony Tooby was the Chair of the Neighbourhood Plan Steering Group (SG), which has a mix of parish councillors and non-councillors. The SG recognised the importance of community engagement throughout the process, with several stages of consultation:

- Advertising the request for the designation of a Neighbourhood Plan area (organised by North Warwickshire Borough Council in early 2014.

- Initial public engagement and awareness raising.

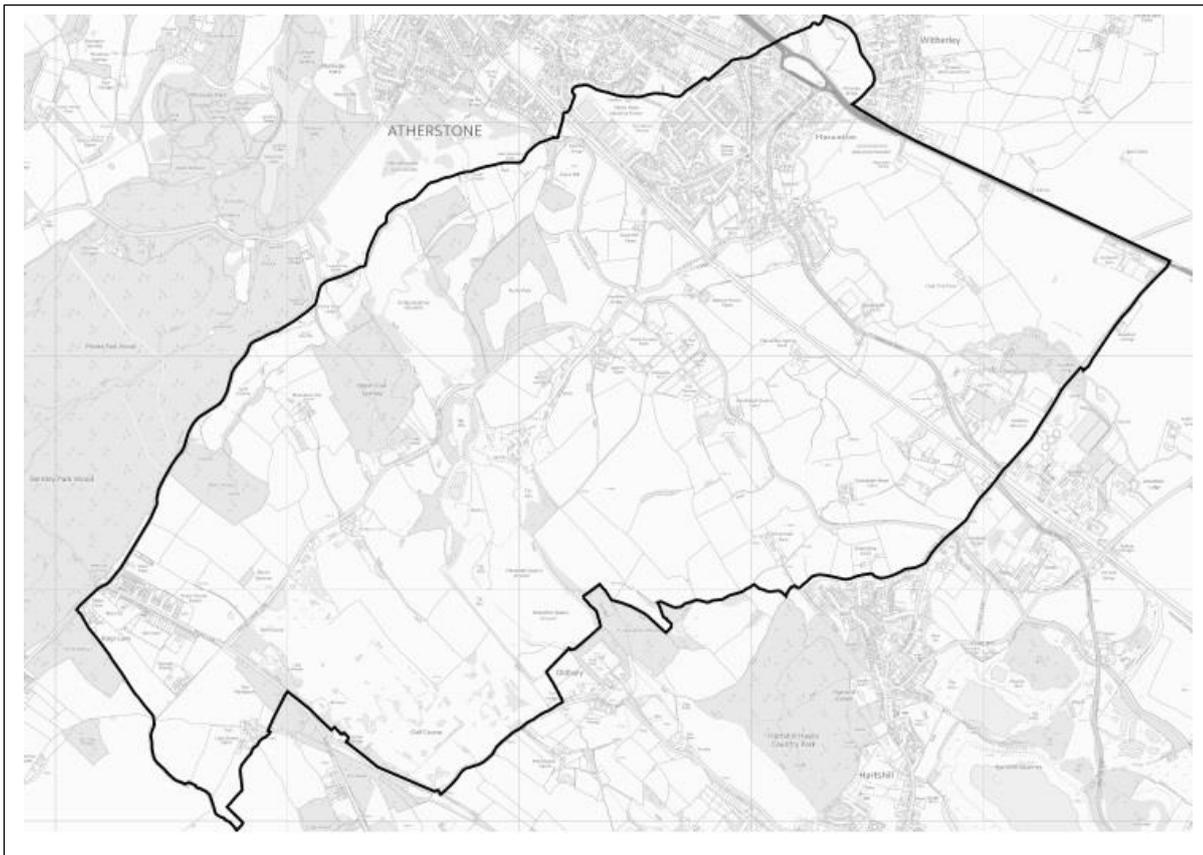
- Issues and options consultation.

- Public and Statutory consultation, on the Draft Neighbourhood Plan (including the final Strategic Environmental Assessment – SEA - screening)

1.4 A further Newsletter (No.4) will be issued in Oct./Nov. 2016 summarising the outcomes of Regulation 14 Consultation and to explain to local people how the Submission and examination process works. This will be followed in 2017 with the promotion of the final plan and awareness raising for the local referendum.

2. Designation of Neighbourhood Area

2.1 As the appropriate 'Qualifying Body', Mancetter Parish Council applied to North Warwickshire Borough Council (NWBC) on 5 February 2015 to designate a Neighbourhood Area. The Borough Council subsequently publicised the application for a six-week period and invited any representations and formally approved the Neighbourhood Area for Mancetter on 23 April 2015. The boundary of the Mancetter Neighbourhood Area corresponds to the Parish boundary. This shown on the diagram below.



3. Further stages of Consultation

3.1 Designation was followed by three stages of consultation and engagement.

1 Summer 2015 – Initial questionnaire and display at show for local residents.

2 March 2016 – A three-week consultation on issues and options, with exhibitions and a newsletter/questionnaire, distributed across the Parish. In addition, statutory consultees and other interested parties were notified and invited to comment.

3 July and August 2016 – Consultation on the draft Neighbourhood Plan, including local residents, businesses, statutory consultees and other interested parties, in accordance with Regulation 14.

3.3 Full details of the consultation events and outcomes are given in the following sections of the Consultation Statement, giving details of:

- The people and organisations consulted.
- How they were consulted.
- The main issues and concerns which were raised.
- The ways in which the concerns raised have been addressed.

4 Initial Questionnaire

4.1 An initial consultation was undertaken in July 2015, with a stand at the Roman Day on Saturday July 11th and a newsletter/questionnaire was distributed to all households in the Parish. 60 completed questionnaires were received by the deadline of 31st July 2015. The newsletter allowed people to say what they like about Mancetter, what is not so good and which topics should be covered in the Plan. The key outcomes are summarised below and details are given in the table which follows.

4.1 **Likes;** people liked the village setting and rural location (45%) and linked to this, the peace and quiet (22%) and safety of the Parish (20%). Open spaces were valued (47%) as were good community facilities and local businesses (23%)

4.2 **Concerns.** People are concerned by traffic and HGVs, speeding and traffic volumes (50%- 60%), about harm to the environment as a result of new development/housing (35% -45%) and 25% of people were worried about the broiler unit application

4.3 **Key Issues.** Traffic (97%), environment (82%), heritage (78%), community facilities (73%) shops (58%) were priorities, with business and renewable energy rated slightly lower.

4.4 **Other comments.** These generally reflect the other responses, but other interesting points were made, e.g. to get young people involved, make housing provision for young families and protect the separate identity/character of Mancetter and Ridge Lane.

4.5 **Profile:** The majority of respondents were aged 46 - 64 (35%) and 65+ (38%). In terms of, 16% are employed in Mancetter, 22% within 10 miles and 12% over 10 miles away.

4.6 **Neighbourhood Plan implications:** The consultation provided a good basis, (with evidence on statistics, landscape character and planning policy context), to identify the issues to be covered by the Neighbourhood Plan, to devise options to address them and to draft a Vision and Objectives. It was acknowledged that the Plan will be able to address housing, heritage, environment and landscape character but traffic issues and some community concerns only partially relate to planning matters.

Table - Responses to the household questionnaire

Likes

Safety – 12/60 20%

Peace & Quiet 13/60 21.7%

Village Setting – 25/60 41.7%

Well Connected – 10/60 16.7%

Rural Location 27/60 45%

Safe/Low Crime & ASB – 5/60 8.3%

Open Space – 28/60 46.7%

Clean/Tidy – 6/60 10%

Good Community Facilities & Businesses – 14/60 23.3%

Jobs – 3/60 5%

Houses 3/60 5%

Concerns

Chicken Broiler unit/Inappropriate Industrial Developments – 15/60 25%
Traffic Volume/Speed including HGVs – 37/60 61.7%
Street Lighting – 3/60 5%
Loss/Lack of Community Facilities & Businesses – 30/60 50%
Housing Developments/Harm to built environment – 27/60 45%
Car Parking – 7/60 11.7%
Crime/ASB – 9/60 15%
Environment 21/60 35%
Dog Kennels & Barking Dogs – 1/60 1.7%
Sustainability of Status Quo – 1/60 1.7%

Focus of Neighbourhood Plan – Yes

Traffic – 58/60 96.7%
Employment – 19/60 31.7%
Shops – 35/60 58.3%
Community Facilities – 44/60 73.3%
Heritage – 47/60 78.3%
Renewable Energy – 12/60 20%
Environment – 49/60 81.7%

Focus of Neighbourhood Plan – No

Traffic – 0/60 0%
Employment 30/60 50%
Shops – 13/60 21.7%
Community Facilities – 5/60 8.3%
Heritage – 4/60 6.67%
Renewable Energy – 19/60 31.7%
Environment – 9/60 15%

Focus of Neighbourhood Plan – No response given

Traffic – 2/60 3.3%
Employment – 11/60 18.3%
Shops – 12/60 20%
Community Facilities – 11/60 18.3%
Heritage – 9/60 15%
Renewable Energy – 29/60 48.5%
Environment – 2/60 3.3%

Where Respondent Works

Mancetter – 10/60 16.7%
<10 Miles from Mancetter – 13/60 21.7%
>10 Miles from Mancetter – 7/60 11.7%
No Response – 15/60 25% and Does not work/retired – 15/60 25%

Age of Respondent 31-45 – 4/60 6.7%, 46-64 – 21/60 35%, 65 plus – 23/60 38.3% and No Response – 12/60 20%

Other Comments

Traffic speed A5 Harpers Lane/accidents A5 island (4), general traffic speed (7) HGV limit (3)
Put new housing south of Mancetter between railway and Nuneaton Road
Traffic levels too high - Ridge Lane (3)
Chicken broiler unit/other unsuitable industries (4)
Enjoy living here, there is a good park for young people and good bus service!
Lack of parking on Arden Forest/Lack of parking (2)
More provision for young families (or village will die) (2)
Archaeological digs (pre-development) should be longer and deeper.
Too much new housing is being built – this is not a city! (2)
Protect the old school it has heritage value/ Loss of school (2)
Loss of flower bed (Dobbies sponsored) on the Green
Protect quality of Ridge Lane/Mancetter keep green spaces & maintain separate identity (5)
Threat of crime/need for police resources/community policing to be maintained
Quarry problems sorted out; concerns over other types but support local business
Promote history and heritage
Do more for young people/get them involved in the NP (2)
New housing should be for local people
The (physical) environment of some social housing areas is poor
More community facilities needed - doctors, chemists etc. - (2)
Support NP – protect village for future generations
Graffiti on canal and railway bridges

5 Issues and Options (*Consultation was undertaken in March 2016*)

5.1 A total of 94 questionnaires were completed. The following **issues** had 89% - 100% support.

3 Business. Local employment, protect Manor Rd., enable small units/homeworking.

4 Local Facilities. Protect & seek to improve community buildings, shops & other facilities.

5 Open Space & Recreation. The need to confirm/protect open spaces and recreation areas.

6 Countryside & Landscape. The need to protect/enhance the countryside and landscape.

7 Local Character Protect Conservation Area, other identified structures, spaces and views.

8 Other influences & Traffic. Impact of developments nearby (HGV's and traffic generation).

5.2 Issue No.1 - **Housing Design** - *There is a need for future new housing to reflect the character of the local area better*, was supported by 75% of respondents (with only 14% in disagreement). The Steering Group decided that it was reasonable to retain the policy, despite a slightly lower level of agreement.

5.3 Issue No. 2 **New housing** - *There is no need to allocate new housing now but should we suggest East of the village as a possible location?* was **more controversial** with a lower percentage of **60% agreeing** and **27% disagreeing**.

5.4 In terms of **options**, a large majority of respondents (80% - 100%) supported detailed policy coverage for the following, rather than relying on Borough Council/national policies.

1 Housing A Confirm Settlement Boundaries

1 Housing C Design of infill & extensions.

1 Housing D Housing mix to better meet local needs

2 Employment & Business A - Protect Manor Road

3 Local facilities A - Protect and manage market forces

4 Open Space & Rec. A -Identify and protect

5 Countryside etc. A - Identify and protect

6 Local Character A - Identify and protect

7 Other inf. & Traffic A - Include specific policy

5.5 **Option 2 - Employment & Business C** - *Encourage small units & working from home*. Supported by 74%, (**no disagreement**) and 26% neutral. The lower support was noted but the SG agreed that a policy was needed, with criteria to protect residential amenity.

5.6 The SG noted that, mirroring the related issue, **Option 1 Housing (B)** identifying land east of Mancetter for future housing, was supported by only 58% with 27% in disagreement.

5.7 The **Vision** "*By 2034 we intend that the Parish of Mancetter will continue to be a good place to live, with a strong sense of community, good quality housing and access to employment. The Parish will strive to improve local services, whilst protecting and enhancing the character, quality and heritage value of the landscape.*" The Steering Group agreed that, with 94% support, this should be retained.

5.8 The data on **residence** and **age** showed a good spread and the level of interest in Ridge Lane was pleasing, including some local businesses and farms. However, efforts will be made to engage Manor Road businesses, younger people (14-24 years) and families (25-35 years). The responses included businesses (shops, pub & brewery in Ridge Lane and farms).

5.9 Some comments related to matters which cannot be addressed by Neighbourhood Plans. These were referred to the Parish Council for discussion with others (e.g. the County Council and Police). Otherwise, comments on housing mix, local decision making, protecting shops, the countryside, open space etc. will be addressed by the polices in the Draft Plan.

5.10 The key decision for the Steering Group was the question of whether to indicate that any possible future housing requirement (as yet unspecified) might be met on land east of Mancetter village (the broiler application site). A majority, but lower than for other issues and options, agreed (60% for the issue and 58% for the option, but the level of disagreement (27%) was noteworthy and it was felt that some Ridge Lane residents may not have given views. A potential advantage of indicating possible future housing was seen that it may remove the pressure for the Broiler unit and prevent an appeal (but this is not certain). It may also enable the Parish Council to influence the planned review by NWBC of the Core Strategy/Local Plan housing requirement for Atherstone with Mancetter. The main disadvantages were seen as being that that it would not necessarily remove a threat of the Broiler unit and if an appeal into its refusal was allowed, the principle of development in what is currently open countryside, would be deemed acceptable. It would also (possibly falsely) suggest the acceptability (to the community) of housing in that location. In addition, the issues of the railway line and archaeological site could be complex.

5.11 Taking these factors into account, the SG decided, that on balance, the Neighbourhood Plan should include an informal Community Proposal (SBCP 1) to represent a further substantive objection to the proposal to develop a 40,000 capacity broiler chicken rearing unit on land at Crown Stables, off Nuneaton Road. In addition to promoting the safeguarding of this land, measures are set out concerning archaeology, the West Coast Mainline, landscape, sustainability, accessibility and connections to Mancetter. However, this Community Proposal **does not, in itself indicate, the suitability of the land to the SE of Mancetter village for future new housing** and is not intended to promote residential development unless it is proven by NWBC that no other viable alternatives exist.

Table 1 – Numbers and Percentages on Issues, Options, Vision, Age & Residence.

Issue	Agree	Disagree	Neutral
1 Housing Design There is a need for future new housing to reflect the character of the local area better.	71 75%	13 14%	10 11%
2 New housing. There is no need to allocate new housing now but should we suggest SE of village as a possible location?	57 60%	25 27%	12 13%
3 Business. Local employment important. Agree that Manor Road be protected. Small units/working from home encouraged?	84 89%	2 2%	8 9%

4 Local Facilities. Protect and seek improvements to the community buildings, local shops and other facilities.	90 96%	0	4 4%
5 Open Space & Recreation. There is a need to confirm and protect the open spaces and recreation areas.	91 97%	0	3 3%
6 Countryside & Landscape. There is a need to protect and enhance the countryside and landscape of the Parish.	90 96%	0	4 4%
7 Local Character Conservation Area will be protected, are there other, structures, spaces and views to be identified & protected.	91 97%	0	3 3%
8 Other influences & Traffic. Impact of nearby developments (HGV's and traffic).	92 98%	0	2 2%

Option	Agree	Disagree	Neutral
1 Housing A Confirm Settlement Boundaries	73 78%	3 3%	18 19%
1 Housing B Land east of Mancetter for future development.	55 58%	24 26%	15 16%
1 Housing C Design of infill & extensions.	79 84%	4 4%	11 12%
1 Housing D Housing mix to better meet local needs.	76 81%	3 3%	15 16%
2 Employment & Bus. A Protect Manor Road	75 80%	3 3%	16 17%
2 Employment & Bus. B Rely on BC Policies & National Guidance	30 32%	33 35%	31 33%
2 Employment & Bus. C Encourage small units & working from home.	70 74%	0	24 26%

3 Local facilities A				87	1	6
Protect and manage market forces				93%	1%	6%
3 Local facilities B				4	66	24
Leave to market forces				3%	76%	21%
4 Open Space & Rec. A				92	0	2
Identify and protect				98%		2%
4 Open Space & Rec. B				4	68	22
Rely on BC Policies & National Guidance				4%	72%	24%
5 Countryside etc. A				90	0	4
Identify and protect				96%		4%
5 Countryside etc. B				3	81	10
Rely on BC Policies & National Guidance				3%	86%	11%
6 Local Character A				88	0	6
Identify and protect				94%		6%
6 Local Character B				4	65	25
Rely on BC Policies & National Guidance				4%	69%	27%
7 Other inf. & Traffic A				92	0	2
Include specific policy				98%		2%
7 Other inf. & Traffic B				3	76	15
Rely on BC Policies & National Guidance.				3%	81%	16%
Vision		Agree 89 (94%)		Disagree 0		Neutral 5 (6%)
Place of Residence		Mancetter – 44 (47%)		Ridge Lane – 39 (41%)		Other – 11 (12%)
Age	<18	18-24	25-35	36-50	51-65	>65
	0	5 (5.5%)	5 (5.5%)	20 (21%)	30 (32%)	34 (36%)

5.12 **Other Comments** (Numbers refer to individual questionnaires).

1- The smell from Mancetter Quarry is an issue.

5 - Use infill for any new housing (e.g. Manor Road industrial estate), not open countryside.

- 6 - *Better control of litters, with bins and wardens, needed.*
- 7 - New housing would be preferable to the broiler chicken unit.
- 9 - *Questionnaire slightly confusing. Confidence in NWBC since the refusal of the broiler unit.*
- 11 - *Direct non-local traffic on A5 and designate village for local traffic only.*
- 12, 66 & 76 - *Add control of speeding traffic. Provide more information on some options.*
- 15 - More bungalows are needed.
- 21 - Drainage a constraint and farmland should be protected. Support for local decision making.
- 24 - Mancetter "Traffic island" (A5) causes big problems for access to local houses.
- 30 - NWBC needs to listen to local people more.
- 31 - No large scale development on open countryside, it would spoil the character of the Parish.
- 32 - Ridge Lane must not be expanded *and bus services to Atherstone need improvement.*
- 34 & 74 - *The County Council should pay more attention to local opinion (on traveller sites)*
- 35 - *Switch off alternate street light (to save energy?)*
- 36 - *Ridge Lane needs improved bus services to Atherstone.*
- 37 - *Speed of through traffic in Ridge Lane.* Traveller sites should not be permitted.
- 42 - Make new housing zero carbon and insulate existing houses (Church End Brewery).
- 43 - Protect local shops and recreational facilities (Ridge Lane).
- 45 - More (off- street?) parking is needed in Ridge Lane.
- 46 - We need the Neighbourhood Plan.
- 52 - Some housing for young people. Local decision making (not appeals)/role of the PC critical.
- 53 - No real need for new housing.
- 56, 71 & 86 – Through traffic & HGVs in Ridge Lane are also a problem (not just Mancetter).
- 77 – Use Purley Park for 55years+ housing.
- 79 – Ensure that light pollution is considered.
- 85 – No more housing in Ridge Lane.
- 87 – Support for the Parish Council and local decision making.
- 89 – Impact on wildlife is an issue.
- 94 – Protect the countryside.

Responses from Consultees

5.13 Twenty-seven organisations and individuals were contacted and invited to comment at the Issues and Options stage. Substantive replies were received from six of these organisations. The detailed responses are set out in the table which follows this summary which also show the Steering Group decisions on matters to be included in the Draft Plan. Four substantive replies from the following justified policy coverage in the draft plan:

Network Rail – Indicated need for policy identifying and requiring consultations on any development within 10 m of the railway line.

Severn Trent Water – provides a basis for policy content (part of development requirements on sustainable drainage etc.

Coal Authority - Indicates need for policy identifying and requiring consultations on any development former mining areas.

Natural England – Information provides support for landscape and nature conservation policies and Community proposals, complementing the findings of the local character study.

5.14 In addition, after the end of the Issues & Options consultation, earlier input was successfully obtained from the following:

Canals & Rivers Trust (as a significant land and asset owner which may wish to carry out development and owns Listed Buildings and potential non-designated heritage assets.

Wathen Grange School (on operational needs and potential non-designated heritage asset)

Heritage England and WCC (in relation to Roman Heritage and Conservation Area).

NWBC (policy contact and background).

Warwickshire County Council (for specific input on Traffic, minerals and landscape)

Tarmac (Mancetter Quarry - As a major landowner with the potential interest in future landscape).

Warwickshire Wildlife Trust (as a major nature conservation stakeholder)

Table - Consultees responses from Issues and Options Consultation

Date Consultee	Comments	Agreed Actions
03/03/2016 Network Rail	Thank you for the opportunity to comment. Network Rail is the public owner and operator of Britain’s railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back to the network. Comments are as follows.	Noted, text to be included in the Draft Plan.

	<p>The Mancetter Neighbourhood Plan has a red line boundary that includes Network Rail land / operational railway. The red line boundary is from eastings 431176 / northings 297032 (our ref: LEC2 101m, 0971yds) in the north, to eastings 433074 / northings 295474 (our ref LEC2 100m, 0019yds) in the south. Network Rail Consultation Network Rail would draw attention to the following: The Town and Country Planning (Development Management Procedure) (England) Order 2015. Publicity for applications within 10 metres of relevant railway land.</p> <p>(1) This article applies where the development is situated within 10 metres of relevant railway land. (2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land. (3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification..... the lpa is not required to notify. (4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing. (5) In paragraph (2) “requisite notice” means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.</p> <p>For development within 10m of the railway boundary, Network Rail are now statutory consultees.</p> <p>NB: When designing proposals, the council / developers are advised, that any measurements must be taken from the operational railway / Network Rail boundary and not from the railway tracks themselves. Network Rail land, from the railway tracks themselves to the Network Rail boundary fence, will include critical infrastructure (e.g. cables, signals, overhead lines, communication equipment etc.) and boundary treatments which could be adversely impacted by third party proposals unless necessary asset protection measures are undertaken. No proposal should increase Network Rail’s liability.</p> <p>(2) Asset Protection Measures we would request that the Mancetter Neighbourhood Plan group should contact Network Rail for any proposals within the area to ensure that:</p> <p>(a) Access points / rights of way belonging to Network</p>	<p>The presence of the railway line and the strong guidance suggested by NR suggests that a policy could be included in the Draft Plan.</p> <p>See above, policy suggested.</p>
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	<p>Rail are not impacted by developments within the area.</p> <p>(b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.</p> <ul style="list-style-type: none"> • 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 (this 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 • Any tunnels in the plan area <p>We would very strongly recommend that the Mancetter Neighbourhood Plan authority / group are made aware that any proposal within 10m of the operational railway boundary will also require review and approval by the Network Rail Asset Protection Team, and such schemes should be accompanied by a risk assessment and a method statement.</p> <ul style="list-style-type: none"> • Developers in the area should investigate if their land is subject to any demarcation agreements which would require Network Rail agreement in addition to any planning consent. • Consideration of support zones of bridges that extend away from the railway which may also be railway land. <p>We would request that the Mancetter Neighbourhood Plan group when submitting proposals for a development contact Network Rail's Town Planning Team and include a location plan and a description of the works taking place for review and comment. The Town Planning Team LNW, Network Rail, 1st Floor, Square One, 4 Travis Street, Manchester, M1 2NY.</p>	<p>See above, policy suggested.</p>
<p>07/03/2016 Severn Trent Helen Everitt</p>	<p>Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. We have however set out some general information and advice below. As a water company we have an obligation to provide water supplies</p>	<p>Noted, some of the details could provide a basis for clause in policies in the Draft Plan</p>

	<p>and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government’s Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>Water Quality Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency’s Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive</p>	<p>Noted, some of the details could provide a basis for clause in policies in the Draft Plan</p>
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	<p>and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands. Once detailed plans are available we can provide further comments on water supplies in specific areas</p> <p>Water Efficiency Building Regulation requirements specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> •Single flush siphon toilet cistern - flush volume of 4 litres. •Efficient Showers - maximum flow of 8 litres per minute. •Hand wash basin taps with low flow rates of 4 litres or less. •Water butts for external use in properties with gardens. <p>We hope this provides you with useful information. We look forward to providing you with more comprehensive comments when more detailed plans and geographical locations of developments become available.</p>	<p>Noted, some of the details could provide a basis for clause in policies in the Draft Plan</p>
<p>09/03/16 Coal rity</p>	<p>Thank you for the notification of the 26 February 2016 consulting The Coal Authority on the above NDP. The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 10 recorded mine entries, past surface mining, recorded shallow coal workings, unrecorded shallow coal workings, thick coal outcrops and 2 reported surface hazards. These are located</p>	<p>Noted, this will justify the inclusion of a policy reference in the Draft Plan</p>

	<p>in the eastern side of the plan area. If the Neighbourhood Plan allocates sites for future development in these areas, then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the North Warwickshire Development Plan. In addition, any allocations on the surface coal resource will need to consider the impacts of mineral sterilisation in accordance with the NPPF and the Warwickshire Minerals Plan.</p> <p>In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk.</p> <p>The Coal Authority wishes you every success with the preparation of the Neighbourhood Plan.</p> <p>R. A. Bust Coal Authority - Planning & Local Authority Liaison. www.coal.decc.gov.uk/services/planning</p>	
18/03/16 Hinckley & Bosworth BC	<p>Thank you for consulting Hinckley and Bosworth Borough Council on the Mancetter NDP Issues and Options. While we do not have any comments to make at this stage we would welcome the opportunity to participate in future consultation stages. Sam Hatfield, Planning Assistant, Hinckley & Bosworth BC, Hinckley Hub, Hinckley, LE10 0FR.</p>	Noted
24/03/16 Natural England Stephanie Jones Sustainable Development Team	<p>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 the resources to get involved in all neighbourhood plans and will prioritise our detailed engagement to those plans that may impact on internationally or nationally designated nature conservation sites, and/or require Strategic Environmental Assessment or screening for Habitats Regulations Assessment. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where required.</p> <p>Designated Sites Bentley Park Woods Site of Special Scientific Interest (SSSI) is adjacent to the boundary of the neighbourhood plan area. Natural England would expect this to be considered in the development of the plan moving forward. General support available for Neighbourhood Plans</p> <p>Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is</p>	<p>Noted</p> <p>Noted, this will justify</p>

<p>available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</p> <p>In addition to the comments above, we refer you to the notes on the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Natural environment information sources</p> <p>The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Environmental record centres hold information</p> <p>1 http://magic.defra.gov.uk/ 2 http://www.nbn-nfbr.org.uk/nfbr.php</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here3. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here. There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online. General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic5 website and also from the LandIS website, with more information about obtaining soil data.</p> <p>Natural environment issues to consider The National Planning Policy Framework7 sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance8 sets out supporting guidance. Your lpa should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental</p>	<p>the inclusion of a policy reference in the Draft Plan</p> <p>Noted, this information has been incorporated into the Character study which will justify the inclusion of a policy reference in the Draft Plan.</p>
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<p>assessments.</p> <p>Landscape Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness. If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development through careful siting, design and landscaping.</p> <p>Wildlife habitats Some proposals can have adverse impacts on designated wildlife sites or other priority habitats, such as SSSIs or Ancient woodland, if there are likely to be any adverse impacts you'll need to think about how impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p>Priority and protected species You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. To help you do this, Natural England has produced advice to help understand the impact of developments on protected species.</p> <p>Best and Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land¹³.</p> <p>Improving your natural environment Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development, e.g. Providing a new footpath through the new development to link into existing rights of way. Restoring a neglected hedgerow. Creating a new pond as an attractive feature on the site.</p>	<p>Noted, this information has been incorporated into the Character study which will justify the inclusion of a policy reference in the Draft Plan</p>
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	<p>Planting trees characteristic to the local area to make a positive contribution to the local landscape.</p> <p>Using native plants in landscaping schemes.</p> <p>Incorporating swift or bat boxes into design of new buildings.</p> <p>Think about how lighting is managed to encourage wildlife.</p> <p>Adding a green roof to new buildings.</p> <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <p>Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy.</p> <p>Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.</p> <p>Identifying green areas of particular importance for special protection through Local Green Space designation</p> <p>Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings/frequency).</p> <p>Planting additional street trees.</p> <p>Identifying any improvements to the existing public right of way network, or extending the network to create links.</p> <p>Restoring neglected features (e.g. coppicing a hedge).</p>	<p>Noted, this information could justify the inclusion of an informal <i>Community Proposal</i> in the Draft Plan.</p>
<p>29/02/2016 Highways England Adrian Johnson</p>	<p>We appreciate being consulted so early on in your preparation of the Mancetter Neighbourhood Plan, but for the time being do not wish to make any comments and would prefer to wait until the full Draft NP is released for formal consultation. Please keep us fully involved in the consultation process and I look forward to hearing from you when the full Draft NP has been finalised.</p>	<p>Noted, will ensure consultation with HE on the draft plan.</p>
<p>03/03/16 Environment Agency Holding Reply</p>	<p>Thank you for your enquiry regarding Mancetter Neighbourhood Plan. I have passed your enquiry to our customer team for the relevant area and they will be in touch with you shortly. Please quote your Enquiry Reference 160303/ZW08 in any correspondence with us regarding this matter. Customers and Engagement, Environment Planning & Engagement, Environment Agency, Warwickshire, Warwickshire and West Midlands Area.</p>	<p>Noted – need to focus reply on draft plan</p>
<p>26/02/16 Canal and Rivers Trust Ian Dickinson.</p>	<p>On an initial review, it appeared unlikely that the Neighbourhood Plan would significantly affect the Trust's interests, as the canal within the Neighbourhood Area appeared to almost entirely pass through open countryside, and there was no indication that the Plan would propose any site allocations for either housing or employment near to the canal. However, we are pleased to note that you anticipate that the Plan is likely to include a policy aimed at protecting the canal and any designated or non-designated heritage assets associated with it, as well as protecting it as a wildlife</p>	<p>Positive comment welcomed and used as a basis for a specific Coventry Canal Policy (T3)</p>

	<p>and recreational resource. We would welcome the inclusion of such a policy, and would be happy to discuss the wording and content further with you and/or the Steering Group.</p> <p>As an initial comment, although the 3km or so of the Coventry Canal within the Plan area is not a designated heritage asset, we would suggest that it should nonetheless be considered to be an important historic feature which contributes towards the character of the local area and provides a reminder of the industrial heritage of the area. The most notable features along this stretch of canal from a heritage perspective are probably the seven bridges, which are mostly accommodation bridges, from Atherstone Road Bridge (Br. 32) in the south to Outwards Bridge (Br. 38) in the north. Of these, two bridges (Br. 33 and Br. 37) are Grade II listed structures which are early examples of Coventry Canal Bridges dating from around 1770. There is also a listed milestone between Bridges 34 and 36, dating from the late 18th century. Although these listed structures already have quite a high level of protection, we would nonetheless welcome the inclusion of a policy which sought to protect the canal as a whole, not just the important historic features.</p> <p>The canal within the Plan area is also a valuable wildlife and recreational resource, and again we would welcome any proposal to protect the ecological interest of the canal, as well as promoting use of the canal and towpath as a recreational resource for the community, providing a pleasant walking route through the local countryside.</p> <p>From a technical perspective, there are a couple of places where the canal is carried on an embankment and one where it sits in a cutting. Although any significant built development in proximity to these features is unlikely given their open countryside locations, we do always have to look carefully at the risk new development may have to the stability of embankment and cutting slopes and consider whether this could present a risk to the structural integrity of the canal itself. Should the Steering Group consider proposing any built development close to the canal, we would be grateful for the opportunity to consider how close it may be to these structures and to identify whether there may be concerns. We will be happy to comment informally on any proposals the Steering Group may have before the full draft version of the Plan is published for consultation.</p>	
<p>26/02/2016 Craig Tracey MP</p>	<p>Holding reply No follow up received</p>	

<p>12/02/2016 Wathen Grange (S Shiner)</p>	<p>Hi, thanks for contacting us. I am away from 12/1/2016 having surgery at the moment and not available until mid-March. Mr Viron Mangat Finance Director will be covering for me in my absence, and Mr M Finnie will be available at the school on a day to day basis to pick up any operational issues V.mangat@wathengrange.com</p> <p>Telephone conversation with the owner/manager of the school – no immediate comments but may be interested in longer term development. I explained that the building may be identified as a non-designated heritage asset. My follow up reply was; <i>“Good afternoon Mr. Mangat, Thank you for your telephone call. I can confirm that as the owner of the property and the operator of Wathen Grange School, you and Mr. Finnie will be included as consultees on the draft Mancetter Plan when it goes out to consultation in late June/early July. In the meantime, if you would like information on Neighbourhood Plans, please refer to; http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/ and https://www.northwarks.gov.uk/info/20028/forward_planning/1082/local_plan_for_north_warwickshire/7 as we discussed, if you wished to discuss any development ideas for the site with the Parish Council and/or the Neighbourhood Plan steering group, the best contact is the Parish Clerk parishclerk@mancetter.org.uk and the website is http://www.mancetter.org.uk/ “</i></p>	<p>Noted – building could be identified as a non - designated heritage asset</p>
<p>Nuneaton & Bed. Policy Holding reply</p>	<p>Thank you for your email. This is confirmation of receipt of your email. planning.policy@nuneatonandbedworth.gov.uk</p>	<p>Noted</p>
<p>Tarmac</p>	<p>Telephone conversation which established that Tarmac are interested in the NP, but felt that the current liaison arrangements are working satisfactorily. My follow up reply to Andrew Kent was; <i>“Good afternoon Andrew, Thank you for the helpful exchange of information in our recent telephone conversation. As agreed, I will include your contact details in the list of consultees on the Draft Plan which is likely you to be issued in late June/early July. It is likely that this plan will include at least an informal policy encouraging the creation of wildlife habitats, improved connectivity and public access as part of the longer term restoration and after use of the quarry site(s). In the meantime, as we discussed, it would be helpful if you could let me have a land ownership plan showing the interests that Tarmac have within Mancetter.”</i></p>	<p>Positive comment welcomed and used as a basis for a specific Policy (AB1)</p>

6. The Six Week (Regulation 14) Consultation - July to September 2016.

Public Consultation

6.1 This content is based on a copy of an extensive report given to the Steering Group on the consultation outcomes. *“Item 4 - Report to Mancetter Neighbourhood Plan Steering Group Meeting on Thursday 16th September 2016 - Public Responses on Draft Mancetter NP, six-week consultation July & August 2016”.*

“1.1 Three exhibitions and meetings were held in Mancetter (Friday 8th July) and ridge lane (Monday 11th and Friday 15th June). There were attended by a total of 40 people (including Steering Group members). A total of 74 questionnaires were completed and returned by the (slightly extended) deadline of 26th August. Table 1, overleaf give the numbers & percentages in relation to each of the questions and lists the other comments made by respondents. The text below summarises the conclusions to arise from the consultation.

1.2 Almost all of the Objectives, Planning Policies and Community Proposals were agreed by over 90% of respondents with the levels of disagreement generally correspondingly low at between 0 and 2.5%, with only a few at up to 4 to 5%. Most of the neutral responses were similar low at less than 10%. This level of agreement/support for the Draft Plan is pleasing.

*1.3 The only Objective or Policy which had a more than **10% level of disagreement was on policy H1 on infill housing, but it was still supported by 78%** of people. It is recognised that new housing plots within existing residential areas can be locally controversial. However, the weight of Government advice and guidance, which favour new house building, means that the policy is reasonable in terms of what can be set out in an NP and supported by an Examiner. In addition, other NP policies on Development Principles (DP1), Design (H2), Local Character (BE2) and Open Space (CFOS 2) will ensure that careful consideration is given to the scale and design of any infill proposals. **It is suggested, therefore, that there is no need or justification to amend Policy H1.***

1.4 The Community Proposal (SB CP1) on the land SE of Mancetter (including the Broiler application site) enjoyed a high level of support (Agree 67 – 90.5%, with only 2 – 2.5% not agreeing and 5 – 7% neutral). This may be relevant to the ongoing debate with NWBC about the Broiler application and could influence the Parish Council response to the emerging Local Plan. In any event, this proposal should be retained in the Neighbourhood Plan

1.5 Data on residence and age showed a reasonable geographic and population spread and the level of interest from Ridge Lane was pleasing.

Recommendation - The Steering Group is requested to note and welcome the high level of support for the Draft Neighbourhood Plan that has been expressed by local people and agree that, based on the responses obtained, no significant changes are required to the content prior to Submission.

Other Actions (see foot of Table 1)

1 The author of comment No.3 is to be visited by the Parish Clerk.

2 The items in italics are matters which are outside the scope of the Neighbourhood Plan, but they need to be raised with other organisations including NWBC and WCC.

The other comments are generally supportive and do not require substantial changes to the Draft Plan because of the scope of and intent of the objectives and policies in it.

Table 1 – Numbers and Percentages (% of 74 responses, rounded) & summary of comments.

Objectives	Agree	Disagree	Neutral
Obj. 1 Development Principles	70 - 95%	2 – 2.5%	2 – 2.5%
Obj. 2 Settlement boundaries	68 - 92%	3 – 4%	3 – 4%
Objective 3 Housing	68 - 92%	2 – 2.5%	4 – 5.5%
Objective 4 Business	68 - 92%	3 – 4%	3 – 4%
Objective 5 Local Facilities	73 – 98.5%	1 – 1.5%	0
Objective 6 Open space and Recreation	71 – 97%	1 – 0.5%	2 – 2.5%
Obj. 7 Countryside and Environment	71 – 97%	2 – 2.5%	1 – 0.5%
Objective 8 Heritage and Character	68 – 92%	2 – 2.5%	4 – 5.5%
Objective 9 Transport & Traffic	69 – 93%	1 – 1.5%	4 – 5.5%

Planning Policies	Agree	Disagree	Neutral
DP1 Development Principles:	68 – 92%	2 – 2.5%	4 – 5.5%
SB1 Settlement Boundaries	63 – 85%	3 – 4%	8 – 11%
SB2 Out of Settlement Boundaries	65 - 88%	2 – 2.5%	7 – 9.5%
AB1 Mancetter Quarry	72 – 97.5%	2 – 2.5%	0
H1 Housing Infill sites	58 – 78%	9 – 12%	7 – 10%
H2 Conversions & extensions	65 – 88%	2 – 2.5%	7 – 9.5%
BE1 Mancetter Conservation Area	69 – 93.5%	2 – 2.5%	3 – 4%
BE2 Local Character	69 – 92%	2 – 2.5%	3 – 4%

BE3 Local built heritage:	68 – 92%	2 – 2.5%	4 – 5.5%
BE4 Archaeological sites	71 – 96%	2 – 2.5%	1 – 1.5%
NE&L1 Protecting the countryside:	71 – 96%	2 – 2.5%	1 – 1.5%
NE&L2 Nature Conservation	71 – 96%	2 – 2.5%	1 – 1.5%
T&A1 Transport & Access	69 – 93%	3 – 4.5%	2 – 2.5%
T&A1 West Coast Mainline	67 – 90.5%	4 – 5%	3 – 4.5%
T&A1 Coventry Canal	69 – 93%	2 – 2.5%	3 – 4.5%
CFOS 1 Community buildings, shops, pubs	72 – 97.5%	2 – 2.5%	0
CFOS 2 Open Spaces & Recreation	69 – 93%	2 – 2.5%	3 – 4.5%
CFOS 3 Local Green Spaces	70 – 94%	1 – 1.5%	3 – 4.5%
LE 1 Manor Road Industrial Estate	65 – 88%	4 – 5%	5 – 7%
LE 2 Local Employment	65 – 88%	4 – 5%	5 – 7%
RE 1 Renewable Energy	67 – 90.5%	4 – 5%	3 – 4.5%
RE2 Telecommunications	66 – 88.5%	3 – 4.5%	5 – 7%
Community Proposal	Agree	Disagree	Neutral
SB CP1 Land SE of Mancetter	67 – 90.5%	2 – 2.5%	5 – 7%
BEPCP1 Conservation Area Partnership	68 – 92%	2 – 2.5%	4 – 5.5%
NE&L CP1 Landscape partnerships	69 – 93%	2 – 2.5%	3 – 4.5%
T&A CP1 Transport partnerships	69 – 93%	2 – 2.5%	3 – 4.5%

Where respondents live

Mancetter – 42 (56.5%)	Ridge Lane – 29 (39%)	Other – 3 (4.5%)
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Age Group (3 no reply 4.5%)

<18. 0	18-24. 1 – 1.5%	25-35. 3 – 4.5%	36-50. 9 – 12%	51-65. 22 – 29%	>65. 36 – 48.5%
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Summary of other comments (from 17 respondents)

3 – Elderly, requests more details on Objectives 2 & 4 and policies H1 & H2 – J Ireland 60, Priory Walk, Mancetter.

11 – There is a need to protect remaining pubs in Mancetter as community assets.

20 – Parking and speeding traffic on Manor Road Mancetter is a problem.

23 – Need to protect natural habitats but also to accommodate renewable energy.

24 – Housing should be oriented to local young working families and there is a need to protect remaining pubs in Mancetter as community assets.

31 – Consider local people at the core of the Plan and put people before profit.

32 – Maintain the important heritage of Mancetter. Business is at a limit because of traffic levels.

38 – T&ACP1 should include protection of public rights of way. RE1&RE2 are supported, protecting local landscape is important.

45 – There should be no travellers sites in Mancetter or Ridge Lane.

46 – Local greenspaces and amenities should be protected. New housing should be oriented to local need and industrial growth managed carefully, including traffic associated with the quarry.

49 – Local community facilities in Ridge Lane need to be protected and improved.

53 – If any new housing is provided SE of Mancetter, the environment should be protected and local needs met.

62 – It is an excellent job but it is a shame that NWBC and/or WCC promotes inappropriate development on occasions.

71 – Speed control and management of HGV traffic needed in Ridge Lane.

72 – No more traffic should be allowed in Ridge Lane. Rural Litter is a problem.

73 – Noise from entertainment at the PH in Ridge Lane is a problem. Roads are in poor condition. Every other street light could be turned off to save energy.

74 – The natural environment and landscape need to be protected.

Statutory Consultees

6.2 Copy of: Item 5 - Report to Mancetter Neighbourhood Plan Steering Group Meeting on Thursday 16th September 2016 - Consultee Responses on Draft Mancetter NP, six-week consultation July & August 2016.

“1.1 A total of 28 organisations and individuals were contacted and invited to comment at the Draft Plan stage (see Appendix 5). Substantive replies were received from 11 of these organisations (noting that several sections of the County Council have been involve). Their comments are set out in Table 1, which also indicates suggested actions.

1.2 The comments which require amendments to formal planning Policies are;

Warwickshire Wildlife Trust – Policy NE&L2 (Nature Conservation) clarification and expansion of policy to cover locally designated sites as well as habitats.

Highways England & North Warwickshire Borough Council – The removal of the proposed Local Green Space designation from the A5 traffic island in Policy CFOS3, albeit that reference will be made to the retention of this open land, subject to future highway needs.

Canals & Rivers Trust - Policy T&A1 (Coventry Canal) clarification and small additions to the policy, as requested by the Trust.

Warwickshire County Council – Policy NE&L2 and Community Proposal NE&L CP1 (Nature Conservation) clarification and expansion of policy to highlight habitat connectivity.

North Warwickshire Borough Council – Policy SB 1 (Settlement Boundary for Ridge Lane) Consideration of how to ensure compliance of the NP with the existing Core strategy and the emerging Local Plan, possibly involving an indicative, informal boundary and policy to be subsequently formalised in the Local Plan. (See later report)

1.3 An updated version of the Plan (Policy Document) will be presented to the meeting. This will show the detailed changes that have been made in terms of the following.

- Changes to Policies.
- Changes to wording or evidence as suggested by consultees.
- Updating to reflect the Submission Status of the document.
- The removal of detailed material, e.g. on consultation from the Policy document which is to be included in the Consultation Statement, thereby avoiding complexity and duplication.

Recommendation

The Steering Group is requested to agree the amendments to the Draft Mancetter NP, set out above and detailed in Table 1 (below) of this report and to agree to recommendations for no change where this is considered justifiable, also as set out in Table 1.

Date/Consultee	Comments	Suggested Actions
11/07/2016 Severn Trent Water	Thank you for the opportunity to comment on the Mancetter Neighbourhood plan consultation. We have no further comments at this stage (we responded previously to the early stage initial consultation). Please keep us informed of further consultations.	Noted
12/07/2016 Hinckley & Bosworth BC - Fran Belcher	Thank you for consulting Hinckley and Bosworth Borough Council on the Mancetter NDP Draft. In reference to Policy BE2, it is good to see an aim to protect open spaces and countryside, with specific reference to Witherley (which is within the HBBC boundary), and also the clear statement that any built development that will have an adverse impact on this openness will not be permitted. This is in accordance with HBBC policy, as the north of the Borough is predominantly rural. It is also good to see consideration for the A5 road and MIRA development, and their implications for the surrounding area, including links to Hinckley and Bosworth Borough. However, due to the fact the (potential) adoption of Mancetter’s NDP will not have any direct impacts on the borough, HBBC do not have any further comments to make at this time.	Supported noted and welcomed. Context added to BE2 justification. Supported noted and welcomed. Noted

<p>22/07/16</p> <p>Warwickshire Wildlife Trust.</p> <p>Annie English</p>	<p><i>Thank you for consulting Warwickshire Wildlife Trust, a conservation charity. Our comments relate specifically to the protection and enhancement of wildlife within your plan area. The Trust is pleased that the Neighbourhood Plan seeks to protect and enhance the natural environment, and we support the inclusion of the Natural Environment and Landscape Policies. Our comments are suggestions of ways we feel these policies could be strengthened to better achieve the aims.</i></p> <p><i>The Trust recommends that Policy NE&L2 specifically sets out the natural environment assets that are locally important and which must be protected from harm. We recommend that this includes sites designated for their wildlife interest as well as the habitats currently listed, and any areas of open space that may be particularly valued locally.</i></p> <p><i>The Trust recommends that where the policy lists ‘unimproved grassland’ this is changed to ‘good semi-improved grassland’. Unimproved grassland is so rare that it is unlikely that any will be found within the neighbourhood area, and good examples of semi-improved grasslands are of county importance to nature conservation. If possible, we recommend the inclusion of a map that shows where these natural assets are. This mapping can be obtained from the Habitats and Biodiversity Audit Team at the County Council for a small charge.</i></p> <p>Designated Site of Nature Conservation in Mancetter (July 2016) <i>Bentley Park Wood – SSSI - Adjacent to the Parish boundary but a material consideration for development applications nearby. Ridge Lane Grassland – LWS - To the north of Wakeford Close. Selected due to its neutral grassland habitat on ridge and furrow. Monks Path Wood and Bratts Waste – pLWS Purley Chase Golf Course – pLWS Upper Coal Spinney – pLWS Purley & Mancetter Quarries – LWS - Geological Interest with surrounding mosaic of wildlife habitats including acid grassland, heathland and wet woodland. pLWS areas adjoining. Rawn Hill – LWS - Ancient woodland and acid grassland. Brooklands Farm Meadow – pLWS Coventry Canal – pLWS River Anker – pLWS - Otter recorded along this stretch.</i></p> <p><i>(LWS = Local Wildlife Site = An area which is locally important for the conservation of wildlife. They are identified and selected for the significant habitats and species that they contain. pLWS = potential Local Wildlife Site = An area that is thought may qualify for designation as a Local Wildlife Site, but for which formal survey and/or designation has not yet taken place. These areas should be assessed against the Local Wildlife Site criteria before a planning decision is made).</i></p> <p><i>The Trust recommends that this policy requires any development proposal to meet British Standard ‘BS 42020:2013 Biodiversity.</i></p>	<p><i>Noted and Agreed, details will be added.</i></p> <p><i>Noted and Agreed, description will be changed.</i></p> <p><i>Noted, if possible, a map will be added otherwise a table/list will be included.</i></p>
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	<p><i>Code of Practice for Planning and Development’.</i> This makes it clear what is expected by the phrase ‘developers will be required to ensure that appropriate measures are put in place...’</p> <p><i>We also suggest making it clear that mitigation measures must be appropriate to ensure that overall there is ‘no net loss to biodiversity’ – a phrase taken from paragraph 118 of the NPPF. This should require the developer to use the adopted Biodiversity Offsetting methodology to demonstrate ‘no net loss’ either by mitigating on site or finding somewhere offsite to enhance or create habitats. The Neighbourhood Plan could specify where any habitat creation or enhancement should occur. For example; to enhance habitat connectivity. Taking these comments together, the Neighbourhood Group may wish to consider amending the wording of policy NE & L2 Nature Conservation to:</i></p> <p><i>Any proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species.</i></p> <p><i>Development proposals will be required to meet British Standard BS 42020:2013 Biodiversity. Code of Practice for Planning and Development. Locally Important sites and features will be protected from harm, including designated sites (SSSIs, LWSs, pLWS) and high value habitats (trees, hedges, woodland, parkland, ponds & watercourses and semi-improved grasslands). [See table or map XX] Proposals impacting a potential Local Wildlife Site will be required to assess the site against the relevant criteria before determination.</i></p> <p><i>Protected and locally notable species will be protected from harm and measures to enhance the development site for wildlife species will be expected (for example, swift bricks, bat and bird boxes, hedgehog fencing and the use of native species in landscaping).</i></p> <p><i>Proposals will be required to evidence net changes to biodiversity using the locally adopted Biodiversity Offsetting methodology. Where, despite avoidance and mitigation measures a negative impact remains, compensatory measures will be required to ensure there is no net loss of biodiversity within the Neighbourhood Area. [This could further set out where exactly the habitat enhancement is preferred]. Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.</i></p> <p><i>I hope that you find these comments helpful, please don’t hesitate to contact me should you require further clarification or explanation. Annie English, Planning & Biodiversity Officer</i></p>	<p><i>Noted, wording will be changed</i></p>
<p>27/07/16 Highways</p>	<p><i>Highways England welcomes the opportunity to comment on the pre-submission Mancetter Neighbourhood Plan which covers the period to 2029. It is noted that the document provides a vision of</i></p>	

<p>England Adrian Johnson</p>	<p><i>the future of the village and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</i></p> <p><i>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Mancetter Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the A5.</i></p> <p><i>The A5 trunk road largely forms the northern border of the Mancetter Parish, however for a 400 metre section (approx.) the border moves north of the A5 following the River Anker from Witherley Bridge to the east, to the Carlyon Road Industrial Estate, to the west. This section, contained within the Parish, includes the junction known as Mancetter Island.</i></p> <p><i>The Neighbourhood Plan sets out the intention to conform to the North Warwickshire Borough Council (NWBC) Local Plan, adopted in January 2014. It does however recognise that NWBC are in the process of developing a new local plan to include additional housing requirements. The Neighbourhood Plan should be updated to reflect the new Local Plan in due course.</i></p> <p><i>The Neighbourhood Plan acknowledges traffic issues in the vicinity of the A5 trunk road and states that development should not result in any worsening of the current highway safety and traffic related problems and where appropriate, proposals must be supported by a Transport Statement or Assessment. We endorse this policy. Where applications impact the A5, we expect to be consulted. Highways England considers that direct traffic impacts on the A5 resulting from development within the Parish are likely to be negligible, given that the current NWBC Local Plan only sets out the need for limited development within Mancetter.</i></p> <p><i>Finally, the Neighbourhood Plan sets out the desire to maintain informal open space within the A5 traffic island in Mancetter village within Existing Local Spaces and Designation of Local Green Spaces objectives. Whilst recognising the importance of local green spaces, in this instance Highways England can't support the desire at Mancetter Island given that it is public highway land. As a result, any future enhancement scheme required to facilitate growth and / or improve safety may have an impact on this open space. Highways England would however expect to consult with the Parish Council on any improvement scheme that may be brought forward for the Mancetter junction.</i></p> <p><i>I trust you find these comments helpful, please feel free to contact me if you wish to discuss this response in more detail.</i></p>	<p>Noted</p> <p>Noted, the NP will endeavour to anticipate the emerging NP, but LPs & NPs work in tandem as the "Development Plan"</p> <p>Noted and agreed (see also NWBC comments below) the LGS proposal will be deleted, but the importance of this open land will be stated elsewhere in the NP.</p>
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<p>03/08/2016 Coal Authority</p>	<p>Thank you for the notification of the 4 July 2016 consulting The Coal Authority on the above NDP. The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing. As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 10 recorded mine entries, past surface mining, recorded shallow coal workings, unrecorded shallow coal workings, thick coal outcrops and 2 reported surface hazards, located in the east of the area.</p> <p>The Neighbourhood Plan does not propose to allocate any sites for future development in the Development High Risk Area; consequently, The Coal Authority has no specific comments to make on the Neighbourhood Plan. In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the email address of planningconsultation@coal.gov.uk. The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan. Mark Harrison BA(Hons), Principal Manager.</p>	<p>Noted, this information will be included in the NP background material/in the implementation section.</p>
<p>03/08/2016 Historic England</p>	<p>Thank you for the invitation to comment on the Mancetter Draft Neighbourhood Plan. Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England considers that the Plan takes an exemplary approach to the historic environment.</p> <p>The recognition in the Plan of the importance of the local historic environment is highly commendable and Historic England strongly support that view. The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including archaeological remains and important views is equally to be applauded. Those who have clearly worked extremely hard in drafting the Plan are to be congratulated.</p> <p>Overall Historic England considers that the Mancetter Draft Neighbourhood Plan exemplifies “constructive conservation” and constitutes a very good example of community led planning. I hope you find this advice helpful. If you have any queries, please do not hesitate to contact me.</p> <p>Peter Boland, Historic Places Advisor</p>	<p>The endorsement is noted and welcomed.</p>

<p>10/08/2106</p> <p>Natural England</p>	<p>NE SEA Response (to Sue Wilson NWBC) 10/8/16 Mancetter Neighbourhood Plan (Regulation 14). Thank you for your consultation on the above.</p> <p>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.</p> <p>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.</p> <p>Natural England does not have any specific comments on this draft 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.</p> <p>Strategic Environmental Assessment. Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance. Having considered the nature, scale and location of that potential development Natural England advises that there is unlikely to be an impact on Bentley Park Wood Site of Special Scientific Interest. We therefore advise that based upon the designations for which we are responsible an SEA is not required.</p> <p>For clarification of any points in this letter, please contact James Hughes on 020 802 61000. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>	<p>Noted, reference will be made in the implementation section.</p> <p>Noted.</p> <p>Noted and welcomed.</p>
<p>17/08/2016</p> <p>Canals & Rivers Trust</p>	<p>Thank you for consulting the Canal & River Trust on the Draft Mancetter Neighbourhood Plan. We are pleased to note that the Plan includes a specific policy relating to the Coventry Canal (Policy T & A3), and that our previous comments were found to be useful to the Parish Council in drafting this policy.</p> <p>The policy is worded positively, and we consider that the criteria set out within it appear reasonable. The policy should help to secure protection of the canal and its value as a recreational resource, wildlife habitat and heritage asset, whilst not preventing appropriate development which could serve to enhance the canal and encourage its use by visitors and the local community, as is made clear in the supporting text accompanying the policy. For greater clarity, it may be worth considering some small amendments/additions to the wording of the policy, and we would suggest that the following wording might be appropriate:</p>	<p>Noted and welcomed.</p>

	<p>Development will be supported which enhances the Coventry Canal (and associated buildings and structures) as a cruising waterway, a linear walking/cycling route, a wildlife habitat and corridor and as an important historic feature and location for designated and non-designated heritage assets. In order to protect the environmental quality of the Canal, development will need to demonstrate that it meets these criteria:</p> <p>(a) The protection and enhancement of historic character and interest of the canal, including the listed buildings, structures and local heritage assets associated with it;</p> <p>(b) The protection of the existing nature conservation interest of the canal and the wildlife supported by it, and enhancement of this interest, if possible;</p> <p>(c) The maintenance of existing rights of way and their enhancement, if possible, including improved access to the canal towpath or improvements to the towpath if appropriate and feasible;</p> <p>(d) No adverse impact on the residential amenity of adjoining properties.</p> <p><i>We hope that these comments will be of assistance, and in conclusion, the Trust welcomes the inclusion of this policy within the Plan. Please feel free to contact me direct should you wish to discuss any matters further.</i></p> <p><i>Ian Dickinson, Area Planner (East and West Midlands). Canal & River Trust, The Kiln, Mather Road, Newark, NG24 1FB</i></p>	<p><i>Agreed, wording of policy will be amended.</i></p>
<p>18/08/2016 Warwickshire CC</p>	<p><i>The County Council welcomes communities proposing Neighbourhood Plans that shape and direct future development. The main responsibilities of the County Council are highways and public transport, education, social services, libraries and museums, recycling/ waste sites and environment. The County Council's role is to deliver these services and facilities efficiently and effectively.</i></p> <p>Financial implications of Neighbourhood Plans <i>We would like to state at the outset that the County Council cannot commit to any financial implications from any proposals emanating from Neighbourhood Plans. Therefore, Neighbourhood Plans should not identify capital or revenues schemes that rely on funding from the Council. However, we will assist communities in delivering infrastructure providing they receive funding that may arise from S106 Agreements/Community Infrastructure Levy or other sources.</i></p> <p>Response of the Council <i>The County Council has the following comments to make in relation to the draft plan and hopes they will be used to guide any amendments you see fit to make prior to formal submission.</i></p> <p>Transport planning matters - Safer routes to schools and sustainability matters <i>Providing funds are available to the Parish</i></p>	<p><i>Noted: to be made clear in the implementation section.</i></p>

	<p><i>Council the Neighbourhood Plan could consider schemes to make better access to local and nearby schools; amenities and areas of employment, and improving access to Atherstone town centre. These would help to improve safety and sustainability of the locality. Other enhancement could also include improvement of access to the railway station through new and improved cycleways and footpaths. Any scheme arising from these ambitions will have to be funded from S106 agreements, CIL or other external funding.</i></p> <p><i>If housing proposals on land between the railway line and the B4111 Nuneaton Road comes forward we would require off site mitigation measures to maintain safety on the B4111 for residents. These could include new pedestrian footways and cycleway facilities, proposals for speed limit changes that comply with WCC's criteria for setting speed limits which follows DFT circular: 01/2013</i> https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/63975/circular-01-2013.pdf The above improvements would need to be funded from S106 agreement and, or, CIL, whichever is the most appropriate at the time.</p> <p>Public Health Warwickshire North Warwickshire Borough Council's Adopted Core Strategy (Oct 2014) states that it seeks to tackle key issues facing the Borough, which includes health, skills and access to services etc. Policy NW10 states that development considerations should: 'promote healthier lifestyles for the community to be active outside their homes and places of work'. The current draft Neighbourhood Development Plan for Mancetter does not state health implications, the importance of promoting healthy, sustainable communities. Public Health Warwickshire recommends that a health and wellbeing policy is put in the NDP, in line with NWBC Core Strategy Policies.</p> <p><i>To assist with producing a health and wellbeing policies, please find attached our Neighbourhood Development Planning for Health document. Please also find attached the Local Health Profile for Atherstone South and Mancetter Ward, which contains information on the health needs of the local population. Should the Parish Council wish to discuss the guidance document or the local health tool further please contact the County Council's Public Health Planner evaneale@warwickshire.gov.uk</i></p> <p>Minerals Planning Authority The NP proposes a policy relating to the future use of the restored quarry areas at Mancetter policy AB1. The policy relates to the future development of the quarry area after extraction and restoration have been completed. We assume that the Parish Council has consulted the owners of the quarry on this matter?</p> <p>Ecology and archaeological matters - our experts; David Lowe and Anna Stocks, will be respond directly to you. Jasbir Kaur: Strategic Planning & Development Management Manager</p>	<p><i>Noted: to be made clear in the implementation section.</i></p> <p><i>Noted: reference to be made in the relevant Community Proposal.</i></p> <p><i>This positive advice is welcomed, but it is not considered that a health and wellbeing policy would fulfil the need for an NP Policy to be land use based. However, reference to health and wellbeing will be made in relevant policy justifications and in the Basic Conditions Statement.</i></p> <p><i>Noted, it is confirmed that the quarry owners have been consulted.</i></p>
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<p>31/8/16</p> <p>Warwickshire CC</p> <p>Ecology, Landscape and Archaeology.</p> <p>David Lowe, Team Leader, Ecology, Historic Environment & Landscape.</p>	<p>Ecology Thank you for inviting the Council to comment on your Neighbourhood Plan. The Council is encouraged by the support your residents have regarding Landscape and the Natural Environment.</p> <p>We would like to draw your attention to the Warwickshire, Coventry and Solihull Green Infrastructure Strategy, which was prepared in readiness for Neighbourhood Plan and other Strategic documents to either support, adopt or simply reference and the recommendations and delivery mechanism within. Please feel free to use it as an evidence base to your strategy. The Council has and continues to make the data behind the strategy available online see, (maps.warwickshire.gov.uk/green_infrastructure).</p> <p>From this green infrastructure mapping you may be interested to see that your area is well connected for woodland habitat and contributes significantly to national woodland species flows (i.e. the route woodland species are likely to use to travel south-north across the country to escape climate change). Purple represents poor habitat to move through and green is good habitat to move through. Indeed, it would appear species may pass through you to go to Leicestershire or Tamworth; you appear to be on a crossroad. For grasslands, however, Mancetter is on a small bottle neck inferring you could help by promoting grassland creation and enhancement. This can be seen more clearly on the Strategic Areas: Grassland layer where there is a 'white' gap between Mancetter and Hartshill. The Habitat Connectivity: (Linear Features) and Area Features shows that the canal and surrounding habitat is a good local ecological corridor for species to move around your area.</p> <p>Landscape - My landscape colleague is on annual leave and will provide a more detailed response on her return. However, she has come back to me with some preliminary comments suggesting that it is clear that the community are placing a value on their local landscape through referencing the local landscape types and identifying important viewpoints. It may be worth the plan taking this a step further and indicate which landscapes are of particular local value and how the structure of these landscapes might be strengthened and enhanced with linkages between them. The plan may wish to suggest how it would encourage development to make these enhancement (e.g. through planting and / or more positive management).</p> <p>Archaeology - Anna will respond with some minor comments.</p>	<p>Noted and welcomed.</p> <p>Noted, reference will be made to the GI Strategy in the Character Study and it will be included as a background document to the NP.</p> <p>Noted, reference will be made to the benefits of increased connectivity in Policy NE&L2 and Community Proposal NE&L CP1.</p> <p>Noted, this will be considered but there is no capacity for further detailed survey work and so this will be reliant on the existing evidence base.</p>
<p>01/9/16 NWBC</p> <p>Susan Wilson</p> <p>Planning Policy Assistant</p>	<p>See the copy of report and table following overleaf.</p>	

Further consideration of NWBC Comments

6.3 This content is based on a copy of a report given to the Steering Group. “Item 4 - Report to Mancetter Neighbourhood Plan Steering Group Meeting, Thursday 20th Oct. 2016 Consideration of Comments from NWBC made during consultation on the Draft Mancetter NP.

- 1.1 At the last meeting the substantive replies from 10 of the 11 organisations who commented on the Draft Plan were considered and actions agreed. In addition, a number of helpful technical and wording points from NWBC were considered and responses agreed (See Table 1 below).
- 1.2 The only outstanding issues concerned **North Warwickshire Borough Council** comments on Policy SB 1 (Settlement Boundary for Ridge Lane) and related matters on the SEA screening. Subsequent discussions have enabled consideration of how to ensure compliance of the NP with the existing Core strategy and the emerging Local Plan, to be subsequently formalised in that document. (See Table 1 below in **Bold Red Font**).
- 1.3 In discussion, with reference to the SEA issues, NWBC indicated in an email on 19/09/16 that *“With regards to whether the plan needs an SEA or not, we feel that if you remove the **H** from the inset plan and the text from the KEY, then there will be no allocation of any sorts and **therefore the plan will not need an SEA**”*. The **H** has subsequently been removed from the Proposals Map (Ridge Lane Inset).
- 1.4 With regard to the issue of the Ridge Lane Settlement boundary, NWBC has recently stated, in an email sent on 18/10/16, that *“Although putting a development boundary around Ridge Land is not in conformity with the adopted Core Strategy, we are happy to support it and pass on those comments to the appointed Examiner when the plan is submitted for examination.”* There is, therefore, no need for any further amendment to this policy (SB1) and supporting text prior to Submission.

Recommendation The Steering Group is requested to note the helpful attitude of the Borough Council and the satisfactory outcome of discussions concerning the proposed Ridge Lane settlement boundary

Table1 Comments and suggested actions

Date/Body	Comments	Suggested Actions (Red)
01/9/16 & 18/9/16 NWBC Susan Wilson Planning Policy Assistant	<p>The inset plans need to be incorporated into the actual plan itself</p> <p>Replace the word ‘must’ throughout the document with ‘should’</p> <p>P4 Plan Need the license number on</p> <p>P7 2.8 Needs rewording to reflect that the documents have been merged and NWBC are now producing a new local plan. The whole paragraph needs simplifying as in its current form it is too long and technical. The new local plan does not allocate a development boundary to Ridge Lane at this moment in time so as highlighted there is a conformity issue. This maybe an issue that can be addressed through the new Local Plan process</p> <p>P9 2.11 The reference to the chicken broiler needs to be deleted as it is not relevant. The remainder of the paragraph needs to be</p>	<p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed this is to be simplified and updated</p> <p>Ridge Lane to be discussed with NWBC. (see below)</p> <p>Noted, but the</p>

	<p>made into a Policy if it wishes to safeguard this land for potential development in the future</p> <p>P18 Key Issues (2) Delete the reference to the broiler site</p> <p>P10 The Neighbourhood Area. This is only background evidence and should be moved to the back of the plan as an Appendix.</p> <p>P12 Community Engagement & Consultation. This is only background evidence and should be moved to the back of the plan as an Appendix. This is quite lengthy and could be simply summarised just indicating the findings from the Community engagement to help evidence the support for the Policies</p> <p>P21 DP1 (1) Ridge Lane is a Category 5 settlement and only affordable housing is currently allowed - see comment on 2.8</p> <p>P22 SB1 Ridge Lane currently does not have a settlement boundary - see comment on 2.8</p> <p>P26 H1 Policy may have to change if NWBC do not allocate a development boundary to Ridge Lane. Delete the word 'must' and replace with 'should' in bullet point b</p> <p>P27 BE1 The last paragraph in the Policy BE1 needs the word 'must' replacing with the word 'should.' This is not a compulsory part of a planning application and cannot be enforced. It would be better if it was supported by a Conservation Area Appraisal.</p> <p>P27 BE2(A)(B)(C) Delete 'must' and 'will' and replace with 'should'</p> <p>P28 BE3 Delete the word 'will' and replace with 'shall'</p> <p>P30 NE&L2 Delete the word 'will' replace with 'should' or 'shall'</p> <p>P32 T&A1 Delete the word 'must' and replace with 'should'</p> <p>P33 T&A3 Please clarify whether this development referred to is actually on the canal side, or what level of proximity to the canal</p> <p>P34 CFOS1 (b) Add the wording "or there is a sufficient alternative facility within reasonable accessible distance. It is the Blue Boar</p>	<p>reference to the application and appeal reflects strongly held local opinion and should remain. The longer term potential for housing is insufficient to justify a formal policy. An issue could arise over this being interpreted as a site allocation. However, an informal Community Proposal (SBCP 1) is included in the Settlement Boundary Policy section.</p> <p>Noted, but this does not have to be an appendix because there is no prescribed format for NPs.</p> <p>See P7 2.8 above</p> <p>See P7 2.8 above</p> <p>See P7 2.8 above</p> <p>Noted/agreed but NWBC is responsible for Conservation Area Appraisals.</p> <p>All four points noted and agreed.</p> <p>Clarification to be added.</p>
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	<p>and not the Blue Boat.</p> <p>P34 CFOS2 Delete the word ‘will’ and replace with ‘should’. It may be difficult to protect (C) – see comment on CFOS3 below</p> <p>P35 CFOS3 Concerns over designating the A5 traffic island as the Highways Agency may need to carry out works to this island. The recreation ground at Ridge Lane is noted and will require confirmation if and when a development boundary is designated. It is protected at the moment as it is open countryside. Again please replace the word “will” with “should”. (a) is not considered to be appropriate for the traffic island on the A5. (c) – is this sentence necessary as we are unaware of any significant buildings on any of these designations and it may conflict with the NPPF and PPG on the effective use of previously developed land.</p> <p>P37 LE1 Delete the word ‘will’ and replace with ‘should’ or ‘shall’ Please clarify what is meant by the phrase “related to the successful operation of the estate”.</p> <p>P42 Implementation Remove reference to Economic Development with regards to NWBC as there is no such department. The correct title for the Forward Planning team is “Forward Planning & Economic Strategy”</p> <p>P46 App. 2 The responses should be in the consultation statement</p> <p>P57 Local (Non-Designated) Heritage Assets. Can you clarify that a local list will be submitted to NWBC as there is not one yet? These listings will need to be shown on a map.</p>	<p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed and clarification will be added.</p> <p>Noted and agreed.</p> <p>Noted and agreed</p> <p>A list is now included in the Plan but it is not possible to show on a map.</p>
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Appendix 1 – Neighbourhood Plan Area Designation Application Letter & NWBC Decision

Mancetter Parish Council

Serving the People of Mancetter and Ridge Lane

5th February 2015
Dorothy Barratt
North Warwickshire Borough Council
South Street
Atherstone
CV9 1DE

Dear Dorothy,

Mancetter Neighbourhood Plan – Designation of neighbourhood Area

Mancetter Parish Council hereby formally applies for the Designation of the Neighbourhood Area, as required by Part 2 Paragraph 5 (1) of the Neighbourhood Planning (General) Regulations 2012. Mancetter Parish Council is the relevant body authorised to act in relation to the proposed Neighbourhood Area, as defined by Schedule Part 1, Paragraph 6 1 G (2) (a) of the Localism Act 2011.

The Council wishes that the area to which the application relates should be coterminous with the boundary of the Parish of Mancetter. It is wholly within the jurisdiction of Mancetter Parish Council and therefore is considered appropriate. The reasons the Parish Council wish to designate the area as follows:

- Confidence that the designated area will not cause contention with surrounding parishes
- Clarity with the groups as below, as to where responsibilities start and finish:
Neighbourhood Parishes,
County, Borough and Parish Councils, Residents
Landowners.
Any other relevant stakeholders or consultees

Yours sincerely
Karen Meads

Mrs Karen Meads
Clerk to Mancetter Parish Council
Parish Clerk
Mrs Karen Meads
10 Convent Close
Atherstone
CV9 1PW
Telephone: 01827 722552
Email: parishclerk@mancetter.org.uk Website: www.mancetter.org.uk



North Warwickshire
Borough Council

**Steve Maxey BA (Hons) Dip LG Solicitor
Assistant Chief Executive
and Solicitor to the Council**

The Council House

South Street

Atherstone

Warwickshire

CV9 1DE

Switchboard : (01827) 715341

Date : 23rd April 2015

Dear Mancetter Parish Council

RE: DESIGNATION OF MANCETTER NEIGHBOURHOOD AREA S.61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

I write further to your application to North Warwickshire BC for designation of a Neighbourhood Area for Mancetter, which was received 5th February 2015.

This confirms that the Assistant Chief Executive and Solicitor to the Council, has designated the area shown on the enclosed map as 'Mancetter Neighbourhood Area', for the purposes of preparing a Neighbourhood Development Plan by Mancetter Parish Council under S.61G (1) of The Town and Country Planning Act 1990 (as amended).

I would also like to thank you for your positive and proactive approach to Neighbourhood

Planning in Mancetter. If you have any queries regarding this letter or would like to discuss your emerging Neighbourhood Plan, please do not hesitate to contact me on the above details.

Yours sincerely,

D M Barratt

Dorothy Barratt

Forward Planning and Economic Strategy Manager

Newsletter No.1.

MANCETTER NEIGHBOURHOOD PLAN

Including the villages of Mancetter and Ridge Lane

A Plan for our Parish

What is a Neighbourhood Plan? A *Neighbourhood Plan* is a new type of planning policy document for a local area (i.e. a Parish or Neighbourhood). Once adopted it will form part of the **Local Development Plan** for the local authority and will be used to consider all planning applications in that area. **Neighbourhood Plans** can establish general planning policies for the **development and use of land** in a neighbourhood, such as:

- Where new homes and businesses should be built and what they should look like
- Locations for new facilities – whatever they may be
- New infrastructure such as footpaths, cycle tracks, recreation projects
- To protect locally important landscape, buildings and other structures.

The plan can be **detailed or general**, depending on what we, the local people, desire. However, the plan must also comply with national and local guidelines.

We Need Your Input!

Why? Whether we like it or not our neighbourhood is going to change over the next 15 or so years, the timescale of the Local Development Plan. We therefore have two options:

- Sit on our hands and do nothing: in which case we will have little say in what will actually happen; or
- Be proactive: and have a big say on events.

The decision is **yours**. We want to ensure that you are engaged throughout the process to maximise the chances of success when we eventually hold a referendum. **The more of you who participate in the Plan the greater the influence we shall all have on the outcome.** We are also inviting businesses, landowners and local organisations to have input in the plan.

It starts **now** and we would like you complete and return the short questionnaire on the back page of this newsletter.

We will issue a further newsletter on the issues identified.

So, what are the Issues?



- The *Neighbourhood Plan* must reflect the views of the local community
- The process includes 4 stages where **you can have your say**:
 - Identifying Issues (**now**)
 - Considering Options/Agreeing a Vision and Objectives
 - The Draft Plan
 - A local referendum of the final version of the plan



The local referendum is critical and every registered voter in the area can take part. Over 50% must be in favour of the Plan before it can be adopted.

So please do participate! The more of us who take part, the better.

Our Expert We have appointed Clive Keble (MRTPI) as our professional adviser. Clive is a qualified and experienced planner from Derby. In a 30 year career, he has worked for several Midland Councils and for the National Forest Company. He has recently worked with Anslow on their Neighbourhood Plan and he is also a Neighbourhood Plan Adviser with Planning Aid England.

Your Steering Group Currently we are a cast of 10 and all are volunteers. We would like 6 more volunteers to join us; a mix of genders would give us a better balance. Or you could help on an ad hoc basis – organising events, photographs, graphic design, surveys etc.

If you are interested, please contact one of us below:

Tony Tooby tonytooby@virginmedia.com

Or the Parish Clerk parishclerk@mancetter.org.uk

Karen Meads 01827 722552

Please get involved Complete & return the questionnaire attached. Drop off at Mancetter Stores or post it to the Parish Clerk: Karen Meads, 10 Convent Close, Atherstone, CV9 1PW

MANCETTER NEIGHBOURHOOD PLAN

Including the villages of Mancetter and Ridge Lane

To help us start off the process please complete the form below and return it to;

- The Parish Clerk; Karen Meads, 10, Convent Close, Atherstone, CV9 1PW
- Take to Mancetter Stores; hand to a Steering Group Member/Parish Councillor.
- Scan a copy and email it to the Parish Clerk – parishclerk@mancetter.org.uk

Remember – **the deadline is 5:00pm on Friday 31st July 2015**

What are the three things that you most like about living in Mancetter Parish which could be protected by the Neighbourhood Plan?

1.....2.....3.....

What three things are you concerned about in Mancetter Parish which could be improved by the Neighbourhood Plan?

1.....2.....3.....

Bearing in mind the above, do you agree that the Neighbourhood Plan should focus mainly on housing (new build, conversions and extensions) and the environment **but** are there other key issues to be covered? - Please tick ✓ (yes) or cross × (no) as appropriate.

Traffic.....Employment.....Shops.....Community Facilities.....Renewable Energy.....

Do you work (a) In Mancetter..... (b) Within 10 miles..... (c) 10+ miles away.....

Do you have any other comments to make?

Would you like to get involved in the Action Group?

Optional information

Name

Address

Age Group – please ring (<18) (18 to 30) (31 to 45) (46-64) (65+)

Email..... if you would like updates.

Newsletter No.2 February 2016

MANCETTER NEIGHBOURHOOD PLAN

Including the villages of Mancetter and Ridge Lane

The Mancetter Neighbourhood Plan

A *Neighbourhood Plan* is a new type of planning policy document for a local area (i.e. a Parish or Neighbourhood). Once adopted it will form part of the **Local Development Plan** for the local authority and will be used to consider all planning applications in that area. **Neighbourhood Plans** can establish general planning policies for the **development and use of land** in a neighbourhood, such as:

- The location design and type of new houses.
- Locations for other new facilities.
- Protecting important buildings & landscape.
- Protecting open spaces and recreation grounds.

A map of the Parish area is available to view on the Parish Notice Boards & website. www.mancetter.org.uk

The *Neighbourhood Plan* must reflect the views of the local community. We want to ensure that you are engaged throughout the process to maximise the chances of success when we have the referendum. The more of you who participate in the Plan the greater the influence we shall all have on the outcome. We are also inviting businesses, landowners and local organisations to have input in the Plan.

Work Completed to Date & What Next?

We published a newsletter in July 2015 and asked you to help us identify the issues in the Parish and these were:

Like; rural character/peace, open space & community assets
Concerns; traffic, new housing and other planning pressures
Priorities; traffic (97%), environment (82%), heritage (78%), community facilities (73%) and shops (58%).

In addition, we have gathered other evidence, including;

- A detailed economic & social profile of the Parish.
- The planning policy context from North Warwickshire BC & Warwickshire County Council.
- A landscape and buildings character survey of the Parish carried out by local people.

We have concentrated on current planning pressures (the broiler unit proposals and traveller sites). NWBC will have formally considered these before the Neighbourhood Plan is completed. We will be consulting on a full draft version of the Plan in the summer but before then, we want you to help us to confirm the Issues, Options and Vision so that we can include the locally based policies which you feel are important.

So what is the Issues & Options Stage?

- We have analysed the evidence gathered and your priorities and we now set out the **Key Issues**, the policy **Options** to address them and an overall **Vision** for the Neighbourhood Plan. After this we will be able to draft effective planning policies that are supported by local people. The next stages of the Plan in 2016 will be;
 - A six-week consultation of the full Draft Plan in the summer
 - Submission to NWBC and an independent examination
 - A local referendum of the final version of the plan. Over 50% must be in favour of the Plan before it can be adopted.



Our Expert We have appointed Clive Keble (MRTPI) as our planning adviser. Clive is a qualified and experienced planner from Derby. In a 30 year career, he worked for several Councils and for the National Forest Company and as a consultant he has worked with five Parishes on Neighbourhood Plans. Contact him at clive.keble@btopenworld.com or on: 07815 950 482

The Neighbourhood Plan Roadshow Just like the TV show (but for planning not antiques), bring your Neighbourhood Plan ideas & questions,

Sat. 5th Mar. 10-1pm Mancetter Memorial Hall
Mon. 7th Mar. 10-12 Ridge Lane Community Hall

Members of the Steering Group and Clive Keble will be on hand.

MANCETTER PARISH NEIGHBOURHOOD PLAN - QUESTIONNAIRE

Issues (Do you agree with our thoughts or is anything missing? Tick the appropriate box)

1 Housing Design There is a need for future new housing to reflect the character of the local area.

Agree	Disagree	Neutral
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2 New housing locations There is no need to allocate new housing land at present, but there will be pressure in the future. Should we suggest that the east of Mancetter (near the broiler application site) is a possible location?

Agree	Disagree	Neutral
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3 Business & Employment We think that local employment is important. Do you agree that the Manor Road industrial estate should be protected and would you like to see small units and working from home encouraged?

Agree	Disagree	Neutral
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4 Local Facilities There is a need to protect and seek improvements to the community buildings, local shops and other facilities, which you have told us that you value so much

Agree	Disagree	Neutral
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5 Open Space & Recreation There is a need to confirm and protect the open spaces and recreation areas, which you have told us that you value so much

Agree	Disagree	Neutral
-------	----------	---------

6 Countryside & Landscape There is a need to protect and enhance the countryside and landscape of the Parish, which you have told us that you value so much

Agree	Disagree	Neutral
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7 Local Character Mancetter has a Conservation Area, which will be protected, but are there important buildings, structures, spaces and views which need to be identified and protected

Agree	Disagree	Neutral
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8 Other influences & Traffic The impact on Mancetter of developments in nearby areas, especially in terms of HGV's and traffic generation needs greater consideration

Agree	Disagree	Neutral
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Are there any issues that we have missed?

Options (Please help us to select which ones to follow by ticking the appropriate box)

1 Housing

A Confirm settlement boundaries for Mancetter and Ridge Lane inside which infill housing could be built, but do not consider potential locations for future larger scale schemes at present.

Agree	Disagree	Neutral
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B Indicate that, if there is a need for larger scale housing in the future, land to the East of Mancetter (beyond the protected archaeological area) may be suitable for development, subject to strict criteria

Agree	Disagree	Neutral
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C Create detailed policies to cover the design of infill housing and residential extensions

Agree	Disagree	Neutral
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D Identify local housing needs/demand and use policies to achieve a mix of development in new housing in terms of house size and/or tenure and/or affordability

<i>Agree</i>	<i>Disagree</i>	<i>Neutral</i>
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2 Employment & Business

A Have a specific policy to protect the Manor Road Industrial Estate.

Agree	Disagree	Neutral
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B Rely on Borough Council planning policies and national guidance to manage business development

Agree	Disagree	Neutral
-------	----------	---------

C Include specific Neighbourhood Plan Polices to encourage home working and self-employment

Agree	Disagree	Neutral
-------	----------	---------

3 Local Facilities

A Protect and improve community buildings, shops & other facilities, trying to manage market forces

Agree	Disagree	Neutral
-------	----------	---------

B Allow market forces to determine the future of community buildings, shops and facilities

Agree	Disagree	Neutral
-------	----------	---------

4 Open Space & Recreation

A Identify and protect specific open spaces and playing fields including potential Local Green Spaces

Agree	Disagree	Neutral
-------	----------	---------

B Rely on Borough Council policies & national guidance to protect open spaces & playing fields

Agree	Disagree	Neutral
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5 Countryside, Landscape, Heritage and Archaeology

A Identify/protect the landscape heritage and archaeology important to the character of Mancetter

Agree	Disagree	Neutral
-------	----------	---------

B Use Council policies & national guidance to protect countryside, landscape, heritage & archaeology.

Agree	Disagree	Neutral
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6 Local Character

A Identify local heritage & building styles. Develop policies to protect the character of Mancetter

Agree	Disagree	Neutral
-------	----------	---------

B Rely on Borough Council planning policies & national guidance to protect local heritage features

Agree	Disagree	Neutral
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7 Other influences & Traffic

A Include a policy requiring consultation with the Parish Council on proposals (including employment uses, housing and quarrying) nearby which would have an impact on Mancetter, especially in terms of traffic.

Agree	Disagree	Neutral
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B Rely on Borough Council planning policies & national guidance to assess impact of nearby development

Agree	Disagree	Neutral
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One last question; Do you agree with our draft Vision for the Neighbourhood Plan? *By 2034 we intend that the Parish of Mancetter will continue to be a good place to live, with a strong sense of community, good quality housing and access to employment. The Parish will strive to improve local services, whilst protecting and enhancing the character, quality and heritage value of the landscape.*

Agree	Disagree	Neutral
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Other comments

Name & contact details (optional)

Where do you live?	Mancetter	Ridge Lane			Other	
Your age group?	<18	18 - 24	25 - 35	36 - 50	51 - 65	>65

Please return your completed questionnaire by 5:00pm on Mon. 21st March 2016

Newsletter No.3 July 2016

MANCETTER NEIGHBOURHOOD PLAN

Including the villages of Mancetter and Ridge Lane

WE HAVE A DRAFT PLAN - WHAT DO YOU THINK OF IT?

Mancetter Neighbourhood Plan

A **Neighbourhood Plan** is a new type of policy document for a local area (i.e. a Parish). Once adopted it forms part of a **Local Development Plan** and will be used to consider all planning applications in that area, with policies such as:

- Location design and type of new houses.
- Protecting important buildings & landscape.
- Protecting open spaces and playing fields.

The Plan must reflect the views of local people.

The more of you who participate, the greater the influence you will have on the outcome. We are also inviting businesses, landowners and local organisations to get involved

Comment on the full Draft Plan?

In March, we asked for views on Neighbourhood Plan issues and the options for policies. Your response was invaluable. We have also talked to other organisations, including the Borough Council and completed other evidence gathering. We have now completed a full Draft Plan and you can see, for the first time, the "Big Picture." There is a summary of the Objectives and Policies overleaf. The Plan is published for a 6-week consultation from **Monday 4th July to Friday 19th August**. The newsletter (as required by Reg. 14 of the Neighbourhood Planning Regulations 2012), gives details of where the Plan may be inspected and how to make representations.

We have arranged two exhibitions for you to find out more about the draft plan and to discuss your comments with the Steering Group and our Planning adviser, Clive Keble.

Frid. 8th July 4 to 7pm Mancetter Memorial Hall

Mon.11th July Tea & Toast, Community Room, Ridge Lane

Frid. July 15th 4 to 7pm Church End Brewery, Ridge Lane



Please get involved Complete the questionnaire and:

- drop it off at Mancetter Stores, or
- bring it to the exhibition, or
- post it to the Parish Clerk; Karen Meads, 10 Convent Close, Atherstone, CV9 1PW

The deadline for return is 5:00pm Frid. 19th August. There is a prize draw.

Please remember Neighbourhood Plans have to be land use and planning related, e.g.; litter, anti-social behaviour, open space management and housing management cannot be included. In addition, the Neighbourhood Plan it must conform with other strategic policies of the adopted North Warwickshire Core Strategy and the new (emerging) Local Plan.

Read the Plan/evidence documents online or get another questionnaire at: www.mancetter.org.uk/ or see hard copies at the Memorial Hall in Mancetter and the Community Rooms in Ridge Lane

A SUMMARY OF THE NEIGHBOURHOOD PLAN OBJECTIVES and POLICIES

Objectives

- 1 Development Principles** New development to be sustainable, reflecting local character & needs
- 2 Settlement Boundaries** Define boundaries, allow infill development: resist loss of countryside.
- 3 Housing** New infill development should reflect local character and meet local needs.
- 4 Business** Retain local employment, encourage small units/homeworking subject to criteria.
- 5 Local Facilities** Protect local shops, community buildings & other facilities to maintain community.
- 6 Open Space & Recreation** Protect open spaces & playing fields. Designating Local Green Spaces
- 7 Countryside & Environment** Identify/protect landscape features and nature conservation assets
- 8 Heritage & Character** Protect Conservation Area, Listed Buildings, Monuments and local assets.
- 9 Transport & Traffic** Impact of nearby development & transport investment taken into account.

Formal Planning Policies

- DP1 Development Principles:** *location, scale, design, character, sustainability of new development*
- SB1 New Settlement Boundaries:** *defining settlement bodies for Mancetter and Ridge Lane*
- SB2 Outside Settlement Boundaries:** *criteria for development outside settlement boundaries.*
- AB1 Mancetter Quarry:** *retain the agreed restoration e.g., access, habitats, heritage & landscape)*
- H1 Infill sites:** *criteria for infill development (up to 10 dwellings) in Mancetter and Ridge Lane*
- H2 Design of conversions & extensions:** *criteria on materials, scale, layout, parking, character & sustainability*
- BE1 Conservation Area** *The need for quality design, in terms of materials, scale, setting and layout*
- BE2 Local Character** *Development must recognize/complement local character of identified areas and key views.*
- BE3 Local built heritage:** *Development should take account of the character & setting of local heritage assets*
- BE4 Archaeological sites:** *To protect scheduled monuments and other known or potential archaeological assets*
- NE&L1 Protecting the countryside:** *criteria protecting landscape (field pattern, hedges, trees etc.)*
- NE&L2 Nature Conservation:** *criteria to assess protect and enhance habitats & species.*
- T&A1 Transport & Access:** *ensure issues in Mancetter, (e.g. on A5) are considered in development proposals.*
- T&A1 West Coast Mainline:** *criteria/requirements for development adjoining the railway line and railway land*
- T&A1 Coventry Canal:** *enable investment/enjoyment of canal, protect heritage, nature conservation & access*
- CFOS 1 Community buildings, shops & pubs:** *criteria to protect community buildings, shops, pubs & churches*
- CFOS 2 Open Spaces & Recreation:** *criteria to protect open space, playing fields & sports grounds*
- CFOS 3 Local Green Spaces:** *proposed; Harpers Lane, A5 Island, Roman sites & Ridge Lane allotments & Rec.*
- LE 1 Manor Road:** *protect/enable investment in Manor Road with criteria for traffic and amenity.*
- LE 2 Local Employment:** *criteria for businesses: location scale use, farm diversification & tourism*
- RE 1 Renewable Energy:** *criteria on landscape impact/views, houses, ecology & local heritage*
- RE 2 Telecommunications:** *criteria on: design, location, landscape & heritage & cumulative impact.*
- Other (Community) Proposals** There are four other informal proposals in the Draft Plan:
- SB CP1:** *Protect land S.E. of Mancetter from inappropriate development for possible future housing.*
- BEP CP1:** *Partnership working on a new Conservation Area Assessment and Management Plan*
- NE&L CP1:** *Partnership working on landscape enhancement and countryside management*
- T&A CP1:** *Partnership working on Improving pedestrian and cycle accessibility across the Parish.*

(Refer to the previous page for more detail & tick appropriate box)

Neighbourhood Plan Objectives

Obj. 1 Development Principles	Agree	Disagree	Neutral
Obj. 2 Settlement boundaries	Agree	Disagree	Neutral
Objective 3 Housing	Agree	Disagree	Neutral
Objective 4 Business	Agree	Disagree	Neutral
Objective 5 Local Facilities	Agree	Disagree	Neutral
Objective 6 Open space and Recreation	Agree	Disagree	Neutral
Obj. 7 Countryside and Environment	Agree	Disagree	Neutral
Objective 8 Heritage and Character	Agree	Disagree	Neutral
Objective 9 Transport & Traffic	Agree	Disagree	Neutral

Neighbourhood Plan (Formal) Planning Policies

DP1 Development Principles:	Agree	Disagree	Neutral
SB1 New Settlement Boundaries	Agree	Disagree	Neutral
SB2 Out of Settlement Boundaries	Agree	Disagree	Neutral
AB1 Mancetter Quarry	<i>Agree</i>	<i>Disagree</i>	<i>Neutral</i>
H1 Housing Small Infill sites	Agree	Disagree	Neutral
H2 Conversions & extensions	Agree	Disagree	Neutral
BE1 Mancetter Conservation Area	Agree	Disagree	Neutral
BE2 Local Character areas	Agree	Disagree	Neutral
BE3 Local built heritage:	Agree	Disagree	Neutral
BE4 Archaeological sites	Agree	Disagree	Neutral
NE&L1 Protecting the countryside:	Agree	Disagree	Neutral
NE&L2 Nature Conservation	Agree	Disagree	Neutral
T&A1 Transport and Access	Agree	Disagree	Neutral
T&A1 West Coast Mainline	Agree	Disagree	Neutral

T&A1 The Coventry Canal	Agree	Disagree	Neutral
CFOS 1 Community buildings, shops, pubs	Agree	Disagree	Neutral
CFOS 2 Open Spaces & Recreation	Agree	Disagree	Neutral
CFOS 3 Local Green Spaces	Agree	Disagree	Neutral
LE 1 Manor Road Industrial Estate	Agree	Disagree	Neutral
LE 2 Local Employment	Agree	Disagree	Neutral
RE 1 Renewable Energy	Agree	Disagree	Neutral
RE 2 Telecommunications	Agree	Disagree	Neutral

(Informal) Community Proposals

SB CP1 Land SE of Mancetter	Agree	Disagree	Neutral
BEP CP1 Conservation Area partnerships	Agree	Disagree	Neutral
NE&L CP1 Landscape partnerships	Agree	Disagree	Neutral
T&A CP1 Transport partnerships	Agree	Disagree	Neutral

Any other comments?

Name & address (required)

Age group?	<18	18 - 24	25 - 35	36 - 50	51 - 65	>65
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Please return your completed questionnaire by 5:00pm on Friday 19th Aug. 2016

Appendix 5 - Email & list of Consultees for Issues & Options Consultation

Email - sent February 26th 2016. Mancetter Parish Council (MPC), is preparing the Mancetter Neighbourhood Plan (MNP), covering all of the Parish Area (see plan attached). The work is being managed by a Steering Group (SG) comprising members of the community and some Parish Councillors. I (Clive Keble Consulting) have been appointed to provide professional planning support to the SG.

The SG has undertaken initial awareness raising and consultation with the local community and is now moving towards the completion of evidence gathering. The next stage is to present draft issues and options for comment. However, in addition to finding out the opinions and aspirations of local people, the SG wishes to obtain the views of statutory bodies and other interested organisations at each stage of plan making. I am, therefore, contacting you in order to make you or your organisation aware of the process and any to invite input that you wish to make.

There is a 3-week consultation on the Draft Issues and Options from 29th February to 21st March and it is intended to move to consultation on a full draft Plan in May/June/July 2016. The SG would welcome any comments that you wish to make on the issues and options which have been identified and the draft vision. As background, I attach a copy of the Newsletter & questionnaire which has been produced you may use this to respond or write/email separately. A more detailed Issues and Options report is also attached

If do not wish to make any comments at this stage, but you want to be included in the summer and to receive a copy of the Draft Plan, please let us know. Alternatively, if you do not wish to be contacted again concerning the Mancetter Neighbourhood Plan, short letter, email or telephone call to that effect would be appreciated.

If you wish to discuss technical aspects of the Plan, please contact me on 07815 950482 or by email at clive.keble@btopenworld.com, but I would be grateful if you could direct any final written response to the Mancetter Parish Clerk, Karen Meades, parishclerk@mancetter.org.uk or 10 Convent Close, Atherstone, CV9 1PW - 01827 722552 – (Website: www.mancetter.org.uk)

We look forward to hearing from you, if possible within 3 weeks or so (by Monday 21st March), but if you need to consult colleagues or take any prospective comments through committees or boards, we understand and would be happy to receive comments as soon as possible afterwards.

Kind Regards,

Clive Keble - BSc. Dip.TP. DMS. MRTPI. Clive Keble Consulting Ltd.

List of Consultees

Coal Authority www.coal.decc.gov.uk/services/planning

HCA - Nicola.marshall@hca.gsx.gov.uk Lindsey.richards@hca.gsx.gov.uk

Natural England consultations@naturalengland.org.uk

Environment Agency enquiries@environment-agency.gov.uk

Historic England e-wmids@HistoricEngland.org.uk

Network Rail TownPlanningLNW@networkrail.co.uk

Highways Agency lisa.maric@highways.gsi.gov.uk

Sport England maggie.taylor@sportengland.org

Severn Trent growth.development@severntrent.co.uk

Local Authorities/ Parish Councils

WCC pamneal@warwickshire.gov.uk <mailto:jasbirkaur@warwickshire.gov.uk>

Nuneaton and Bedworth Borough Council planning.policy@nuneatonandbedworth.gov.uk

Hinckley & Bosworth BC planningpolicy@hinckley-bosworth.gov.uk;

NW MikeDittman@NorthWarks.gov.uk; SusanWilson@NorthWarks.gov.uk;
DorothyBarratt@NorthWarks.gov.uk

Ansley PC jane.sands2@btinternet.com

Hartshill PC hartshillparishcouncil@gmail.com

Atherstone TC clerk@atherstone-tc.gov.uk

Local Councillors & MP

Cllr Clews deniseclews@northwarks.gov.uk

Cllr Davies martindavis@northwarks.gov.uk

County Council Cllr Clark cllrclark@warwickshire.gov.uk

MP Craig Tracey craig.tracey.mp@parliament.uk

Businesses or local interest groups (Manor R. Ind. Estate identify & mail companies & deliver letters/newsletter)

Quarry (Tarmac) mancetter.feedback@lafargetarmac.com; andrew.kent@tarmac.co.uk

Dobbies manager.atherstone@dobbies.com

Coventry & Warwickshire LEP contact@cwlep.com

Church End Brewery kevin@churchendbrewery.co.uk

Other Organisations

Warwickshire Wildlife Trust _____

Canals and Rivers Trust _____

Wathen Grange School admin@wathengrange.com; V.mangat@wathengrange.com

Appendix 6 - Email & list of consultees for Consultation on the Draft Plan

Email sent July 4th 2016 Mancetter Parish Council is preparing a Neighbourhood Plan covering all of the Parish area. The work is managed by a Steering Group of Parish Councillors and community members. Clive Keble Consulting (Ltd) is providing professional planning support to the Group.

Over the past eighteen months, the Steering Group has completed initial consultation, evidence gathering and a consultation on Issues & Options. It has now prepared a full draft Neighbourhood Plan. In accordance with the regulations, the Draft is out to **formal consultation for a period of just over 6 weeks from Monday 4^d July to Frid. 19th Aug. 2016.**

Following revision, to reflect consultation responses, it is hoped that the Neighbourhood Plan will be submitted to North Warwickshire Borough Council in September or October 2016. An examination is likely in the autumn and it is anticipated that a local referendum will be held in 2017. It is important that as many organisations as possible comment on the draft during consultation.

In addition to engaging local people, community organisations and businesses in Mancetter and Ridge Lane, the Steering Group wishes to obtain the views of statutory bodies and other interested organisations at each stage of the Plan. You and/or your clients have commented upon or expressed an interest in the Neighbourhood Plan in the past and accordingly, I attach an e-version of the Draft Plan, with the associated newsletter and questionnaire attached for your use, or you can make any comments by letter or e mail.

I would be grateful if you could direct your comments to the Parish Clerk (Karen Meads in the first instance at: parishclerk@mancetter.org.uk but, if you wish to discuss technical aspects of the Plan, please contact me on 07815 950482 or by email at clive.keble@btopenworld.com

Supporting documents are available from the Parish Clerk and they can also be seen (with an e-version of the questionnaire) on the Parish Council website; <http://www.mancetter.org.uk/> We look forward to hearing from you, if at all possible, by the close of the consultation, but if you need to consult colleagues or take any comments through committees or boards, I understand and later submissions will be accepted, provided that the Parish Clerk is of this notified in advance.

Clive Keble (MRTPI) for the Mancetter Neighbourhood Plan Steering Group & Parish Council.

List of Statutory Consultees

Coal Authorit _____

HCA - Nicola.marshall@hca.gsx.gov.uk Lindsey.richards@hca.gsx.gov.uk

Natural England consultations@naturalengland.org.uk

Environment Agency enquiries@environment-agency.gov.uk

Historic England e-wmids@HistoricEngland.org.uk

Network Rail TownPlanningLNW@networkrail.co.uk

Highways Agency lisa.maric@highways.gsi.gov.uk

Sport England maggie.taylor@sportengland.org

Severn Trent growth.development@severntrent.co.uk

Local Authorities/ Parish Councils

NWBC MikeDittman@NorthWarks.gov.uk; SusanWilson@NorthWarks.gov.uk;
DorothyBarratt@NorthWarks.gov.uk

WCC pamneal@warwickshire.gov.uk mailto:jasbirkaur@warwickshire.gov.uk

Nuneaton & Bedworth BC planning.policy@nuneatonandbedworth.gov.uk

Hinckley & Bosworth BC planningpolicy@hinckley-bosworth.gov.uk;

Ansley PC jane.sands2@btinternet.com

Hartshill PC hartshillparishcouncil@gmail.com

Atherstone TC clerk@atherstone-tc.gov.uk

Local Councillors & MP

Cllr Clews deniseclews@northwarks.gov.uk

Cllr Davies martindavis@northwarks.gov.uk

County Council Cllr Clark cllrclark@warwickshire.gov.uk

MP Craig Tracey craig.tracey.mp@parliament.uk

Businesses or local interest groups

Quarry (Tarmac) andrew.kent@tarmac.co.uk

Dobbies manager.atherstone@dobbies.com

Coventry & Warwickshire LEP contact@cwlep.com

Manor Road Ind. Estate (Individual companies received the newsletter)

Crown Waste Management Ltd. - enquiry@crownwaste.co.uk

Sarval - Elizabeth.taberner@saria.co.uk

Other Organisations

Warwickshire Wildlife Trust _____

Canals and Rivers Trust _____

Wathen Grange School admin@wathenrange.com; V.mangat@wathenrange.com

Mancetter Neighbourhood Plan

Basic Conditions Statement



Submission version *(as required by Regulation 15.1.d of the Neighbourhood Planning (General) Regulations 2012)*

Mancetter Parish Council and

Neighbourhood Plan Steering Group

October 2016

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Appendix 1 Neighbourhood Area application to North Warwickshire Borough Council and the designation letter for Mancetter Parish as a Neighbourhood Plan Area.

1 Introduction

1.1 This statement has been prepared by the Mancetter Parish Council Neighbourhood Plan Steering Group to accompany submission to the Local Planning Authority (North Warwickshire Borough Council) of the Mancetter Neighbourhood Development Plan (“the Neighbourhood Plan”), under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”)

1.2 The policies described in the Neighbourhood Plan relate only to the development and use of land in the designated Neighbourhood Plan area. The plan period is 2016 - 2029. In accordance with the Regulations, it does not contain policies related to excluded development.

1.3 The way in which the plan meets the Regulations and the Basic Conditions is set out below in the body of the report.

1.4 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, c, 3 to 5 as required by 38(C)] sets out that Neighbourhood Development Plans must meet the following Basic Conditions.

- Have regard to national policies and advice contained in guidance
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies of the development plan for the area
- Meet EU obligations and Human Rights legislation

1.5 Section 2 sets out how the Mancetter Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (d) and (e). Section 3 of this Statement sets out how the Plan meets the Basic Conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

2 Meeting the Legal Requirements

The Plan is being submitted by a qualifying body

2.1 The Mancetter Neighbourhood Plan is submitted by Mancetter Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the Parish. The Neighbourhood Plan has been prepared by a Steering Group set up by the Parish Council.

What is being proposed is a neighbourhood development plan

2.2 The Mancetter Neighbourhood Plan contains policies relating to the development and use of land within the neighbourhood area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect

2.3 The Mancetter Neighbourhood Plan states that the period which it relates to is from 2016 until 2029. The period has been chosen to align with that of the adopted North Warwickshire Core Strategy (2016 to 2029).

The policies do not relate to excluded development

2.4 The Mancetter Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

2.5 The Parish Council applied for the whole parish of Mancetter to be designated as a Neighbourhood Area on 5th February 2015. This request was approved by North Warwickshire Borough Council on 23rd April 2015 and the area was duly designated.

2.6 The Neighbourhood Plan relates only to the Parish of Mancetter. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area. The Decision Record of North Warwickshire Borough Council on the designation of Mancetter Parish as a Neighbourhood Plan Area is attached as Appendix 1.

3 Having regard to national policies and advice

3.1 The Neighbourhood Plan is positively prepared, reflecting the presumption in favour of sustainable development. It seeks to manage development pressures to ensure that, in addition to economic considerations, reasonable environmental and social considerations are taken into account.

Building a strong economy and supporting the rural economy (NPPF Paras. 18 to 22 & 28)

3.2 The Neighbourhood Plan proactively supports sustainable economic growth through its policies for Business and Employment. Policy LE1 is intended to enable the successful operation of the Manor Road Industrial Estate and Policy LE2 provides a positive planning framework for the development of new or expanded small business units and working from home, subject to reasonable criteria. Policy CFOS 1 promotes the retention and development of local services and community facilities in villages, such as local shops, community buildings and public houses. Policy RE 2 provides a positive context for investment in new telecommunications facilities which can be important to businesses.

Promoting sustainable transport (NPPF Paragraphs 29 to 41)

3.3 The Neighbourhood Plan policies promote accessibility. Policy T&A1 requires sensitively designed and implemented highway safety and traffic management as part of new development. The Policies T&A2 (West Coast Mainline) and T&A3 (Coventry Canal) provide a positively but environmentally sensitive framework for investment in these important pieces of transport infrastructure.

Delivering a wide choice of high quality homes (NPPF Paragraphs 47 to 55)

3.5 Policies SB1 and H1 set out a positive framework for enabling small scale development on sites within the Mancetter and Ridge Lane settlement boundaries, including measure to ensure that development reflects local market needs and local character. The Community Proposal SB CP 1 considers possible Local Plan allocations for longer term housing.

Requiring good design (NPPF Paragraphs 56 to 68)

3.6 Good design is integral to a range of Neighbourhood Plan policies. Policy DP1 promotes good design as part of the approach to achieving sustainable development. Policy H2 encourages good design in residential conversions and extensions. Policies BE1 & BE2 relate to the Conservation Area and designated heritage features and to identified character areas and requires good design so that the character and atmosphere of the identified areas is maintained and enhanced. Policy BE3 is intended to protect non-designated heritage assets.

Promoting healthy communities (NPPF Paragraphs 69 to 78)

3.7 A range of policies seek to ensure that Mancetter is a healthy and inclusive community. Policy T&A1 promotes a wider consideration of traffic generating development proposals and improved facilities for pedestrians and cyclists. Policy CFOS2 seeks to protect and enhance existing open space and Policy CFOS3 proposes the designation Local Green Spaces.

Meeting the challenge of climate change, flooding.... (NPPF Paragraphs 93 to 108)

3.8 The overall Development Principles Policy DP1 sets out general requirements for sustainable development objectives to be met including flood prevention and management. Policy RE1 (Renewable Energy) is a positive context for the consideration of proposals for renewable energy installations, taking account of other environmental considerations.

Conserving and enhancing the natural environment (NPPF Paragraphs 109 to 125)

3.9 The Neighbourhood Plan Natural Environment Policies NE1 and NE2 contribute to and enhance the local natural environment by protecting valued landscapes and seeking to enhance biodiversity through requirements for nature conservation. Policy CFOS 3 adds to the level of protection through the designation of Local Green Spaces. The Community Proposal NEL CP1 seeks effective partnership working on landscape enhancement and countryside management

Conserving and enhancing the historic environment (NPPF Paragraphs 126 to 141)

3.10 The Built Environment Policies BE1, BE2, BE3 and BE4 contribute to and enhance the historic environment by recognising character areas, protecting the Conservation Area, designated and non-designated local heritage assets and archaeological features.

Plan making - Neighbourhood Plans (NPPF Paragraphs 183 to 185)

3.11 The preparation of the Neighbourhood Plan, the evidence base and the policies all reflect the guidance and advice contained in relevant section of the NPPF.

4 Achieving sustainable development

4.1 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, the Mancetter Neighbourhood Plan has been drafted to be in conformity with the adopted North Warwickshire Core Strategy, for which a full sustainability appraisal has been carried out to help deliver sustainable development in the Borough. This section of the Statement demonstrates how the Neighbourhood Plan fulfils the basic condition that the plan contributes to achieving sustainable development.

4.2 The NPPF (paragraphs 6 to 10) sets out three dimensions to sustainable development: -

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.3 The ways in which the Mancetter Neighbourhood Plan contributes to achieving the economic, social and environmental aspects of sustainable development are set out below: -

- Contributing to a strong and competitive economy by enabling local employment development, recognising the importance of the Manor Road Industrial Estate and supporting the viability and vitality of other small businesses in the village and around the Parish.
- Planning positively for new housing, to meet the needs of present and future generations and ensure that development respects local character.
- Supporting infill development with a mix of housing types and sizes, with a focus on small units, that can meet the needs of a wide range of people, especially older households and promote a healthy and inclusive community.
- Promoting policies to protect and enhance open space and biodiversity, which contribute to the sense of community and quality of life in the area.
- Promoting policies which encourage the use of sustainable transport, especially walking and cycling (for journeys to work, shop and school and for recreation) to contribute to the health and well-being of the community.

4.4 Policy DP 1 establishes general principles for sustainable development. The other policies of the plan are expressed in such a way as to reflect the presumption in favour of sustainable development and core planning principles (paragraphs 11-16 & 17 of the NPPF).

4.5 The Steering Group considered that, for it to be genuinely sustainable, the Neighbourhood Plan needed to be prepared in consultation with the local community with other interested organisations and parties. Details of the programme of community engagement and consultation are given a separate report. There were three stages of consultation, summarised below.

1 Summer 2015 – Initial questionnaire and display for local residents.

2 March 2016 – A three-week consultation on issues and options, with exhibitions and a newsletter/questionnaire, distributed across the Parish. In addition, statutory consultees and other interested parties were notified and invited to comment.

3 July and August 2016 – Consultation on the draft Neighbourhood Plan, including local residents, businesses, statutory consultees and other interested parties, in accordance with Regulation 14.

4.6 Full details of the consultation events and outcomes are given in the separate Consultation Statement which gives details of:

- The people and organisations consulted.
- How they were consulted.
- The main issues and concerns which were raised.
- The ways in which the concerns raised have been addressed.

5 General conformity with the strategic policies of the development plan for the area

5.1 The Steering Group has worked closely with North Warwickshire Borough Council (NWBC) in the preparation of the Neighbourhood Plan and care has been taken to ensure that it is in general conformity with the 2014 Core strategy. In addition, it is acknowledged that NWBC are currently merging the Core Strategy, Site Allocations and Development Management documents into one single plan – The New Local Plan 2016. Efforts have been made to align the content of the Neighbourhood Plan with this document. However, it is recognised that in legal terms conformity must be achieved with the adopted Core Strategy.

The North Warwickshire Core strategy

5.2 The Borough Council adopted the Core strategy in 2014. The strategic policy context for Neighbourhood Plans is set by a number of the Plan Policies, as summarised below.

5.3 The main policies that will be relevant to, or affect the Neighbourhood Plan (i.e. the Neighbourhood Plan will need to ensure it conforms with these policies) are Policies NW1 to NW6 and NW9 in terms of Employment land supply. The remaining policies NW10 to 17 deal primarily with addressing the needs, control of and impacts of development on the Borough and any new Neighbourhood Plan policies that deal with detailed planning application considerations need to conform with these policies. Of the remaining policies, Policy NW18; development in Atherstone & Mancetter, Policy NW20; on development impact on loss of services and facilities and Policy NW21, looking at opportunities for Improvements to the A5, are also relevant.

5.4 In consultation on the Draft Neighbourhood Plan, NWBC commented that there may be a potential non-conformity with the current adopted Core Strategy concerning the Neighbourhood Plan Policy SB1 and in particular the proposed new village settlement boundary for Ridge Lane. NWBC commented that The Core Strategy Settlement Hierarchy does not identify Ridge Lane as a settlement for development and does not provide for a development boundary there. However, it was acknowledged that If the emerging new Local Plan reflects these changes, particularly in relation to the new development boundary for Ridge Lane, then a revised Core Strategy settlement hierarchy policy could be amended and included in the new Local Plan, which would reduce or address the non-conformity problem. NWBC confirmed, in an email sent on 18/10/16, that “Although putting a development boundary around Ridge Land is not in conformity with the adopted Core Strategy, we are happy to support it and pass on those comments to the appointed Examiner when the plan is submitted for examination.” There was, therefore, no need for amendment to that policy (SB1) and supporting text prior to Submission.

5.5 It is acknowledged that the completion of Mancetter Neighbourhood Plan may precede the adoption of the new Local plan by only a short period and, therefore, efforts have been made to anticipate the content of that document and to ensure both documents are aligned. However, it is recognised that once Neighbourhood Plan is examined and adopted following referendum it may only be wholly applicable as part of the development plan for a limited period up to the date of adoption of the new Borough Local Plan, as new planning policies take precedence.

Table 1 – Summary Neighbourhood Plan Policies

This is an easy reference grid linking Policies with Objectives, the Core Strategy and the NPPF (also see paras. 183 to 185 for general guidance on Neighbourhood Planning).

Neighbourhood Plan Policy	Objective	Core Strategy Policy	NPPF Paragraph
Development Principles			
DP1 Sustainable Development Principles	1 and all others	<i>NW1</i>	Paras. 6 to 17
Settlement Boundary Policies			
SB1 Development in the Village Settlement Boundaries	2 and 3	<i>NW2 and NW3</i>	Paras. 6 to 17
SB2 Development outside Settlement Boundaries	2 and 3	<i>NW2 and NW3</i>	Para. 17
Area Based Policies			
AB1 Mancetter Quarry	7	<i>NW12</i>	Paras. 109 to 125 and Para. 143
General Housing Policies			
H1 Smaller infill sites criteria	3	<i>NW10 and NW12</i>	Paras. 22, 49, 50 & 56 to 58
H2 The design of residential conversions and extensions	3	<i>NW10 and NW12</i>	Paras. 22, 49, 50 & 56 to 58
Built Environment Policies			
BE1 Conservation Area and its setting	8	<i>NW14</i>	Paras. 126 to 136
BE2 Protect and enhance local character	8	<i>NW14</i>	Paras. 58 & 59
BE3 Protect and enhance local built heritage assets	8	<i>NW14</i>	Paras. 58 & 59
BE4 Protect and enhance archaeological sites	8	<i>NW14</i>	Paras. 126 to 136
Natural Environment Policies			
NE1 - Protecting the countryside and landscape	7	<i>NW13 and NW15</i>	Paras. 109 to 125
NE2 - Nature Conservation	7	<i>NW13 and NW15</i>	Paras. 109 to 125
Transport and Access Policies			
T&A1 Highway Safety and Traffic Management	9	<i>NW10 and NW21</i>	Paras. 29 to 41
T&A2 West Coast Mainline	9	<i>NW21</i>	Paras. 29 to 41
T&A3 Coventry Canal	9	<i>NW21</i>	Paras. 29 to 41

Community & Open Space Policies			
CFOS 1 Community buildings, shops and public houses	5	<i>NW20</i>	Para. 70
CFOS 2 Existing Open Spaces	6	<i>NW16 and NW20</i>	Para. 74
CFOS 3 Proposed Designation of Local Green Spaces (LGS)	6 and 7	<i>NW16</i>	Paras. 76 to 78
Employment			
LE 1 Manor Road Industrial estate	4	<i>NW9</i>	Para. 21
LE 2 Local Employment	4	<i>NW9 and NW17</i>	Para. 21
Renewables & Telecoms.			
RE 1 Renewable Energy	7 and 8	<i>NW11</i>	Paras. 42 to 46
RE2 Telecommunications	7 and 8	<i>NW11</i>	Paras. 96 to 08
Informal Community Proposals			
SB CP 1 Possible Local Plan allocation SE of Mancetter village	1, 2 and 7	<i>NW2 to NW6</i>	Paras. 6 to 17
BEP CP1 Conservation Area Assessment	8	<i>NW14</i>	Para. 126 to 141
NEL CP1 Landscape enhancement and countryside management	7	<i>NW13 and NW15</i>	Paras. 109 to 125
TA CP1 Pedestrian and cycle accessibility	9	<i>NW21</i>	Para. 35

6 EU obligations

Strategic Environmental Assessment (SEA)

6.1 In some, limited, circumstances where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment (SEA) under the relevant EU Directive. Government (CLG) planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the neighbourhood plan. An SEA may be required, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered in a sustainability appraisal of the Core strategy.

6.2 In the case of the Mancetter Neighbourhood Plan:

- it does not allocate specific sites for development, relying instead on a settlement boundary approach,
- it does not contain sensitive natural or heritage assets that may be affected by the proposals in the plan,
- it does not have significant environmental effects as defined by the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004.
- it does not contain significant proposals beyond those which have already been the subject of a SEA within the Core Strategy Sustainability Appraisal.

6.3 However, in accordance with recommended good practice, a screening of the Neighbourhood Plan has been undertaken by North Warwickshire Borough Council to determine whether a SEA is required. The Environment Agency, Natural England and Historic England were consulted on the draft Plan and on the SEA screening. On the basis of this screening, the Borough Council concluded that the Mancetter Neighbourhood Plan **does not require a SEA to be undertaken** and that it is not in breach of the relevant EU Directive.

Habitats Directive

6.4 The North Warwickshire Core Strategy was required, under European Directive 92/43/EEC, to be subject to a Habitats Regulations Assessment (HRA). A HRA screening of the Core strategy did not identify any significant effects arising within or adjoining the area of the Mancetter Neighbourhood Plan. The Parish Council therefore considers that the Neighbourhood Plan is not in breach of the EU Habitats Directive.

6.5 The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3) (either alone or in combination with other plans or projects).

6.6 Natural England has been consulted during the drafting of the Neighbourhood Plan and confirmed that there are no internationally or nationally designated nature conservation sites within the Mancetter Neighbourhood Plan Area.

Human Rights

6.7 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning are the right to family life and in preventing discrimination. The Plan makes positive contributions, such as through seeking to provide housing for older people. The inclusive nature of the preparation of the Plan is a further benefit.

6.8 The population profile has revealed that there are not significant numbers of people who do not have English as a first language and it has not been necessary to produce consultation material in other languages.

Consultation

6.9 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. There was extensive consultation and engagement early in the process and later in identifying issues and options. Finally, a full Draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule set out in the appendices to the Consultation Statement. That statement was prepared by the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

Mancetter Parish Council

Serving the People of Mancetter and Ridge Lane

5th February 2015
Dorothy Barratt
North Warwickshire Borough Council
South Street
Atherstone
CV9 1DE

Dear Dorothy,

Mancetter Neighbourhood Plan – Designation of neighbourhood Area

Mancetter Parish Council hereby formally applies for the Designation of the Neighbourhood Area, as required by Part 2 Paragraph 5 (1) of the Neighbourhood Planning (General) Regulations 2012. Mancetter Parish Council is the relevant body authorised to act in relation to the proposed Neighbourhood Area, as defined by Schedule Part 1, Paragraph 6 1 G (2) (a) of the Localism Act 2011.

The Council wishes that the area to which the application relates should be coterminous with the boundary of the Parish of Mancetter. It is wholly within the jurisdiction of Mancetter Parish Council and therefore is considered appropriate. The reasons the Parish Council wish to designate the area as follows:

- Confidence that the designated area will not cause contention with surrounding parishes
- Clarity with the groups as below, as to where responsibilities start and finish:
Neighbourhood Parishes,
County, Borough and Parish Councils, Residents
Landowners.
Any other relevant stakeholders or consultees

Yours sincerely
Karen Meads

Mrs Karen Meads
Clerk to Mancetter Parish Council

Parish Clerk

Mrs Karen Meads

10 Convent Close

Atherstone

CV9 1PW

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North Warwickshire
Borough Council

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The Council House

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Warwickshire

CV9 1DE

Switchboard : (01827) 715341

Date : 23rd April 2015

Dear Mancetter Parish Council

RE: DESIGNATION OF MANCETTER NEIGHBOURHOOD AREA S.61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

I write further to your application to North Warwickshire BC for designation of a Neighbourhood Area for Mancetter, which was received 5th February 2015.

This confirms that the Assistant Chief Executive and Solicitor to the Council, has designated the area shown on the enclosed map as 'Mancetter Neighbourhood Area', for the purposes of preparing a Neighbourhood Development Plan by Mancetter Parish Council under S.61G (1) of The Town and Country Planning Act 1990 (as amended).

I would also like to thank you for your positive and proactive approach to Neighbourhood Planning in Mancetter. If you have any queries regarding this letter or would like to discuss your emerging Neighbourhood Plan, please do not hesitate to contact me on the above details.

Yours sincerely,

D M Barratt

Dorothy Barratt

Forward Planning and Economic Strategy Manager